



AGENDA

Site Development Review Committee
Tuesday – June 28, 2022

NEW ITEMS:

- 1. Replat. RP22-20. Wallace Corner.** Proposed replat of one residential lot into two on 2.76 acres located near the Union Pacific Railroad in between Wallace Street and St Louis Street, addressed as 405 Wallace Street.
CASE CONTACT: Isabel Martinez (REG)
OWNER/APPLICANT/AGENT: Jose D Urbano/Galindo Engineers & Planners
SUBDIVISION: Wallace Corner
- 2. Replat. RP22-21. Midway Place Addition.** Proposed replat to consolidate the lots comprising the .69-acre convenience store development at the corner of South College Avenue and West Villa Maria Road, addressed as 3201 South College Avenue.
CASE CONTACT: Alison Kay (BMG)
OWNER/APPLICANT/AGENT: El Elohin, LLC/J4 Engineering
SUBDIVISION: Midway Place
- 3. Site Plan. SP22-36. Chick Lane Water Tower.** Proposed site plan for a water tower within Edgewater Subdivision Ph 3 on 3.92 acres, located at the bend of Chick Lane and generally south of Viva Road.
CASE CONTACT: Isabel Martinez (KCS)
OWNER/APPLICANT/AGENT: City of Bryan/Goodwin-Lasiter-Strong
SUBDIVISION: Edgewater – Phase 3
- 4. Site Plan. SP22-37. Drews Car Wash.** Proposed site plan for a carwash and commercial space on 4.99 acres located on E State Highway 21 between Calhoun Street and N Texas Avenue, addressed as 2008 E State Highway 21.
CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: Drew Congleton/Schultz Engineering
SUBDIVISION: Chatham Northview

REVISIONS:

- 5. Master Plan. MP21-05. Highland Oaks.** Revised master plan of a 6-phase residential development on 70.33 acres located at the southern corner of Hilton Road bend.
CASE CONTACT: Katie Williams (REG)
OWNER/APPLICANT/AGENT: Hilton Road, LLC./Same as owner/J4 Engineering
SUBDIVISION: Highland Oaks

- 6. Preliminary Plan & Final Plat. PP21-21 & FP21-28. Highland Oaks Phase 1.** Revised preliminary plan and final plat of 49 residential lots on 11.51 acres located at the northwest corner of Sandy Point Road and Hilton Road.
CASE CONTACT: Katie Williams (REG)
OWNER/APPLICANT/AGENT: Hilton Road LLC / same as owner / J4 Engineering
SUBDIVISION: Highland Oaks Phase 1
- 7. Preliminary Plan. PP22-16. Oakmont Subdivision – Phase 4B.** Revised preliminary plan for 50 residential lots on 15.17 acres located generally southeast of the intersection of Greenstone Way and Iron Mountain Drive.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: Adam Development/Same as Owner/McClure & Browne
SUBDIVISION: Oakmont – Phase 4B
- 8. Preliminary Plan and Final Plat. PP22-19 & FP22-20. Austin’s Colony – Phase 22B & 23A.** Revised preliminary plan for 71 residential lots on 131.58 acres located at the terminus of Wrangler Drive, between Bullinger Creek Drive and Teller Drive.
CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: Carrabba Family Ltd Partnership/J4 Engineering
SUBDIVISION: Austin’s Colony – Phase 22B & 23A
- 9. Replat. RP22-17. Zimmerman Addition.** Revised replat of three residential lots into two on .29 acres adjoining the northwest corner of Chicago Street and W 17th Streets, addressed as 914 Chicago Street.
CASE CONTACT: Mitchell Cameron (KCS)
OWNER/APPLICANT/AGENT: Francisco M Hernandez Ragnel/ATM Surveying
SUBDIVISION: Zimmerman Addition
- 10. Replat. RP22-19. Hudson at University – Phase 2.** Revised replat of one lot into three on 4.76 acres located at the intersection of Plaza Center Court and E University Drive between Earl Rudder Freeway S and Coppercrest Drive, addressed as 3071 University Drive E.
CASE CONTACT: Allison Kay (BMG)
OWNER/APPLICANT/AGENT: Alina Hospitality/RME Consulting Engineers
SUBDIVISION: Hudson at University – Phase 2
- 11. Rezoning. RZ22-12. Manor Point.** Revised request to rezone 21.04 acres from RD-5 Residential 5000 to PD-H – Planned Development Housing to reduce minimum detached residential lot width to 45’ from the standard of 50’, located between Sandy Point Road and Saunders Street.
CASE CONTACT: Allison Kay (REG)
OWNER/APPLICANT/AGENT: Ante Development LLC/ McClure & Browne
SUBDIVISION: Manor Point
- 12. Site Plan. SP22-29. Raw Tire.** Revised site plan for a non-residential building expansion at the southwest corner of Lake Street and S Texas Avenue, addressed as 2100 S Texas Avenue.
CASE CONTACT: Mitchell Cameron (KSC)
OWNER/APPLICANT/AGENT: JOBM Texas, LLC / Winchester Architects
SUBDIVISION: Zeno Phillips
- 13. Site Plan. SP22-30. University TXB.** Revised site plan for a 6,400 SF convenience store and gas station on 4.76 acres located at the intersection of Plaza Center Court and E University Drive between Earl Rudder Freeway S and Coppercrest, addressed as 3071 University Drive E.
CASE CONTACT: Allison Kay (BMG)
OWNER/APPLICANT/AGENT: Alina Hospitality/Brightwork Real Estate/Cool Breeze Consultants
SUBDIVISION: Hudson at University – Phase 2

14. Site Plan. SP22-32. S Beauty Supply Store. Revised site plan to convert the 3,010 square foot shop/warehouse, located between S Texas Avenue and Wayside Drive, to a beauty supply store addressed 508 Avondale Avenue.

CASE CONTACT: Allison Kay (REG)
OWNER/APPLICANT/AGENT: Kyu Yol Han & Sung Lee/Galindo Engineers & Planners
SUBDIVISION: Cavitts Woodland Heights – Phase 1

15. Site Plan. SP21-38. Oakmont Park #1. Revised site plan for a 2-acre park with recreational amenities, one of which is to abut the Oakmont Amenity Center and the other located at the northeastern corner of Oakmont Boulevard and Fox River Lane intersection.

CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: Adam Development Properties / McClure & Browne
SUBDIVISION: Oakmont Park