



AGENDA

Site Development Review Committee
Tuesday – November 08, 2022

NEW ITEMS:

- 1. Easement Release. ER22-02. Palasota Addition.** Proposed release of a 20-foot x 14-foot public easement along the northwest side of Mockingbird Street, between Hazel Street and Palasota Drive.
CASE CONTACT: Isabel Martinez (Brianna Groves)
OWNER/APPLICANT/AGENT: Faustino Castillo
SUBDIVISION: Palasota Addition
- 2. Replat. RP22-40. Hudson at University – Phase 2.** Replat to reconfigure two lots on 7.18 acres located at the intersection of Plaza Center Court and E University Drive between Earl Rudder Freeway S and Coppercrest Drive, addressed as 3031 University Drive E.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: Alina Hospitality/RME Consulting Engineers
SUBDIVISION: Hudson at University – Phase 2
- 3. Replat. RP22-41. Dutch Brothers Coffee Shop.** Replat to reconfigure one lot in the Planned Development District (PD) on 3.17 acres located between Westwood Main and the signaled Walmart drive, addressed as 1642 West Villa Maria Road.
CASE CONTACT: Mitchell Cameron (Caleb Bryant)
OWNER/APPLICANT/AGENT: David Foor/Sam Moore/Tectonics Design Group
SUBDIVISION: Villa Maria Wal-Mart Addition
- 4. Replat. RP22-42. Woodville Acres – Phase 3.** Replat to reconfigure seven lot into two lots on 3.57 acres located off North Earl Rudder Freeway and Tabor Road, addressed as 3603-3605 Elaine Drive.
CASE CONTACT: Mitchell Cameron (Caleb Bryant)
OWNER/APPLICANT/AGENT: Jill Erin Hamburg/Municipal Planning & Development Strategies
SUBDIVISION: Woodville Acres - Phase 3

REVISIONS:

- 5. Final Plat. FP22-35. Traditions Subdivision – Phase 20F.** Final Plat 15 residential lots on 8.06 acres along the southern side of West Villa Maria Road, east of the intersection with State Highway 47.
CASE CONTACT: Allison Kay (Caleb Bryant)
OWNER/APPLICANT/AGENT: TAP-Lard Development, LLC/McClure & Browne
SUBDIVISION: Traditions Subdivision – Phase 20F

- 6. Preliminary Plan. PP22-35. Windmill Park Subdivision.** Preliminary plan for five non-residential lots on 9.14 acres near the intersection of N Harvey Mitchell Parkway and Clear Leaf Drive, adjoining the western frontage of Harvey Mitchell Parkway.
CASE CONTACT: Isabel Martinez (Brianna Groves)
OWNER/APPLICANT/AGENT: 5J Land & Development LLC / James Baggs, DVM / Schultz
SUBDIVISION: Windmill Subdivision
- 7. Right-of-Way Abandonment. RA22-07. 300 W 15th Street.** Right-of-way abandonment along West 15th Street and North Parker Avenue, at the southeast corner of the intersection of said streets, addressed as 300 West 15th Street.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: ATM Surveying
SUBDIVISION: Bryan Original Townsite
- 8. Replat. RP22-28. Woodville Acres – Phase 3.** Proposed replat of four I Industrial District lots and two RD-5 Residential 5000 lots into one C-3 Commercial District lot on 3.18 acres located off North Earl Rudder Freeway and Tabor Road, addressed as 3405 Tabor Road.
CASE CONTACT: Mitchell Cameron (CRB)
OWNER/APPLICANT/AGENT: Sam & Jackie Bernal/Aria 2011 Family/Municipal Planning & Development Strategies
SUBDIVISION: Woodville Acres - Phase 3
- 9. Replat. RP22-33. 508 South Parker Avenue.** Replat of three lots into six on 0.21 acres, located at the northwest corner of the intersection of West 31st Street and South Parker Avenue, addressed as 508 South Parker Avenue.
CASE CONTACT: Mitchell Cameron (Caleb Bryant)
OWNER/APPLICANT/AGENT: Boys Clubs of Brazos County/J4 Engineering
SUBDIVISION: Bryan Original Townsite
- 10. Replat. RP22-38. Park Heights Addition.** Replat of one residential lot into two lots on 0.422 acres, located on the southeast side of Louis Street, currently addressed as part of 2314 W SH 21.
CASE CONTACT: Mitchell Cameron (Brianna Groves)
OWNER/APPLICANT/AGENT: Paul E Madison, Sr./Galindo Engineers & Planners
SUBDIVISION: Park Heights Addition
- 11. Rezoning. RZ22-26. 508 S Parker Avenue.** Request to rezone three lots on 0.65 acres from Residential 5000 District (RD-5) to Planned Development Housing District (PD-H), located at the northwest corner of the intersection of West 31st Street and South Parker Avenue, addressed as 508 South Parker Avenue.
CASE CONTACT: Mitchell Cameron (Caleb Bryant)
OWNER/APPLICANT/AGENT: NN Out Properties LTD/J4 Engineering
SUBDIVISION: Bryan Original Townsite
- 12. Rezoning. RZ22-27. 3201 S College Avenue.** Request to rezone three lots on 0.68 acres from Midtown Corridor District (MT-C) to Planned Development District (PD), located at the corner of South College Avenue and East Villa Maria Road, addressed as 3201 S College Avenue.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: Vijay Kumar C/O El Elohim LLC/Mitchell & Morgan
SUBDIVISION: Midway Place

13. Site Plan. SP22-59. Villages at Traditions Ph 5B. Site plan for 16 residential buildings on 3.97 acres adjoining the west side of South Traditions Drive, south of its intersection with Traditions Boulevard and near Maroon Court.

CASE CONTACT: Allison Kay (Caleb Bryant)
OWNER/APPLICANT/AGENT: Traditions Acq Partnership, LP./Schultz Engineering
SUBDIVISION: Traditions - Phase 19

14. Site Plan. SP22-60. Villages at Traditions Ph 5A. Site plan for seven residential buildings on 1.24 acres adjoining the west side of South Traditions Drive, South of its intersection with Traditions Boulevard and near Maroon Court.

CASE CONTACT: Allison Kay (Pat Edwards/Caleb Bryant)
OWNER/APPLICANT/AGENT: Traditions Acq Partnership, LP./Schultz Engineering
SUBDIVISION: Traditions - Phase 19

15. Site Plan. SP22-63. Popshelf. Site plan for 10,640 square foot metal structure in the Planned Development District (PD) of Towne Centre on 8.17 acres property near the southern terminus of Wildflower Drive, addressed as 3163 Wildflower Drive.

CASE CONTACT: Isabel Martinez (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Bryan Retail/PS-Bryan/J4 Engineering
SUBDIVISION: Bryan Towne Center