



## AGENDA

Site Development Review Committee  
Tuesday – December 06, 2022

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### NEW ITEMS:

- 1. Final Plat. FP22-39. Rudder Pointe Subdivision – Phase 7.** Final Plat for 52 residential lots on 7.68 acres adjoining the north side of Old Reliance Road between Rudder Pointe Parkway and Austin’s Creek Drive.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: BORD Development/McClure & Browne  
SUBDIVISION: Rudder Pointe – Phase 7
- 2. Preliminary Plan. PP22-38. Chick Lane Subdivision – (ETJ).** Preliminary plan for 130 residential lots on 20.4 acres, located within the City of Bryan Extraterritorial Jurisdiction between Cambria Drive and Shimla Court, addressed as 6213 Chick Lane.  
CASE CONTACT: Mitchell Cameron (Caleb Bryant)  
OWNER/APPLICANT/AGENT: Shian Cao/ McClure & Browne Engineering  
SUBDIVISION: Chick Lane Subdivision
- 3. Preliminary Plan & Final Plat. PP22-39 & FP22-38. The Mods.** Preliminary plan and final plat of two multi-family lots on 6.22 acres, adjoining the northeast and southeast corners of the intersection of East Villa Maria Road and Red River Drive currently addressed as 2539 East Villa Maria Rd.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: JL Classic Homes/Survtech Corporation  
SUBDIVISION: The Mods
- 4. Preliminary Plan. PP22-40. Yaupon Trails Subdivision – Phase 3A-5A.** Proposed preliminary plan for 132 lots on 50.29 acres to an existing PD- Planned Development, located east of Hardy Weedon Road off State Highway 30.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: 1983 Land Investments, LLC / Schultz Engineering  
SUBDIVISION: Yaupon Trails
- 5. Replat. RP22-43. World Nail Spa.** Replat of two non-residential lots into one on 0.45 acres, located on South Texas Avenue between Post Office Street and Lawrence Street, addressed as 2500 South Texas Avenue,  
CASE CONTACT: Allison Kay (Caleb Bryant)  
OWNER/APPLICANT/AGENT: Tommy Nguyen/Beamon Engineering  
SUBDIVISION: Mitchell-Lawrence-Cavitt

- 6. Site Plan. SP22-67. Hardy Street Parking Lot.** Site plan for parking as a primary use in the Commercial District (C-3) on 0.32 acre located at the intersection of Echols Street and Hardy Street, addressed as 201 Hardy Street.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: Catholic Diocese of Austin, Texas/Gessner Engineering  
SUBDIVISION: Suber's – Phase 5
- 7. Site Plan. SP22-68. 902 South Texas Avenue.** Site plan for a 2,999 square foot Whataburger on 0.91 acres, located off South Texas Avenue between East 33<sup>rd</sup> Street and Homestead Street, addressed as 902 South Texas Avenue.  
CASE CONTACT: Isabel Martinez (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Benjamin Rizzo/GreenbergFarrow  
SUBDIVISION: Smythe Addition
- 8. Special Use. SU22-02. 607 North Main Street.** Proposed Special Use Permit for a new ADA handicap ramp and stairs within the Main Street right-of-way located between West Pruitt and West 21<sup>st</sup> Street, addressed as 607 North Main Street.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Kimbell Building Rental, LLC/BCS Modern  
SUBDIVISION: Bryan Original Townsite

**REVISIONS:**

- 9. Preliminary Plan PP22-09. Coulter Business Park (ETJ).** Revised preliminary plan for 29 lots on 40.51 acres located within the City of Bryan Extraterritorial Jurisdiction between Coulter Field and Carrabba Road on the southern side of State Highway 21.  
CASE CONTACT: Isabel Martinez (Patricia Edwards)  
OWNER/APPLICANT/AGENT: B/CS Leasing LLC/Same as Owner/McClure & Browne  
SUBDIVISION: Coulter Business Park
- 10. Right-of-Way Abandonment & Replat. RA22-07 & RP22-44. 300 W 15<sup>th</sup> Street.** Right-of-way abandonment and replat along West 15th Street and North Parker Avenue, at the southeast corner of the intersection of said streets, addressed as 300 West 15<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: ATM Surveying  
SUBDIVISION: Bryan Original Townsite
- 11. 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 South and Coppercrest Drive, addressed as 3031 University Drive East.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Alina Hospitality/RME Consulting Engineers  
SUBDIVISION: Hudson at University – Phase 2
- 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. SP21-08. Woodson Development.** Site plan for the construction of seven mixed-use buildings totaling 50,400 square feet in area. This property adjoins the northwest side of Woodson Drive between College Main Street and Oaklawn Street, addressed as 500-604 Woodson Drive.

CASE CONTACT: Katie Williams (Kelly Sullivan)

OWNER/APPLICANT/AGENT: Brian & Sonja Kapavik & CzechMex Properties, LLC/Woodson Development/M3 Engineering

SUBDIVISION: College Oaks

**14. Site Plan. SP22-54. TXB WJB.** Proposed site plan C-2 Retail District, PD Planned Development, and MF Multi-Family to allow 6,400 square foot convenience store and gas station, located within the FM 158 Corridor at William J Bryan and Nash Street.

CASE CONTACT: Allison Kay (Brianna Groves)

OWNER/APPLICANT/AGENT: F.O. Birmingham Memorial Land Trust/Brightwork Real Estate/Cool Breeze Consultants LLC

SUBDIVISION: Fuller Subdivision