



AGENDA

Site Development Review Committee
Tuesday – December 20, 2022

NEW ITEMS:

- 1. Annexation. ANNEX22-01. Stella Ranch Subdivision – Phase 1-11 (ETJ).** A request for annexation of 252.76 acres located at the west side of Farm to Market Road 1179 between Cargill Drive and Mill Water Court. Zoning assignment requested with annexation is a Planned Development – Mixed Use District (PD-M) for residential and non-residential uses.
CASE CONTACT: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell and Morgan
SUBDIVISION: Stella Ranch Subdivision – Phase 1-11
- 2. Site Plan. SP22-70. First Baptist Bryan.** Site plan for a parking lot Expansion of 70 spaces on land located south of the intersection of Freedom Boulevard and Cambridge Drive, and addressed as 3100 Cambridge Drive.
CASE CONTACT: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: First Baptist Bryan/Kimley-Horne
SUBDIVISION: First Baptist Bryan

REVISIONS:

- 3. Preliminary Plan & Final Plat. PP22-42 & FP22-40. Chero Subdivision.** Preliminary plan and final plat of two residential lots on .44 acres off Old Hearne Road between Woodville Road and North Berry Patch Road, addressed as 4206 Old Hearne Road.
CASE CONTACT: Isabel Martinez (Brianna Groves)
OWNER/APPLICANT/AGENT: Alexander Cruz Urias/J4 Engineering
SUBDIVISION: Chero Subdivision
- 4. Master Plan. MP22-06. Reveille Business Park Subdivision.** Master plan for 42 non-residential lots and 258 residential lots within 8 phases on 102.33 acres adjoining the north side of State Highway 30, between Winding Creek and Hardy Weedon Road.
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: B/CS Leasing/Same as owner/McClure & Browne Engineering
SUBDIVISION: Reveille Business Park – ETJ
- 5. Preliminary Plan & Final Plat. PP21-23 & FP21-31. Hunters Crossing Estates Subdivision – Phase 2 (ETJ).** Preliminary plan and final plat for 40 lots on 52.03 acres located generally west of the intersection of FM 2776 and Hunters Crossing Trail.
CASE CONTACT: Isabel Martinez (Kelly Sullivan)
OWNER/APPLICANT/AGENT: OCC Construction Corporation/Mason Kwiatkowski/Gessner
SUBDIVISION: Hunters Crossing Estates – Phase 2

- 6. Preliminary Plan. PP22-14. Timber Oaks Subdivision.** Preliminary plan for 57 residential lots on 13.73 acres located behind Foxwood Crossing Subdivision – Phase 3, off Jones Road near its intersection with W Villa Maria Road.
CASE CONTACT: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: Wall Development, LLC/Colliers Engineering & Design
SUBDIVISION: Timber Oaks
- 7. Preliminary Plan. PP22-32. Woodville Estates.** Revision of a previously approved preliminary plan for 32 residential lots on 7.81 acres located between Marsh Street and Old Hearne Road, addressed as 2817 Woodville Road.
CASE CONTACT: Isabel Martinez (Brianna Groves)
OWNER/APPLICANT/AGENT: Blue Burro Management LLC/JBS Engineering
SUBDIVISION: Woodville Estates
- 8. Final Plat. FP22-30. Woodville Estates.** Final plat for 30 residential lots on 7.53 acres, located between Marsh Street and Old Hearne Road, addressed as 2817 Woodville Road.
CASE CONTACT: Isabel Martinez (Brianna Groves)
OWNER/APPLICANT/AGENT: Blue Burro Management LLC/JBS Engineering
SUBDIVISION: Woodville Estates
- 9. Preliminary Plan & Final Plat. PP22-36 & FP22-34. BISD M&T Building.** Preliminary plan and final Plat of 44.21 acres associated with the future transportation, maintenance and central distribution center located between Leonard Road and Rock Hollow Loop, addressed as 851 North Harvey Mitchell Parkway.
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Bryan ISD/ Quiddity Engineering
SUBDIVISION: Zeno Phillips
- 10. Right-of-Way Abandonment & Replat. RA22-07 & RP22-44. 300 W 15th 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 15th Street.
CASE CONTACT: Mitchell Cameron (Zachary Kennard)
OWNER/APPLICANT/AGENT: ATM Surveying
SUBDIVISION: Bryan Original Townsite
- 11. Replat. RP22-01. Trant Addition.** Replat of three lots of record into four lots on .27 acres along the south side of Bluegrass Street, between Bryant Street and Beck Street addressed as 317, 319, and 323 Bluegrass Street.
CASE CONTACT: Isabel Martinez (Brianna Groves)
OWNER/APPLICANT/AGENT: Roberto & Antonio Sanchez/Owner/Colliers Engineering
SUBDIVISION: Trant Addition
- 12. Replat. RP22-35. 910 South Texas Avenue.** Replat of three lots into one on 0.71 acres, located off South Texas Avenue between South Main Street and East 33rd Street, address as 910 South Texas Avenue.
CASE CONTACT: Isabel Martinez (Kelly Sullivan)
OWNER/APPLICANT/AGENT: William Palmer/Kimley Horn & Associates
SUBDIVISION: Smythe Addition

13. Rezoning. RZ22-19. T J Wooten League. Rezoning C-2 Retail District and RD-5 Residential 5000 to PD Planned Development District to allow single detached units and duplex units on multifamily lots on 33.77 acres located off West Villa Maria Road and Jones Road intersection.

CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Luminous Capital LLC/Kimley-Horn
SUBDIVISION: The Legends Subdivision

14. 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 Additon

15. Site Plan. SP22-69. Carrabba Industrial Park – Phase 11. Site plan for a 8,400 square foot non-residential structure in the Planned Development Industrial District (PD-I) located off East State Highway 21, between North Thornberry Drive and Gooseneck Drive, addressed as 1819 Cimino Drive.

CASE CONTACT: Katie Williams (Zachary Kennard)
OWNER/APPLICANT/AGENT: GRT Interests/J4 Engineering
SUBDIVISION: Carrabba Industrial Park – Phase 11