



## AGENDA

Site Development Review Committee  
Tuesday – May 02, 2023

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### NEW ITEMS:

- 1. Master Plan. MP23-05. T J Wooten League.** Master plan for C-2 Retail District and RD-5 Residential 5000 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: T J Wooten League
- 2. Preliminary Plan & Final Plat. PP23-14 & FP23-20. Brooklynn's Landing.** Preliminary plan and final plat of two lots on 0.59 acres, located between Scanlin Street, and Cunningham Land, addressed as 2012 W 28<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron (Stuart Skloss)  
OWNER/APPLICANT/AGENT: Upward Soaring Properties/Conley Land Services LLC  
SUBDIVISION: Brooklynn's Landing
- 3. Right-of-Way Abandonment. RA23-01. 108 North Brown Street.** Right-of-way abandonments of 0.135 acres at the n corner of E25th Street and Brown Street, abutting 109 North Burleson Drive.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Katie & Jimmy Williams  
SUBDIVISION: Brown Addition
- 4. Replat. RP23-12. Bryan's 1<sup>st</sup>.** Replat of Lot 9 & 19-22 in Block 4 into four residential lots on 0.85 acres located between Military Drive and Pierce Street, addressed as 710 Henderson Street  
CASE CONTACT: Isabel Martinez (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Jose C Garcia-Gonzalez/McClure & Browne  
SUBDIVISION: Bryan's 1<sup>st</sup>
- 5. Rezoning. RZ23-12. The Reserve at Cottonwood Creek.** Rezoning to amend Mixed Use (PD-M) to include a place of worship as an allowed land use, on 8.11 acres of land adjoining the west side of South Sims Avenue between Bryant and West 31<sup>st</sup> Streets.  
CASE CONTACT: Allison Kay (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Capitol Flooring/Kyle Grant  
SUBDIVISION: The Reserve at Cottonwood Creek
- 6. Site Plan. SP23-39. Dixie Chicken Inc.** Site plan for the re-construction of a 6,070 square foot Restaurant, located at South College Avenue and Old College Road, addressed as 3600 South College Avenue.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Dixie Chicken Inc/Schultz Engineering  
SUBDIVISION: J E Scott

**7. Site Plan. SP23-40. 1500 Newton Street.** Site plan for the construction of a coffee shop, located at the corner of West State Highway 21 and Newton Street, addressed as 1500 Newton Street.  
CASE CONTACT: Mitchell Cameron (Stewart Skloss)  
OWNER/APPLICANT/AGENT: Jose Luis Mapola Reyes/Daniel Lopez  
SUBDIVISION: Jones-Brock

**REVISIONS:**

**8. Final Plat. FP23-18. Coulter Business Park Subdivision – Phase 2 (ETJ).** Final plat for 13 non-residential lots on 17.12 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 (Zachary Kennard)  
OWNER/APPLICANT/AGENT: B/CS Leasing, LLC/McClure & Browne  
SUBDIVISION: Coulter Business Park – Phase 2

**9. Preliminary Plan. PP23-11. Stella Ranch Subdivision – Phases 1 (ETJ).** Preliminary plan for 51 residential lots on 26.6 acres. This property adjoins the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell & Morgan  
SUBDIVISION: Stella Ranch – Phases 1-11

**10. Replat. RP23-03. Hanus Addition.** Replat of three lots into one on 0.697 acres for non-residential development located at the corner of West State Highway 21 and Victory Street, addressed as 1801 W. Highway 21  
CASE CONTACT: Isabel Martinez (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Bernardino & Juana Arriaga/ATM Surveying  
SUBDIVISION: Hanus

**11. Replat. RP23-08. Margaret Wallace Subdivision.** Replat of Lot 1 in Block 20 and 0.13 acres of previously abandoned street right-of-way for Northside Drive, into two residential lots on 1.78 acres adjoining the southeast side of Woodville Road between Marsh Street and Creekwood Drive, addressed as 2703 Woodville Road.  
CASE CONTACT: Isabel Martinez (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Sammy Destefano/J4 Engineering  
SUBDIVISION: Margaret Wallace

**12. Replat. RP23-10. Hollow Heights Subdivision (ETJ).** Replat of four lots into two on 2.5 acres adjoining the east side of Hollow Heights Drive, generally north of its intersection with Merka Road, addressed as 6600 Hollow Heights Drive.  
CASE CONTACT: Isabel Martinez (Stewart Skloss)  
OWNER/APPLICANT/AGENT: Craig Richie Biggs/Tumlinson Land Surveying  
SUBDIVISION: Hollow Heights

**13. Site Plan. SP23-28. Hush and Whisper Barrel Storage.** Site plan for barrel storage and receiving buildings associated with Hush and Whisper Distillery on a total of 4 acres, adjoining the south side of FM 974 between Clarks Lane and Boatcallie Road, addressed as 2898 FM 974.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Tabor Road Ventures, LLC/Joe Langston  
SUBDIVISION: Hush and Whisper

**14. Site Plan. SP23-34. First Financial Bank.** Site plan for the construction of 3,241 square feet bank with drive thru located off the East frontage road near East State Highway 21 addressed as 1622 North Earl Rudder Freeway.

CASE CONTACT:

Isabel Martinez (Eric Blackburn)

OWNER/APPLICANT/AGENT

Grary Milliorn /Collin Zalesak

SUBDIVISION:

6 at 21 Crossing Commercial