



## AGENDA

Site Development Review Committee  
Tuesday – March 5, 2024

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### NEW ITEMS:

- 1. Final Plat. FP24-09. 7833 Leonard Rd – (ETJ).** Final plat for 4 lots on 50.17 acres of vacant land out of T.J. Wooten League adjoining the southeast side of the 7800 block of Leonard Road, approximately 5,700 to 6,500 feet southwest from Bryan's city limits in Brazos County, Texas, addressed as 7833 Leonard Rd.  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: Orchard on Thompson Creek, LLC/ McClure & Browne  
SUBDIVISION: T.J. Wooten League
- 2. Replat. RP24-05. 1210 Wheeler St.** Replat for two residential lots on 0.36 acres of land, located at the south corner of Waco Street and Wheeler Street, addressed as 1210 Wheeler St.  
CASE CONTACT: Rene Ochoa (Sarah Green)  
OWNER/APPLICANT/AGENT: Becky Ortega/J4 Engineering  
SUBDIVISION: Candy Hill Addition
- 3. Site Plan. SP24-11. Coulter Field Business Lounge.** Site plan for a 2,565 square foot non-residential building on 269.06 acres located at the east corner of East State Highway 21 and Wallis Road, addressed as 6120 East State Highway 21 (SH-21).  
CASE CONTACT: Benjamin Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: City of Bryan/JBS Engineering and Environmental, LLC  
SUBDIVISION: Stephen F. Austin #10

### REVISIONS:

- 4. Final Plat and Preliminary Plan. FP24-08 & PP24-05. Falcon Ridge Ph 1.** Final Plat and Preliminary Plan of 28 detached residential lots on 24.13 acres, between North Texas Avenue and Old Hearne Road near Porter's Way, addressed as 2507 North Texas Avenue  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Brackmel Development/J4 Engineering  
SUBDIVISION: Falcon Ridge – Phase 1
- 5. Master Plan. MP24-01. Falcon Ridge.** Master plan for four phases of detached residential development on 24.13 acres, between North Texas Avenue and Old Hearne Road near Porter's Way, addressed as 2507 North Texas Avenue  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Brackmel Development/J4 Engineering  
SUBDIVISION: Falcon Ridge – Ph 1-4

- 6. Rezoning. RZ23-26. Rudder Pointe Subdivision.** Request to amend a previously approved Planned Development (PD) to add 42.1 acres to the existing 127-acre residential development north of Old Reliance Road.  
CASE CONTACT: Benjamin Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: BORD Development/McClure & Browne  
SUBDIVISION: Rudder Pointe
- 7. Site Plan. SP24-03. PVD Development Ph 5.** Site plan for two non-residential building on 5.48 acres, between Elmo Weedon Road and Hardy Weedon Road, addressed as 10277 State Highway 30.  
CASE CONTACT: Benjamin Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: PVD Development/Mitchell & Morgan  
SUBDIVISION: PVD Development
- 8. Site Plan. SP24-07. HSC Mobile Clinic.** Site plan for a 2,000 square foot covered storage structure, on the north side John Sharp Parkway (SH 47), between W Villa Maria Rd and HSC Pkwy, addressed as 8447 John Sharp Parkway (SH 47).  
CASE CONTACT: Benjamin Johnson (Sarah Green)  
OWNER/APPLICANT/AGENT: Texas A&M University/Schultz Engineering  
SUBDIVISION: J H Jones
- 9. Site Plan. SP24-08. Woodson Development.** Site plan for the construction of five mixed-use buildings totaling 24,375 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 (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Brian & Sonja Kapavik & CzechMex Properties, LLC/Woodson Development/M3 Engineering  
SUBDIVISION: College Oaks
- 10. Site Plan. SP24-09. BCS Church of Christ.** Site plan for a 17,900 square foot building on 11.85 acres, located on the north side of SH-30 between Hardy Weedon Rd. and Winding Creek, addressed as 10975 SH-30.  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: BCS Church of Christ/ Axiom Management & Engineering  
SUBDIVISION: BCS Church of Christ