



CITY OF BRYAN

The Good Life, Texas Style.™

AGENDA

Site Development Review Committee
Tuesday - 10/08/2024

NEW ITEMS:

1. **Conditional Use Permit. CU24-000102.** . Request to add two-story duplex with eight new parking spaces totaling 2,068 square-feet on 0.264 acres located directly south of the intersection of West Villa Maria Road and South College Avenue, addressed as 201 Lynn Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Midtown BCS Properties, LLC - Terrence Murphy/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON:
2. **Conditional Use Permit. CU24-000103.** . Request for a three-unit residential single-family townhome located between Thrush Lane and Cavitt Avenue, addressed as 308 Sulphur Springs Road.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON:
3. **Conditional Use Permit. CU24-000104.** . Request for a four-unit townhome located southwest of the intersection of Lynn Drive and South College Avenue, addressed as 205 Lynn Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Midtown BCS Properties, LLC - Terrence Murphy/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISON:
4. **Final Plat. FP24-000112. Oakmont Ph 6A-1.** Final plat for 16 residential lots on 8.53 acres of land located near the intersection of Oakmont Boulevard and Boonville Road, addressed as 5009 Boonville Road.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Oakmont Ph 6A-1
5. **Replat. RP24-000113. Midway Place Addn.** Replat of one residential lot into three residential lots on 0.362 acres of land located between Thrush Lane and Cavitt Avenue, addressed as 308 Sulphur Springs Road.

CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Midway Place Addn

6. **Replat. RP24-000114. Ridgecrest Addn.** Replat of one residential lot into two residential lots on 0.39 acres located between Mary Lake Drive and Lazy Lane.
CASE CONTACT: Rene Ochoa (Brianna Groves)
OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Ridgecrest Addn

7. **Replat. RP24-000115. Munnerlyn Village.** Replat of two residential lots into four residential lots located southwest of the intersection of Lynn Drive and South College Avenue, addressed as 205 Lynn Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Midtown BCS Properties, LLC - Terrence Murphy/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Munnerlyn Village

8. **Replat. RP24-000116. Coker.** Replat of one commercial lot into two non-residential lots on 2.95 acres located east of Austin's Colony Parkway and adjoining Boonville Road, addressed as 2416 Boonville Road.
CASE CONTACT: Ben Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Drews Carwash LLC - Drew Congleton/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Coker

9. **Site Plan. SP24-000133. Broadway Addn.** Site plan for the construction of four storage buildings with a combined total area of 23,600 square feet on 1.98 acres of land located between Rochester Street and Vincent Street, addressed as 2101 W State Highway 21.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: 2101 LLC - Ashton Sherman/Gessner Engineering - Cayden Smith/Gessner Engineering - Cayden Smith
SUBDIVISION: Broadway Addn

REVISIONS:

1. **Final Plat. FP24-000106. Bonham Trace Ph 3.** Final Plat for 42 residential lots on 8.237 acres adjoining the east side of the 2800 block of Old Hearne Road between Hefti Circle and Wilhelm Drive.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: CWA Development LLC - Chandler Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Bonham Trace Ph 3
Attention Departments: Planning Services, Engineering Services, Water Services,

2. **Final Plat. FP24-000113. Knox Landing (ETJ).** Final plat for 46 residential lots on 10.43 acres located east of the intersection of Hardy Weedon Road and State Highway 30, across from Yaupon Trails Drive.
CASE CONTACT: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: RFD Holdings LLC - /McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Knox Landing (ETJ)
Attention Departments: Planning Services, Engineering Services,
3. **Site Plan. SP24-000117. A D Doerge.** Site plan for a 2,247 square-foot Long John Silver's located south of HEB on East Villa Maria Road near the intersection of Sulphur Springs Road and South Texas Avenue, addressed as 3224 South Texas Avenue.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: LOJON PROPERTY 71 LLC - /Land Investment Services, LLC - Jonay Moffett/Land Investment Services, LLC - Jonay Moffett
SUBDIVISON: A D Doerge
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services,
4. **Site Plan. SP24-000128. Coulter's Addn.** Site plan for a 1,500 square-foot warehouse/storage structure on 0.159 acres located northeast of the intersection of Palasota Drive and Groesbeck Street, addressed as 1122 Groesbeck Street.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Sol Mexico Decorations - JAIME HERNANDEZ/The Ben Brown Group - Matthew Brown/The Ben Brown Group - Matthew Brown
SUBDIVISON: Coulter's Addn
Attention Departments: Planning Services, Engineering Services, Building Services, Solid Waste Group, Water Services, Environmental Services, Fire Services,
5. **Site Plan. SP24-000135. Hanus Addn.** Site plan for a nonresidential development on 0.697 acres located at the corner of West State Highway 21 and Victory Street, addressed as 1801 West State Highway 21.
CASE CONTACT: Rene Ochoa (Sarah Green)
OWNER/APPLICANT/AGENT: - Bernardino Arriaga/R.A.I. Designs Inc. - John Rhodes/R.A.I. Designs Inc. - John Rhodes
SUBDIVISON: Hanus Addn
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Solid Waste Group, Water Services, Fire Services,