



AGENDA

Site Development Review Committee
Tuesday - 11/26/2024

NEW ITEMS:

1. **Replat. RP24-000125. Wiley's Addn.** Replat to condense three residential lots into two on 0.48 acres located between East 26th Street and East 27th Street, addressed as 708 East 27th Street.
CASE CONTACT: Mikaela Dickenson (Sarah Green)
OWNER/APPLICANT/AGENT: ATM SURVEYING - MARIA MORA/ATM Surveying - Adam Wallace/ATM Surveying - Adam Wallace
SUBDIVISION: Wiley's Addn
2. **Replat. RP24-000126. Bryan Plaza.** Replat of one non-residential lot into three on 9.4 acres located southeast of the intersection of North Texas Ave and East State Highway 21, addressed as 2001 E State Highway 21.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: MARY LAKE REALTY CO - FRANK HEIFREN/Mitchell & Morgan, LLP - Veronica Morgan/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISION: Bryan Plaza
3. **Replat. RP24-000127. Thomas Heights.** Replat of one residential lot into two on 0.39 acres located between Alice Street and Richard Street, addressed as 1108 Richard Street.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: My angel clean - Efrain Duran/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure & Browne - Cody Karisch
SUBDIVISION: Thomas Heights
4. **Rezoning. RZ24-000110. J H Jones.** Request to amend the zoning from Planned Development - Mixed Use (PD-M) to allow for additional parking structures on 9.82 acres located northwest of the intersection of Health Science Center Parkway and Atlas Pear Drive.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bryan Traditions LP - /Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: J H Jones
5. **Site Plan. SP24-000147. Park Hudson Ph 4.** Site plan for a 8,300 square-foot office building on 1.12 acres located at the intersection of Sagebriar Drive and Copperfield Drive, addressed as 3720 Copperfield Drive.
CASE CONTACT: Rene Ochoa (Eric Blackburn)

OWNER/APPLICANT/AGENT: Bryan-College Station Chamber of Commerce - Edwin Brewer/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Park Hudson Ph 4

6. **Site Plan. SP24-000148. Carrabba Industrial Park Ph 11.** Site plan for a 6,000 square-foot metal building on 2.87 acres located between Gooseneck Drive and North Thornberry Drive, addressed as 1806 Cimino Drive.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Carrabba Industrial Park Ph 11

REVISIONS:

1. **Conditional Use Permit. CU24-000101. Hanus.** Request for three single-family townhomes located at the southeast intersection of Victory Street and Kosarek Street, addressed as 218 Kosarek Street.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: - Peter Garcia/Arete Property Group, LLC - Jake Carlile/Arete Property Group, LLC - Jake Carlile
SUBDIVISION: Hanus
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Water Services,
2. **Conditional Use Permit. CU24-000105. Hanus Addn.** Request for the construction of a 4,200 square-foot convenience store and fuel station on 1.00 acres located between Rochester Street and Vincent Street, addressed as 2009 West State Highway 21.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Kuro Construction, LLC - Mohammed Younis/Beamon Engineering - Daniel Beamon/Beamon Engineering - Daniel Beamon
SUBDIVISION: Hanus Addn
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services,
3. **Conditional Use Permit. CU24-000107. Margaret Wallace.** Request for a conditional use permit to convert and renovate an existing building into two guest suites on 0.29 acres located east of North Texas Avenue between Emerald Drive and Southside Drive, addressed as 2607 Staunton Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Upward Soaring Properties, LLC - Terry Roberts/Upward Soaring Properties, LLC - Terry Roberts/Upward Soaring Properties, LLC - Terry Roberts
SUBDIVISION: Margaret Wallace
Attention Departments: Planning Services, BTU-Electrical Engineering,
4. **Conditional Use Permit. CU24-000108. TJ Wooten.** Request for a 10,000 square-foot C-Store and motor fuel retail on 3.45 acres located southwest at the intersection of W Villa Maria Road and John Sharp Parkway, addressed as 3949 W Villa Maria Road.
CASE CONTACT: Katie Williams (Sarah Green)

OWNER/APPLICANT/AGENT: RAIDER 2007-A REAL ESTATE LP - Matthew Fleming/Center Pole Engineering - Taylor Jordan/Center Pole Engineering - Taylor Jordan
SUBDIVISION: TJ Wooten

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Water Services, TxDOT,

5. **Final Plat. FP24-000115. Yaupon Trails Ph 8B.** Final plat of 77 residential lots on 26.42 acres located directly east at the intersection of Hardy Weedon Road and State Highway 30, addressed as 4509 Hardy Weedon Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: 1983 Land Investments - Stephen Grove/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Yaupon Trails Ph 8B
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering,

6. **Master Plan. MP24-000101. Highland Hills.** Master plan for a two-phase townhome development on 8.2 acres located at the intersection of Hillpoint Drive and Wildflower Drive northeast of Briarcrest Drive and State Highway 6, addressed as 2815 Highpoint Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Snoopaluke - Luke Marvel/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Highland Hills
Attention Departments: Planning Services, Fire Services,

7. **Replat. RP24-000106. Highland Hills.** Replat from two residential lots into 58 townhome lots on 8.2 acres located at the intersection of Highpoint Drive and Town Square Ave, northeast of Briarcrest Drive and State Highway 6, addressed as 2815 Highpoint Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Snoopaluke - Luke Marvel/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Highland Hills
Attention Departments: Planning Services, Engineering Services, Water Services,