



AGENDA

Site Development Review Committee
Tuesday - 12/17/2024

NEW ITEMS:

1. **Preliminary Plan & Final Plat. PP24-000118 & FP24-000122. Texas Triangle Park.** Final plat for one non-residential lot on 37.03 acres located west of North Harvey Mitchell Parkway and adjoining Mumford Road, addressed as 6420 Mumford Road.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: City of Bryan - /Kimley-Horn - Lane Park/Kimley-Horn - Lane Park
SUBDIVISION: Texas Triangle Park
2. **Final Plat. FP24-000123. Rudder Pointe Ph 7A.** Final Plat for 20 residential lots on 4.17 acres located east of State Highway 6 and adjoining Rudder Pointe Parkway.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/
SUBDIVISION: Rudder Pointe Ph 7A
3. **Final Plat. FP24-000124. Rudder Pointe Ph 7B.** Final Plat for 17 residential lots on 3.71 acres located east of State Highway 6 and adjoining Rudder Pointe Parkway.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Rudder Pointe Ph 7B
4. **Right-of-Way Abandonment. RA24-000103. Buchanan Addn.** Request to abandon .063 acres of public right-of-way along the northeast side of the undeveloped South Dillard Street and at the intersection of East 28th Street and South Dillard Street, addressed as 1118 East 28th Street.
CASE CONTACT: Mikaela Dickenson (Brianna Groves)
OWNER/APPLICANT/AGENT: Beccera Victor & Sandra D/J4 Engineering - Glenn Jones
SUBDIVISION: Buchanan Addn
5. **Replat. RP24-000130. Williams.** Replat of two residential lots into one on 1.23 acres located east of North Texas Avenue and between Southside Drive and Stevens Drive, addressed as 2012 Stevens Drive.
CASE CONTACT: Rene Ochoa (Sarah Green)
OWNER/APPLICANT/AGENT: Maria Eva Carpio Santibanez/ATM Surveying - Adam Wallace
SUBDIVISION: Williams

6. **Site Plan. SP24-000152. Highland Park.** Site plan for an eight unit townhome totaling 10,978 square-feet on 0.14 acres located between College Main Street and Aspen Street, addressed as 3905 College Main Street.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Aggie Villas LLC - /Constatin Barbu
SUBDIVISON: Highland Park
7. **Site Plan. SP24-000153. Hwy 30 Business Park.** Site plan for a 29,507 square-foot office/warehouse on 3.22 acres located north of Highway 30 and southeast of Elmo Weedon Road, addressed as 10099 SH-30.
CASE CONTACT: Rene Ochoa (Sarah Green)
OWNER/APPLICANT/AGENT: Majestic Reserve LLC - Jeffrey Helmcamp/J4 Engineering - Glenn Jones
SUBDIVISON: Hwy 30 Business Park
8. **Site Plan. SP24-000154. W C Davis Addn.** Site plan for a 31,656 square-foot auto service building on 14.48 acres located east of North Earl Rudder Freeway and west of Highpoint Drive, addressed as 728 North Earl Rudder Freeway.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: R.L. Payne & Associates, Inc - Robert Payne/Schultz Engineering, LLC
SUBDIVISON: W C Davis Addn

REVISIONS:

1. **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
SUBDIVISON: TJ Wooten
Attention Departments: Planning Services, TxDOT
2. **Final Plat. FP24-000119. Oak Creek Ranch.** Final plat for one residential lot on 15.58 acres located north of West Villa Maria Road and east of Highway 47, addressed as 5900 Jones Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: E & F Development, Inc. - Hartzell Elkins/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISON: Oak Creek Ranch
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering
3. **Preliminary Plan. PP24-000116. Oak Creek Ranch.** Preliminary plan for three residential lots on 53.87 acres located north of West Villa Maria Road and east of Highway 47, addressed as 5900 Jones Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: E & F Development, Inc. - Hartzell Elkins/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISON: Oak Creek Ranch
Attention Departments: Planning Services, Transportation Engineer

4. **Replat. RP24-000129. Coulter's East Side.** Replat of three residential lots into two on 0.41 acres located between South Coulter Drive and South Dillard Street, addressed as 1207 East 27th Street. (RP22-36)
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Palomares Construction, Inc. – Jesse Palomares/Atwell - Dallas Orsborn
SUBDIVISION: Coulter's East Side
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
5. **Site Plan. SP24-000102. Reserve at Cottonwood Creek.** Site plan to install a ~3,600 square foot structure located within the 7.5 acre property of Restoration Church located west of S Sims Avenue and W 31st Street intersection, addressed as 501 W 31st Street.
CASE CONTACT: Rene Ochoa (Sarah Green)
OWNER/APPLICANT/AGENT: Restoration Church Bryan - Matt Ullrich/Schultz Engineering, LLC
SUBDIVISION: Reserve at Cottonwood Creek
Attention Departments: Engineering Services, Water Services
6. **Site Plan. SP24-000146. Traditions Ph 33.** Site plan for the construction of a non-residential building totaling 103,000 square-feet and a two-story parking garage on 4.05 acres located on the south side of North Shore Drive, addressed as 3988 N Shore Drive. (SP24-35)
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Biocorridor Property Owners Assoc Inc. - /Schultz Engineering, LLC
SUBDIVISION: Traditions Ph 33
Attention Departments: Planning Services, Solid Waste Group, Water Services, Fire Service
7. **Site Plan. SP24-000150. Texas Triangle Park.** Site plan for a 92,736 square-foot warehouse and storage building on 37.03 acres located east of N Harvey Mitchell Parkway and north of Mumford Road, addressed as 6420 Mumford Road.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: City of Bryan - /Kimley-Horn - Lane Park
SUBDIVISION: Texas Triangle Park
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group, Water Services