



## AGENDA

Site Development Review Committee  
Tuesday - 01/14/2025

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### **NEW ITEMS:**

1. **Conditional Use Permit. CU24-000109. Beverly Estates.** Request to add a 60' X 30' detached garage on 1.44 acres located east of South Texas Avenue between North Rosemary Drive and South Rosemary Drive, addressed as 727 North Rosemary Drive.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Paul Ward Construction  
SUBDIVISION: Beverly Estates
2. **Conditional Use Permit. CU24-000110. Country Club Estates Addn.** Request to add a 28' X 28' accessory dwelling unit for residential purposes on 0.36 acres located south of West Villa Maria Road between Green Street and Lakeview Street, addressed as 120 Fairway Drive.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: James Lunsford  
SUBDIVISION: Country Club Estates Addn
3. **Preliminary Plan. PP25-000001. Stephen F Austin.** Preliminary plan for nine residential lots on 2.94 acres located between Kubin Street and Commerce Street, addressed as 1015 West 28th Street.  
CASE CONTACT: Ben Johnson (Sarah Green)  
OWNER/APPLICANT/AGENT: Max Masonry - Max Martinez/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Stephen F Austin
4. **Site Plan. SP24-000155. Highland Hills.** Site plan for an 80,000 square-foot self-storage facility located between Tom Light Drive and Town Square Avenue, addressed as 2905 Town Square Avenue.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: VG Bryan Storage LLC - Jeff Evans/Bleyl Engineering - Brandon Batot  
SUBDIVISION: Highland Hills

## **REVISIONS:**

1. **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  
SUBDIVISION: Hanus Addn  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, TxDOT
  
2. **Final Plat. FP24-000120. Harvest Meadows Ph 1.** Final plat of 16 residential lots on 41.34 acres located between C6 Ranch Road and McCrae Lane, addressed as 6939 Ellehue Lane. (ETJ)  
CASE CONTACT: Ben Johnson (Sarah Green)  
OWNER/APPLICANT/AGENT: B/CS Leasing LLC - Carey Smith/Civil Constructors Inc dba Texcon General Contractors - Benjamin Wall  
SUBDIVISION: Harvest Meadows Ph 1  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering
  
3. **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: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Rudder Pointe Ph 7A  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Parks and Recreation Department
  
4. **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: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Rudder Pointe Ph 7B  
Attention Departments: Planning Services, Engineering Services, Parks and Recreation Department
  
5. **Replat. RP24-000131. 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 (Brianna Groves)

OWNER/APPLICANT/AGENT: Palomares Construction Inc. – Jesse Palomares/Atwell - Dallas Osborn

SUBDIVISION: Coulter's East Side

Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Solid Waste Group

6. **Site Plan. SP24-000126. Richard Carter Survey.** Site plan for a new 16,568 square-foot car dealership on 6.32 acres adjoining North Earl Rudder Freeway, addressed as 197 North Earl Rudder Freeway.  
CASE CONTACT: Rene Ochoa (Brianna Groves)  
OWNER/APPLICANT/AGENT: Goncloss Realty LP - Manuel Gonzalez/Schultz Engineering  
SUBDIVISION: Richard Carter Survey  
Attention Departments: Planning Services, Engineering Services, Water Services, TxDOT
  
7. **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,  
SUBDIVISION: Traditions Ph 33  
Attention Departments: Planning Services, Engineering Services
  
8. **Site Plan. SP24-000150. Mumford Subd.** 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: Mumford Subd  
Attention Departments: Planning Services, Engineering Services, Solid Waste Group, Water Services
  
9. **Site Plan. SP24-000151. Yaupon Trails Ph 8B.** Site plan to add additional parking and dumpster space on 0.39 acres located northwest of the intersection of Hardy Weedon Road and Highway 30, addressed as 4509 Hardy Weedon Road.  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: 1983 Land Investments - Stephen Grove/Schultz Engineering  
SUBDIVISION: Yaupon Trails Ph 8B  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Solid Waste Group
  
10. **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:** Rene Ochoa (Eric Blackburn)

**OWNER/APPLICANT/AGENT:** Aggie Villas LLC - John Fu/Constantin Barbu

**SUBDIVISION:** Highland Park

**Attention Departments:** Planning Services, Engineering Services, Transportation Engineer, Building Services, Solid Waste Group, Water Services, Fire Services