



## AGENDA

Site Development Review Committee  
Tuesday - 09/23/2025

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### **NEW ITEMS:**

1. **Final Plat. FP25-000041. Gourd Creek Ph 4.** Final plat for 69 residential lots on 23.77 acres between Chick Lane and Meridian Court.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: Cao's Home, LLC - Shian Cao/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Gourd Creek Ph 4
  
2. **Replat. RP25-000028. Highland Park.** Replat to redefine property boundary lines to create one residential lot on 0.57 acres southeast of the intersection of Foch Street and Aspen Street, addressed as 601 Foch Street A.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: 777 Graham Road LLC - Oscar Parulian/Schultz Engineering, LLC  
SUBDIVISION: Highland Park
  
3. **Site Plan. SP25-000057. Little Caesars.** Site plan for a 1,284 square-foot Little Caesars restaurant on 0.34 acres at the intersection of Old Hearne Road and North Texas Avenue, addressed as 1705 North Texas Avenue.  
CASE CONTACT: Rene Ochoa (Jon MacKay)  
OWNER/APPLICANT/AGENT: RSA PROPS LLC - Amrit Sandhu/Creative Accessible Design, LLC - Anna Hoard  
SUBDIVISION: Little Caesars

4. **Site Plan. SP25-000059. PVD Development.** Site plan for Phase 6 being an 11,000 square-foot commercial building on 0.98 acres at the corner of Deerfield Drive and State Highway 30, addressed as 10265 SH 30.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: PVD Development - Steve Vaughan/Mitchell & Morgan, LLP - Veronica Morgan  
SUBDIVISION: PVD Development
  
5. **Site Plan. SP25-000060. Lakeview Addn.** Site plan for a 6,000 square-foot storage building on 0.39 acres southeast of the intersection of Roosevelt Street and Williamson Drive, addressed as 2312 Roosevelt Street.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: City of Bryan/Dudley Engineering  
SUBDIVISION: Lakeview Addn
  
6. **Site Plan. SP25-000061. Saladiner.** Site plan for a new 19,044 square-foot building at Ministerio De Restauracion Ebenezer on 10.60 acres east of North Texas Avenue between Oakwood Forest Drive and Texas Frontage Road, addressed as 5301 N Texas Avenue.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: Ministerio de Restauracion Ebenezer - Felix E. Saldana/Mitchell & Morgan, LLP - Veronica Morgan  
SUBDIVISION: Saladiner

## **REVISIONS:**

1. **Preliminary Plan. PP25-000031. Traditions Ph 38-40B.** Preliminary plan for 71 lots for mixed-use development on 26.65 acres north of Health Science Center Parkway and adjoining Atlas Pear Drive.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc. - /Schultz Engineering, LLC  
SUBDIVISION: Traditions Ph 38-40B  
Attention Departments: Planning Services, Engineering Services, Water Services
  
2. **Right-of-Way Abandonment. RA25-000003. Highland Park.** Request to abandon a 0.159-acre-portion of Aspen Street southeast of Foch Street and adjoining Aspen Street, addressed as 601 Foch Street.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Parulian Oscar & Swany W/Schultz Engineering, LLC  
SUBDIVISION: Highland Park  
Attention Departments: Planning Services, Engineering Services, Water Services

3. **Replat. RP25-000023. Save Our Streets.** Replat of one non-residential lot on 11.27 acres West of South College Avenue and South of Palasota Drive, addressed as 1700 Groesbeck Street.  
CASE CONTACT: Ben Johnson (Jon MacKay)  
OWNER/APPLICANT/AGENT: SOS Ministries - Kyle Salmon/Kent Laza  
SUBDIVISION: Save Our Streets  
Attention Departments: Planning Services, Engineering Services, Water Services
4. **Replat. RP25-000025. Woodville Acres Ph 2.** Replat to create two residential lots on 0.92 acres west of State Highway 6 between Laura Lane and Woody Lane, addressed as 4109 Laura Lane.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Fred J Garon/ATM Surveying - Adam Wallace  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
5. **Replat. RP25-000027. Bruin Trace.** Replat to create two residential lots on 2.35 acres north of San Jacinto Lane between Saunders Street and Promise Drive, addressed as 765 Bruin Trace.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: VR Constructions - Victor Roldan/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Bruin Trace  
Attention Departments: Planning Services, Engineering Services
6. **Site Plan. SP24-000155. Highland Hills.** Site plan for a 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  
Attention Departments: Planning Services, Engineering Services, Water Services, Fire Services