



AGENDA

Site Development Review Committee

Tuesday – March 15, 2022

NEW ITEMS:

- 1. Final Plat. FP22-10. Reliance Ridge Subdivision (ETJ).** Proposed final plat plan of 46 residential lots on 57.17 acres adjoining the south side of Old Reliance Road, between Merka Road and Morgan Road.
CASE CONTACT: Allison Kay (PSE)
OWNER/APPLICANT/AGENT: DC Investments Groups, LLC/Levi Douglass/JBS Engineering
SUBDIVISION: Reliance Ridge
- 2. Replat. RP22-06. 22nd Street Townhomes.** Proposed replat for two lots into six lots on 0.18 acres, at the northeast corner of W 22nd Street and N. Parker Avenue addressed as 302 W 22nd Street.
CASE CONTACT: Isabel Martinez (REG)
OWNER/APPLICANT/AGENT: NN Out Properties/Same as Owner/J4 Engineering
SUBDIVISION: Bryan Original Townsite
- 3. Replat. RP22-07. Park Hudson - Phase 1.** Proposed replat of 2 lots into 6 on 20.59 acres for non-residential development, addressed as 3131 University Dr.
CASE CONTACT: Allison Kay (REG)
OWNER/APPLICANT/AGENT: Brazos Valley Physicians /Same as Owner/Strong Surveying
SUBDIVISION: Park Hudson – Phase 1
- 4. Site Plan. SP22-11. Carrabba Terrabon Research Park.** Proposed site plan to add two additional temporary offices located on the north side of Mumford Road between FM 2818 and Mumford Road, addressed as 6150 Mumford Road.
CASE CONTACT: Isabel Martinez (REG)
OWNER/APPLICANT/AGENT: ARA WE OPCO, LLC/Amence Development, LLC/Same as Applicant
SUBDIVISION: Carrabba Terrabon Research Park
- 5. Site Plan. SP22-12. BCS Toyota – Phase 1.** Proposed site plan for a new 4,028 square foot building at the existing Toyota dealership location, addressed as 728 N Earl Rudder Freeway.
CASE CONTACT: Mitchell Cameron (REG)
OWNER/APPLICANT/AGENT: PMG Auto Sales/RME Consulting/Same as Applicant
SUBDIVISION: WC Davis Addition and (part of) Tom Light Chevrolet
- 6. Site Plan. SP22-13. Texas Avenue C Store.** Proposed site plan 9,600 square foot building on the southbound side of Texas Avenue between Russell Drive and Lightfoot Lane located on the northbound side, addressed as 3300 N Texas Avenue.
CASE CONTACT: Mitchell Cameron (KCS)
OWNER/APPLICANT/AGENT: Brazos Food Mart LLC/Same as owner/J4 Engineering
SUBDIVISION: Bice Addition

7. Site Plan. SP22-14. 3841 Corporate Center. Proposed site plan for an 8,750 square foot building located at the bulb of Sagebriar Court, addressed as 3841 Corporate Center.

CASE CONTACT: Allison Kay (REG)
OWNER/APPLICANT/AGENT: Keypride Properties/Same as owner/McClure & Browne E/S
SUBDIVISION: Park Hudson Phase 6

REVISIONS:

8. Final Plat. FP22-05. Academy Preserve – Phase 2. Revised final plat for 29 residential lots on 5.41 acres located at the eastern corner of Osborn Lane and Prairie Drive, addressed as 2524 Osborn Lane.

CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: Fenkis Holdings/RME Consulting Engineers/Same as applicant
SUBDIVISION: Academy Preserve – Phase 2

9. Master Plan. MP22-02. Rudder Pointe. Revised revision to an existing PD- Planned Development to allow for an extension of the proposed detached residential development along the north side of Old Reliance Road.

CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: Bord Development /Same as Owner/McClure & Browne
SUBDIVISION: Rudder Pointe

10. Preliminary Plan. PP22-04. Reed Meadows (ETJ). Revised preliminary Plan of 3 lots on 10 acres located in the City of Bryan Extraterritorial Jurisdiction on the western side of Reed Lane, northwest of Dilly Shaw Tap Road, addressed as 1763 Reed Lane.

CASE CONTACT: Isabel Martinez (KCS)
OWNER/APPLICANT/AGENT: Juan Mauricio and Elvira Maldonado/Same as Owner/McClure & Browne Engineering
SUBDIVISION: Reed Meadows

11. Preliminary Plan. PP22-05. Rudder Pointe - Phase 5 and 6. Revised preliminary plan for 104 detached residential lots located east of an extension of Rudder Pointe Parkway, generally located north of Old Reliance Road.

CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: Bord Development /Same as Owner/McClure & Browne
SUBDIVISION: Rudder Pointe

12. Replat. RP22-02. Woodville Acres Addition Lot 5. Revised replat for one lot into four lots on 3.68 acres, northeast of the intersection of Old Hearne Road and Stevens Drive at 3707 Old Hearne Road.

CASE CONTACT: Isabel Martinez (PSE)
OWNER/APPLICANT/AGENT: Shabeer Jaffar/ATM Surveying/Same as applicant
SUBDIVISION: Woodville Acres Addition

13. Site Plan. SP20-16. La Perla Meat Market. Revised site plan for the construction of a 5,058 square foot retail building. This property adjoins the south side of West William Joel Bryan Parkway between North Randolph and North Logan Avenues, addressed as 601 West William Joel Bryan Parkway.

CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: Alexandra Hernandez/Same as Owner/McClure & Browne Engineering
SUBDIVISION: Bryan Original Townsite

- 14. Site Plan. SP20-29. 1410 South Texas Avenue Retail.** Revised site plan for the construction of sidewalk improvements at a retail center. This property has frontage on both South Texas and Cavitt Avenues, between South Coulter Drive and Glenwood, addressed as 1410 South Texas Avenue.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: Ayaz, LLC/Same as Owner/J4 Engineering
SUBDIVISION: Cavitt’s Highway No. 6
- 15. Site Plan. SP22-07. Winters Addition.** Revised site plan for a new automobile mechanic shop, on the east side of South Texas Avenue, north of its intersection with East Pease Street, addressed as 1009 South Texas Avenue.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: Javier Saldana/Matthew Brown /The Ben Brown Group
SUBDIVISION: Winters Addition
- 16. Site Plan. SP22-10. AMA Towing.** Site plan for a 960 square foot metal building for wholesale/fabrication and laydown yard on 1.83 acres, addressed as 4031 Charles Avenue.
CASE CONTACT: Mitchell Cameron (REG)
OWNER/APPLICANT/AGENT: Hector & Estella Garcia/Lorrie Acarto/J4 Engineering
SUBDIVISION: Parkwood Estates – Phase 2
- 17. Site Plan. SP22-09. Teserra Mobile Home Park.** Revised site plan to add two 1,200 square foot storage facilities to the Teserra Mobile Home Park located on the western side of Finfeather Road between Cottage Grove Circle and Stuart Street, addressed as 2214 Finfeather Road.
CASE CONTACT: Isabel Martinez (REG)
OWNER/APPLICANT/AGENT: Teserra MHP/Stuart Rosen/J4 Engineering
SUBDIVISION: Ferrara’s Addition