



## AGENDA

Site Development Review Committee

Tuesday – April 12, 2022

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### NEW ITEMS:

- 1. Amending Plat. AP22-02. Bonham Trace Subdivision - Phase 1.** Proposed amending plat of Lot 13 in Block 2 of the Bonham Trace Subdivision – Phase 1, adjoining the North side of Messenger Way, north of its intersection with Buccaneer Trail. The purpose of this amending plat is to correct a scrivener’s error on the original plat.  
CASE CONTACT: Katie Williams (PSE)  
OWNER/APPLICANT/AGENT: Bonham Trace, LLC/Same as Owner/McClure & Browne  
SUBDIVISION: Bonham Trace – Phase 1
- 2. Conditional Use Permit. CU22-02. 3459 Mahogany Drive.** Request to construct a 534.1 square foot accessory dwelling unit, on property zoned Planned Development-District (PD), and addressed as 3459 Mahogany Drive.  
CASE CONTACT: Allison Kay (PSE)  
OWNER/APPLICANT/AGENT: Kyle & Mary Miller/TFT Builders LLC/Same as Applicant  
SUBDIVISION: The Traditions Subdivision – Phase 26
- 3. Conditional Use Permit. CU22-03. 1401 Bristol Street.** Request to construct multi-family residences, on property zoned Retail-District (C-2), and addressed as 1401 Bristol Street.  
CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: United Synergy Systems/Builder 10/Same as Applicant  
SUBDIVISION: Patricia Place
- 4. Preliminary Plan & Final Plat. PP22-11 & FP22-13. Morrille Subdivision – Phase 2.** Proposed preliminary plan and final plat of one lot on 0.34 acres, adjoining the northwest corner of North Texas Avenue and Old Hearne Road, and currently addressed as 1705 North Texas Avenue.  
CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: KD Timmons, Inc/C&O Acquisitions, LLC/J4 Engineering  
SUBDIVISION: Morrille Subdivision - Phase 2
- 5. Replat. RP22-10. Bryan Original Townsite.** Proposed replat of four lots into one on .02 acres adjoining the northeast corner of South Main and East 33<sup>rd</sup> Streets, addressed as 717 South Main Street.  
CASE CONTACT: Katie Williams (REG)  
OWNER/APPLICANT/AGENT: NN Out Properties/Same as Owner/J4 Engineering  
SUBDIVISION: Bryan Original Townsite
- 6. Site Plan. SP22-19. First Baptist Bryan.** Proposed site plan for a building addition on land located south of the intersection of Freedom Boulevard and Cambridge Drive, and addressed as 3100 Cambridge Drive.  
CASE CONTACT: Katie Williams (KCS)  
OWNER/APPLICANT/AGENT: First Baptist Bryan/EVA Read-Warden/Annie Briscoe, P.E.  
SUBDIVISION: First Baptist Bryan

**REVISIONS:**

- 7. Master Plan. MP21-04. Traditions Subdivision – Phase 20D, 20E, & 20F.** Revised master preliminary plan of 48 residential lots on 27.27 acres along the southern side of West Villa Maria Road, east of the intersection with State Highway 47.  
CASE CONTACT: Allison Kay (REG)  
OWNER/APPLICANT/AGENT: TAP-Lard Development, LLC/Same as Owner/McClure & Browne  
SUBDIVISION: Traditions Subdivision – Phase 20D & 20E
- 8. Preliminary Plan and Final Plat. PP21-28 & FP21-34. Austin’s Colony Subdivision – Phases 21B-21C.** Revised preliminary plan and final plat for 68 residential lots on 25.94 acres, extending along the northeastern side of Wrangler Drive.  
CASE CONTACT: Katie Williams (KCS)  
OWNER/APPLICANT/AGENT: Carrabba Family LTD Partnership/Same as owner/J4 Engineering  
SUBDIVISION: Austin’s Colony – Phases 21B-21C
- 9. Preliminary Plan and Final Plat. PP22-06 & FP22-11. Chloe Subdivision.** Revised preliminary plan and final plat for four residential lots on 3.56 acres adjoining the northwest side of Lightfoot Lane near North Texas Avenue, addressed as 1913 Lightfoot Lane.  
CASE CONTACT: Mitchell Cameron (KCS)  
OWNER/APPLICANT/AGENT: Leisure Capital 001, LLC/Same as Owner/J4 Engineering  
SUBDIVISION: Chloe Subdivision
- 10. Preliminary Plan. PP22-08. Miramont Subdivision - Section 19.** Revised preliminary plan for 14 residential lots on 17.8 acres, adjoining the east side of Copperfield Drive, across from its intersection with Miravista Court.  
CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: Adam Development/Same as Owner/McClure & Browne  
SUBDIVISION: Miramont Subdivision – Section 19
- 11. Preliminary Plan PP22-09. Coulter Business Park (ETJ).** Revised preliminary plan for 29 lots on 40.51 acres located within the City of Bryan Extraterritorial Jurisdiction between Coulter Field and Carrabba Road on the southern side of State Highway 21.  
CASE CONTACT: Isabel Martinez (PSE)  
OWNER/APPLICANT/AGENT: B/CS Leasing LLC/Same as Owner/McClure & Browne  
SUBDIVISION: Coulter Business Park
- 12. Preliminary Plan PP22-10. Creekridge Estates Subdivision (ETJ).** Revised preliminary plan for 21 lots on 25.0 acres located near the bend of Steep Hollow Road across from C6 Ranch Road, addressed as 10134 Steep Hollow Road.  
CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: Ante Development LLC/Same as Owner/McClure & Browne  
SUBDIVISION: Creekridge Estates
- 13. Final Plat. FP22-04. Rudder Pointe Subdivision - Phase 6.** Revised final plat for 60 lots on 18.89 acres adjoining the north side of Old Reliance Road between Rudder Pointe Parkway and Austin’s Creek Drive.  
CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: BORD Development/Same as owner/McClure & Browne Engineering  
SUBDIVISION: Rudder Pointe Phase 6

**14. Replat. RP22-06. Bryan Original Townsite.** Revised replat for two lots into six lots on 0.18 acres, at the northeast corner of W 22<sup>nd</sup> Street and N. Parker Avenue addressed as 302 W 22<sup>nd</sup> Street.

CASE CONTACT: Isabel Martinez (REG)  
OWNER/APPLICANT/AGENT: NN Out Properties/Same as Owner/J4 Engineering  
SUBDIVISION: Bryan Original Townsite

**15. Replat. RP22-08. Mitchell-Lawrence-Cavitt Subdivision.** Revised replat for three lots into one new lot on 0.69 acres, adjoining the west corner of Maloney Avenue and Oak Street, addressed as 2710 and 2714 Maloney Avenue.

CASE CONTACT: Katie Williams (PSE)  
OWNER/APPLICANT/AGENT: Diana L. & Larry J. Walker/Same as Owner/McClure & Browne  
SUBDIVISION: Mitchell-Lawrence-Cavitt

**16. Replat. RP22-09. Bryan Original Townsite.** Revised replat for eight lots and adjoining alley into two lots on 0.99 acres, located west of the intersection of South Bryan Avenue and Beck Street, addressed as 801, 803, and 807 South Bryan Avenue and 101 West 33<sup>rd</sup> Street.

CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: NN Out Properties/Same as Owner/J4 Engineering  
SUBDIVISION: Bryan Original Townsite

**17. Site Plan. SP22-08. C.C. Creations Legacy Campus.** Revised site plan for a new production facility on 10.54 acres in the Bryan Industrial Park Subdivision off North Harvey Mitchell Parkway, addressed as 619 Capitol Parkway.

CASE CONTACT: Katie Williams (PSE)  
OWNER/APPLICANT/AGENT: Javier Saldana/Matthew Brown /The Ben Brown Group  
SUBDIVISION: Bryan Industrial Park