



## AGENDA

Site Development Review Committee  
Tuesday – April 19, 2022

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### NEW ITEMS:

- 1. Final Plat. FP22-14. Windmill Hill Subdivision – Phase 1 (ETJ).** Proposed final plat for 20 residential lots on 27.87 acres on property currently addressed as 7227 FM 1179, across FM 1179 from Easterling Drive.  
CASE CONTACT: Isabel Martinez (KCS)  
OWNER/APPLICANT/AGENT: Carol Patterson/Mike Patranella/Schultz Engineering  
SUBDIVISION: Windmill Hill - Phase 1
- 2. Master Plan. MP22-03. Yaupon Trails Subdivision – Phase 3-8C.** Proposed master plan of 126.56 acres to an existing PD- Planned Development to alter phasing, located at Hardy Weedon Road and SH 30.  
CASE CONTACT: Katie Williams (KCS)  
OWNER/APPLICANT/AGENT: 1983 Land Investments, LLC /Stephen Grove/Schultz Engineering  
SUBDIVISION: Yaupon Trails
- 3. Preliminary Plan. PP22-12. Mystic Oak Subdivision.** Proposed preliminary plan for 20 residential lots on 3.99 acres, previously part of the Woodville Acres Subdivision, located north of Old Hearne Road between Stevens Drive and Candy Lane.  
CASE CONTACT: Isabel Martinez (REG)  
OWNER/APPLICANT/AGENT: Shabeer Jaffar/Same as Owner/JBS Engineering  
SUBDIVISION: Mystic Oak Subdivision
- 4. Right-of-Way Abandonment. RA22-01. West 24<sup>th</sup> Street and N Randolph Ave.** Proposed right-of-way abandonment at the intersection of W 24<sup>th</sup> Street and N Randolph Avenue, near 704 W 24<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron (KCS)  
OWNER/APPLICANT/AGENT: Faustino & Amelia Castillo/Same as Owner/J4 Engineering  
SUBDIVISION: Bryan Original Townsite
- 5. Replat. RP22-11. Palasota Addition.** Proposed replat of one residential lot into two on 0.02 acres at the northern corner of Mockingbird Road and Hazel Street.  
CASE CONTACT: Katie Williams (REG)  
OWNER/APPLICANT/AGENT: Faustino & Amelia Castillo/Same as Owner/J4 Engineering  
SUBDIVISION: Palasota Addition

- 6. Rezoning. RZ22-05. 1721-1725 Groesbeck.** Proposed request to rezone of 2.53 acres from RD-5 Residential 5000 to PD – Planned Development for potential warehouse space for a place of worship, located between Krenek’s and Bittle Lane.

CASE CONTACT: Allison Kay (REG)  
OWNER/APPLICANT/AGENT: The Saviours Temple/Same as Owner/George Moore, Jr., Pastor  
SUBDIVISION: Zeno Phillips
- 7. Rezoning. RZ22-06. Richard Carter.** Proposed request to rezone of 93.95 acres from A-O Agricultural-Open to PD – Planned Development for potential multi-use development along the northbound frontage road of SH 6, near Briarcrest Drive.

CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC/Mitchell & Morgan/Same as Applicant  
SUBDIVISION: Richard Carter
- 8. Site Plan. SP22-20. Marco Polo Ph 1.** Proposed site plan for multi-family development on 0.99 acres within the Midtown Corridor District, located west of the intersection of South Bryan Avenue and W 33<sup>rd</sup> Street, addressed as 801, 803, and 807 South Bryan Avenue and 101 West 33<sup>rd</sup> Street.

CASE CONTACT: Allison Kay (REG)  
OWNER/APPLICANT/AGENT: NN Out Properties/Same as Owner/J4 Engineering  
SUBDIVISION: Bryan Original Townsite
- 9. Site Plan. SP22-21. American Lumber Expansion.** Proposed site plan for a building addition on land located north of the intersection of Phil Gramm Boulevard and Liberty Drive, and addressed as 600 Liberty Drive.

CASE CONTACT: Katie Williams (REG)  
OWNER/APPLICANT/AGENT: 4H Texas Properties, LLC/Barry Hendler/Schultz Engineering.  
SUBDIVISION: Bryan Industrial Park
- 10. Site Plan. SP22-22. Cavitt Avenue Building.** Proposed site plan for a new 5,200 square foot warehouse near the intersection of Cavitt Avenue and Post Office Street, and addressed as 300 Post Office Street.

CASE CONTACT: Mitchell Cameron (KCS)  
OWNER/APPLICANT/AGENT: Huntsville Properties Ltd/Same as Owner/ McClure & Browne  
SUBDIVISION: Zeno Phillips
- 11. Site Plan. SP22-23. Piccino.** Proposed site plan for a non-residential redevelopment at the intersection of S Main Street and E 33<sup>rd</sup> Street, abutting S Washington Avenue, addressed as 717 S Main Street.

CASE CONTACT: Katie Williams (REG)  
OWNER/APPLICANT/AGENT: NN Out Properties/Same as Owner/ J4 Engineering  
SUBDIVISION: Hunter’s Re-Division
- 12. Site Plan. SP22-24. La Vita Centro II.** Proposed site plan for a six townhomes at the intersection of W 22<sup>nd</sup> Street and N Parker Avenue, and addressed as 302 W 22<sup>nd</sup> Street.

CASE CONTACT: Isabel Martinez (REG)  
OWNER/APPLICANT/AGENT: La Vita Centro LLC/Same as Owner/ J4 Engineering  
SUBDIVISION: Bryan Original Townsite

**REVISIONS:**

- 13. Final Plat. FP22-09. The Traditions – Phase 38.** Revised final plat of 35 residential lots on 12.55 acres adjoining the northeast terminus of Atlas Pear Drive, north of its intersection with HSC Parkway.  
CASE CONTACT: Allison Kay (REG)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Same as Owner/Schultz Engineering  
SUBDIVISION: The Traditions Subdivision – Phase 38
- 14. 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
- 15. 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
- 16. Preliminary Plan & Final Plat. PP22-11 & FP22-13. Morille Subdivision – Phase 2.** Revised 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
- 17. Final Plat. FP22-07. Cook Crossing Subdivision - Phase 2 (ETJ).** Revised final plat of 10 residential lots on 14.06 acres adjoining the southeast side of Hardy Weedon Road between Dyess Road and State Highway 30.  
CASE CONTACT: Allison Kay (PSE)  
OWNER/APPLICANT/AGENT: Cook Crossing/Same as owner/Schultz Engineering  
SUBDIVISION: Cook Crossing – Phase 2
- 18. Final Plat. FP22-08. Cook Crossing Subdivision - Phase 4 (ETJ).** Revised final plat of 10 residential lots on 13.57 adjoining the southeast side of Hardy Weedon Road between Dyess Road and State Highway 30.  
CASE CONTACT: Allison Kay (PSE)  
OWNER/APPLICANT/AGENT: Cook Crossing/Same as owner/Schultz Engineering  
SUBDIVISION: Cook Crossing – Phase 4
- 19. Replat. RP22-10. Hunter’s Re-Division.** Revised replat of four lots into one on 0.02 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

**20. Site Plan. SP22-05. Grocery Store Parking Lot.** Revised site plan for pavement improvements at 1520 N Texas Avenue, generally located at corner of Texas Avenue and SH 21.

CASE CONTACT: Katie Williams (KCS)

OWNER/APPLICANT/AGENT: Spinnaker Texas Avenue LLC/Neal Wade/Kimley Horn & Associates

SUBDIVISION: Stephen F Austin #10