



AGENDA

Site Development Review Committee
Tuesday – May 03, 2022

NEW ITEMS:

- 1. Final Plat. FP22-15. Creekside Oaks – Phase 1.** Proposed final plat of 44 lots on 18.7 acres, generally southeast of the intersection of E State Highway 21 and N Earl Rudder Freeway.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: BORD Development / McClure & Browne
SUBDIVISION: Creekside Oaks - Phase 1
- 2. Rezoning. RZ22-09. TXB.** Proposed request to rezone of 3.4 acres from PD Planned Development to C-2 – Retail District for potential convenience store development on E William J Bryan Parkway, including 2102 & 2104 E William J Bryan Parkway.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: F O Birmingham Memorial Land Trust / Brightwork Real Estate/Cool Breeze Consultants LLC
SUBDIVISION: John Austin
- 3. Preliminary Plan. PP22-13. Bonham Trace – Phase 2.** Proposed preliminary plan for 40 residential lots on 9.17 acres adjoining the east side of Old Hearne Road between Hefti Circle and Wilkes Street.
CASE CONTACT: Katie Williams (PSE)
OWNER/APPLICANT/AGENT: Bonham Trace, LLC / McClure & Browne
SUBDIVISION: Bonham Trace – Phase 2
- 4. Site Plan. SP22-27. Villa Maria Apartments.** Proposed site plan for a new seven-unit apartment building located near Will Fellowship Baptist Church between FM 1179 and W Villa Maria Road, addressed as 1308 W Villa Maria Road.
CASE CONTACT: Mitchell Cameron (REG)
OWNER/APPLICANT/AGENT: RAS LG, LLC / McClure & Browne
SUBDIVISION: Villa West – Phase 4
- 5. Site Plan SP22-28. PVD Development. – Phase 4.** Proposed site plan for four non-residential lot on 0.51 acres located between Elmo Weedon Road and Hardy Weedon Road, addressed as 10256 State Highway 30.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: PVD Development / Mitchell & Morgan
SUBDIVISION: PVD Development – Phase 4
- 6. Special Use. SU22-01. Piccino.** Proposed Special Use for sidewalk, patio, signage and structures within the Main Street and Washington Avenue rights-of-way abutting 717 S Main Street.
CASE CONTACT: Katie Williams (REG)
OWNER/APPLICANT/AGENT: NN Out Properties / J4 Engineering
SUBDIVISION: Hunter's Re-Division

7. Site Plan. SP22-29. Raw Tire. Proposed site plan for a non-residential building expansion at the southwest corner of Lake Street and S Texas Avenue, addressed as 2100 S Texas Avenue.
CASE CONTACT: Mitchell Cameron (KSC)
OWNER/APPLICANT/AGENT: JOBM Texas, LLC / Winchester Architects
SUBDIVISION: Zeno Phillips

REVISIONS:

8. Conditional Use. CU21-06. 3816 North Texas Avenue. Proposed request to allow the construction of a residential home on property currently zoned Commercial (C-3). This site adjoins the west side of North Texas Avenue, generally southwest of its intersection with Stevens Drive, addressed as 3816 N Texas Avenue
CASE CONTACT: Katie Williams (PSE)
OWNER/APPLICANT/AGENT: Juan Zamarron / Same as owner
SUBDIVISION: Moses Baine

9. Final Plat. FP22-04. Rudder Pointe Subdivision – Phases 5 & 6. Revised final plat for 91 lots on 26.37 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 / McClure & Browne
SUBDIVISION: Rudder Pointe - Phases 5 & 6

10. 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 / JBS Engineering
SUBDIVISION: Mystic Oak Subdivision

11. Rezoning. RZ21-24. Fairway Townhomes. Proposed request to rezone of 0.827 acres from RD-5 Residential District 5000 to PD - Planned Development for potential residential townhomes, addressed as 308 and 310 Fairway Drive, with frontage on both Fairway Drive and West Villa Maria Road.
CASE CONTACT: Allison Kay (PSE)
OWNER/APPLICANT/AGENT: Brian Williams / RME Consulting
SUBDIVISION: Country Club Estates Ph 2

12. Site Plan. SP22-18. Aggieland RV Park. Proposed site plan for a one-acre expansion of Aggieland RV Park located along the northbound access road for State Highway 6 between State Highway 21 and Colson Road, addressed as 1640 N Earl Rudder Freeway (SH 6).
CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: Aggieland RV Park / McClure & Browne
SUBDIVISION: 6 at 21 Crossing

13. 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 33rd Street, addressed as 801, 803, and 807 South Bryan Avenue and 101 West 33rd Street.
CASE CONTACT: Allison Kay (KCS)
OWNER/APPLICANT/AGENT: NN Out Properties / J4 Engineering
SUBDIVISION: Bryan Original Townsite

14. 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

15. 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 / McClure & Browne
SUBDIVISION: Zeno Phillips

16. Site Plan. SP22-23. Piccino. Proposed site plan for a non-residential redevelopment at the intersection of S Main Street and E 33rd Street, abutting S Washington Avenue, addressed as 717 S Main Street.

CASE CONTACT: Katie Williams (REG)
OWNER/APPLICANT/AGENT: NN Out Properties /J4 Engineering
SUBDIVISION: Hunter's Re-Division

17. Site Plan. SP22-24. La Vita Centro II. Proposed site plan for a six townhomes at the intersection of W 22nd Street and N Parker Avenue, and addressed as 302 W 22nd Street.

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

18. Preliminary Plan and Final Plat. PP22-07 & FP22-12. Wall Storage Addition. Proposed preliminary plan and final plat for a storage facility on 4.04 acres located 615 to 945 feet north of the intersection of North Harvey Mitchell Parkway and Turkey Creek Road, addressed as 1300 Turkey Creek Road.

CASE CONTACT: Katie Williams (KCS)
OWNER/APPLICANT/AGENT: New American Dream, LTD/Same as Owner/Colliers Engineering
SUBDIVISION: Wall Storage Addition