



## AGENDA

Site Development Review Committee  
Tuesday – June 14, 2022

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### NEW ITEMS:

- 1. Preliminary Plan and Final Plat. . PP22-17 & FP22-19. Sage Meadows – Phase 2.** Proposed preliminary plan for 35 residential lots on 13.04 acres located generally northwest of Glacier Drive and Stevens Drive.  
CASE CONTACT: Allison Kay (BMG)  
OWNER/APPLICANT/AGENT: Brackmel Development LLC/J4 Engineering  
SUBDIVISION: Sage Meadows – Phase 2
- 2. Preliminary Plan and Final Plat. PP22-19 & FP22-20. Austin’s Colony – Phase 22B & 23A.** Proposed preliminary plan for 71 residential lots on 131.58 acres located at the terminus of Wrangler Drive, between Bullinger Creek Drive and Teller Drive.  
CASE CONTACT: Katie Williams (KCS)  
OWNER/APPLICANT/AGENT: Carrabba Family Ltd Partnership/J4 Engineering  
SUBDIVISION: Austin’s Colony – Phase 22B & 23A
- 3. Preliminary Plan. PP22-18. Woodville Estates.** Proposed preliminary plan for 32 residential lots on 7.81 acres located between Marsh Street and Old Hearne Road, addressed as 2817 Woodville Road.  
CASE CONTACT: Isabel Martinez (BMG)  
OWNER/APPLICANT/AGENT: Blue Burro Mangement LLC/JBS Engineering  
SUBDIVISION: Woodville Estates
- 4. Replat. RP22-17. Zimmerman.** Proposed replat of three residential lots into two on .29 acres adjoining the northwest corner of Chicago Street and W 17th Streets, addressed as 914 Chicago Street.  
CASE CONTACT: Mitchell Cameron (KCS)  
OWNER/APPLICANT/AGENT: Francisco M Hernandez Ragnel/ATM Surveying  
SUBDIVISION: Zimmerman
- 5. Replat. RP22-18. Texas Avenue C Store.** Proposed replat to merge two non-residential lots into one on the southbound side of Texas Avenue between Russell Drive and Lightfoot Lane located on the southbound side, addressed as 3300 N Texas Avenue.  
CASE CONTACT: Mitchell Cameron (KCS)  
OWNER/APPLICANT/AGENT: Brazos Food Mart LLC /J4 Engineering  
SUBDIVISION: Bice Addition

**6. Site Plan. SP22-34. Callaway-Jones Funeral Home.** Proposed site plan of a 1,260 square foot addition to the funeral home adjoining the east side of South College Road in between Davis Street and East Villa Maria Road, addressed as 3001 South College Avenue.

CASE CONTACT: Isabel Martinez (BMG)  
OWNER/APPLICANT/AGENT: Callaway-Jones Funeral Home/GLS Texas  
SUBDIVISION: Dellwood Park

**7. Site Plan. SP22-35. 1818 Cimino Drive.** Proposed site plan of a 6,000 square foot wholesale fabrication metal building between North Thornberry Drive and Gooseneck Drive, addressed as 1818 Cimino Drive

CASE CONTACT: Allison Kay (BMG)  
OWNER/APPLICANT/AGENT: GRT Interests LLC/J4 Engineering  
SUBDIVISION: Carrabba Industrial Park Phase 11

**REVISIONS:**

**8. Master Plan MP21-05. Highland Oaks.** Revised master plan of a 6-phase residential development on 70.33 acres located at the southern corner of Hilton Road bend.

CASE CONTACT: Katie Williams (REG)  
OWNER/APPLICANT/AGENT: Hilton Road, LLC./Same as owner/J4 Engineering  
SUBDIVISION: Highland Oaks

**9. Master Plan. MP21-11. Creekside Oaks – Phase 1-2.** Revised master plan of 88 lots on 26.2 acres, generally northeast of the intersection of East State Highway 21 and North Earl Rudder Freeway.

CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: BORD Development LLC/Same as Owner/McClure & Browne  
SUBDIVISION: Creekside Oaks – Phase 1-2

**10. Preliminary Plan. PP22-16. Oakmont Subdivision – Phase 4B.** Revised preliminary plan for 50 residential lots on 15.17 acres located generally southeast of the intersection of Greenstone Way and Iron Mountain Drive.

CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: Adam Development/Same as Owner/McClure & Browne  
SUBDIVISION: Oakmont – Phase 3B

**11. Rezoning. RZ22-12. Manor Point.** Revised request to rezone 21.04 acres from RD-5 Residential 5000 to PD-H – Planned Development Housing to reduce minimum detached residential lot width to 45' from the standard of 50', located between Sandy Point Road and Saunders Street.

CASE CONTACT: Allison Kay (REG)  
OWNER/APPLICANT/AGENT: Ante Development LLC/ McClure & Browne  
SUBDIVISION: Manor Point

**12. 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

**13. Site Plan. SP22-20. Marco Polo Ph 1.** Revised 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 (KCS)  
OWNER/APPLICANT/AGENT: NN Out Properties / J4 Engineering  
SUBDIVISION: Bryan Original Townsite