



## AGENDA

Site Development Review Committee  
Tuesday – August 09, 2022

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### NEW ITEMS:

- 1. Conditional Use Permit & Site Plan. CU22-09 & SP22-47. 10099 Highway 30.** Proposed conditional use request and site plan an open-air storage within an existing storage facility off State Highway 30, near the intersection of Harvey Road and Elmo Weedon Road.  
CASE CONTACT: Isabel Martinez (REG)  
OWNER/APPLICANT/AGENT: Brazos Moving and Storage/Victor Valdez/Gattis  
SUBDIVISION: C-Hall 3
- 2. Preliminary Plan & Final Plat. PP22-25 & FP22-24. Stratta Subdivision.** Proposed preliminary plan and final plat for two residential lots on 2.74 acres located off Nuches Lane, between Autry Lane and Tabor Road.  
CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: Gary Emola/J4 Engineering  
SUBDIVISION: Stratta
- 3. Final Plat. FP22-23. Bonham Trace – Phase 2.** Proposed final plat for 42 residential lots on 9.17 acres adjoining the east side of Old Hearne Road between Hefti Circle and Wilkes Street.  
CASE CONTACT: Katie Williams (BMG)  
OWNER/APPLICANT/AGENT: Bonham Trace, LLC / McClure & Browne  
SUBDIVISION: Bonham Trace – Phase 2
- 4. Preliminary Plan. PP22-24. BISD M&T Building.** Proposed preliminary plan of 95 acres associated with the future transportation, maintenance and central distribution center located between Leonard Road and Rock Hollow Loop, addressed as 851 North Harvey Mitchell Parkway.  
CASE CONTACT: Katie Williams (REG)  
OWNER/APPLICANT/AGENT: Bryan ISD/ Quiddity Engineering  
SUBDIVISION: Zeno Phillips
- 5. Right-of-Way Abandonment. RA22-04. ST. Anthony Catholic Church.** Proposed abandonment within Sims Ave, and Parker Ave rights-of-way consisting of 0.41 acreage, abutting 308 W 30<sup>th</sup> Street and 306 S Parker Avenue.  
CASE CONTACT: Katie Williams (KCS)  
OWNER/APPLICANT/AGENT: St. Anthony Catholic Church/William C Scarmardo  
SUBDIVISION: Bryan Original Townsite

**6. Site Plan. SP22-48. Aqua Tots.** Proposed site plan for 6,000 square foot indoor recreational and training aquatic facility currently zoned Planned Development (PD), located on Wildflower near the Target Shopping Center, addressed as 3153 Wildflower Drive.

CASE CONTACT: Mitchell Cameron (KCS)  
OWNER/APPLICANT/AGENT: Carson Sheen/J4 Engineering  
SUBDIVISION: Bryan Town Center

**REVISIONS:**

**7. Master Plan. MP22-05. Windmill Park Subdivision.** Revised master plan for four phases consisting of 8 non-residential lots on 12.49 acres on property currently addressed as 1050 North Harvey Mitchell Parkway.

CASE CONTACT: Isabel Martinez (BMG)  
OWNER/APPLICANT/AGENT: Regency Parkway & 5 J Land/ /Schultz Engineering  
SUBDIVISION: Windmill Park

**8. Preliminary Plan. PP22-20. Windmill Park Subdivision.** Revised preliminary plan for six non-residential lots on 12.49 acres near the intersection of N Harvey Mitchell Parkway and Clear Leaf Drive, adjoining the western frontage of Harvey Mitchell Parkway.

CASE CONTACT: Isabel Martinez (BMG)  
OWNER/APPLICANT/AGENT: 5J Land & Development LLC / James Baggs, DVM / Schultz  
SUBDIVISION: Windmill Subdivision

**9. Preliminary Plan & Final Plat. PP22-21 & FP22-21. Winchester Estates – Phase 1 (ETJ).** Revised preliminary plan and final plat for 21 residential lots on 31.68 acres located off Collette Lane, in between Old Cameron Ranch and Tabor Road Drive.

CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: Greenbelt Group/J4 Engineering  
SUBDIVISION: Winchester Estates – Phase 1

**10. Replat. RP22-25. The Traditions Subdivision – Phase 26.** Revised replat of Lot 16R-1R and a portion of Common Area 3R-1 in Block 2 of the Traditions Subdivision – Phase 26, adjoining the western terminus of Mahogany Drive addressed as 3468 Mahogany Drive.

CASE CONTACT: Mitchell Cameron (REG)  
OWNER/APPLICANT/AGENT: Michael Rupe/Greg Hopcus, R.P.L.S./Schultz Engineering  
SUBDIVISION: The Traditions Subdivision - Phase 26