



CITY OF BRYAN
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AGENDA

Site Development Review Committee
Tuesday – October 18, 2022

NEW ITEMS:

- 1. Preliminary Plan. PP22-33. Oakmont – Phase 2C.** Preliminary plan for 32 lots on 10.08 acres, located off Pendleton Drive between Beacon Heights and Maroon Creek Drive.
CASE CONTACT: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Adam Development Properties/ McClure & Browne
SUBDIVISION: Oakmont Phase 2C

- 2. Rezoning. RZ22-27. 3201 S College Avenue.** Request to rezone three lots on 0.68 acres from Midtown Corridor District (MT-C) to Planned Development District (PD), located at the corner of South College Avenue and East Villa Maria Road, addressed as 3201 S College Avenue.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: Vijay Kumar C/O El Elohim LLC/Mitchell & Morgan
SUBDIVISION: Midway Place

- 3. Site Plan. SP22-58. The MODS.** Site plan of 13 multi-family buildings on 6.22 acres, adjoining the northeast and southeast corners of the intersection of East Villa Maria Road and Red River Drive currently addressed as 2539 East Villa Maria Rd.
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: JL2E Investments LLC/L Squared Engineering/L2 Engineering
SUBDIVISION: Briarcrest Park Addition

REVISIONS:

- 4. Conditional Use Permit & Site Plan. CU22-06 & SP22-52. 201 Fairway Drive.** Conditional use and site plan request for a two-story three-unit duplex on 0.23 acres on property zoned Residential District-500 (RD-5) located at the corner of Fairway Drive and Lakeview Street, addressed as 201 Fairway Drive.
CASE CONTACT: Allison Kay (Brianna Groves)
OWNER/APPLICANT/AGENT: Lions Park Properties LLC/Terrence Murphy/RAI Designs
SUBDIVISION: Country Club Estates – Phase 1

- 5. Preliminary Plan: PP22-31. Rudder Pointe Subdivision – Phase 7A & 7B.** Preliminary Plan for 52 residential lots on 7.3 acres adjoining the north side of Old Reliance Road between Rudder Pointe Parkway and Austin's Creek Drive, adjacent to Rudder Pointe Subdivision - Phase 3.
CASE CONTACT: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: BORD Development/Same as Owner/McClure & Browne
SUBDIVISION: Rudder Pointe – Phase 7A & 7B

- 6. Replat. RP22-33. 508 South Parker Avenue.** Replat of three lots into six on 0.21 acres, located at the northwest corner of the intersection of West 31st Street and South Parker Avenue, addressed as 508 South Parker Avenue.
CASE CONTACT: Mitchell Cameron (Caleb Bryant)
OWNER/APPLICANT/AGENT: Boys Clubs of Brazos County/J4 Engineering
SUBDIVISION: Bryan Original Townsite
- 7. Rezoning. RZ22-20. 1517 Graham Drive.** Request to change the zoning from Residential District-5000 (RD-5) to Planned Development Business District (PD-B), on .20 acres located at the southwest corner of the intersection of West State Highway 21 and Graham Drive, addressed as 1517 Graham Drive.
CASE CONTACT: Isabel Martinez (Caleb Bryant)
OWNER/APPLICANT/AGENT: Fermin Fernandez
SUBDIVISION: Hanus
- 8. Rezoning. RZ22-26. 508 S Parker Avenue.** Request to rezone three lots on 0.65 acres from Residential 5000 District (RD-5) to Planned Development Housing District (PD-H), located at the northwest corner of the intersection of West 31st Street and South Parker Avenue, addressed as 508 South Parker Avenue.
CASE CONTACT: Mitchell Cameron (Caleb Bryant)
OWNER/APPLICANT/AGENT: NN Out Properties LTD/J4 Engineering
SUBDIVISION: Bryan Original Townsite
- 9. Site Plan. SP21-44. Villa Maria Gas Station.** Site plan of a 3,970 square foot convenience store with fuel pumps, adjoining the south side of West Villa Maria Road between Westwood Main and Shirewood Drive, and currently addressed as 1919 West Villa Maria Rd.
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: VM Retail, LLC/Munish Umatiya
SUBDIVISION: Shirewood - Phase 2
- 10. Site Plan. SP22-50. Saint Gobain NorPro Corp.** Site plan for a 16,031 square foot expansion to an existing structure on 12.96 acres located northwest of the intersection of Independence Avenue and Industrial Boulevard, addressed as 1500 Independence Avenue.
CASE CONTACT: Isabel Martinez (Caleb Bryant)
OWNER/APPLICANT/AGENT: Saint Gobain: NorPro/Burrow Global Services, LL
SUBDIVISION: Brazos County Industrial Park – Phase 3