



## AGENDA

Site Development Review Committee  
Tuesday – March 28, 2023

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### NEW ITEMS:

- 1. Final Plat. FP23-15. Pagosa Springs Subdivision – Phase 1.** Final plat for 46 residential lots on 12.03 acres generally south of West 28<sup>th</sup> Street between Cunningham Lane and Scanlin Street.  
CASE CONTACT: Katie Williams (Zach Kennard)  
OWNER/APPLICANT/AGENT: SE Investments/McClure & Brown  
SUBDIVISION: Pagosa Springs – Phase 1
- 2. Replat. RP23-09. Oak Grove Park Addition No. 2.** Replat of one lot and parts of three others into four new residential lots on 0.64 acres adjoining the east side of North Sims Avenue between San Jacinto Lane (SH 21) and West 14<sup>th</sup> Street, addressed as 1403 North Sims Avenue.  
CASE CONTACT: Katie Williams (BMG/ENB)  
OWNER/APPLICANT/AGENT: Juan C. Serrato/Galindo Engineers & Planners, Inc.  
SUBDIVISION: Oak Grove Park Addition No. 2
- 3. Replat. RP23-10. Hollow Heights Subdivision (ETJ).** Replat of four lots into two on 2.5 acres adjoining the east side of Hollow Heights Drive, generally north of its intersection with Merka Road, addressed as 6600 Hollow Heights Drive.  
CASE CONTACT: Isabel Martinez (SJS)  
OWNER/APPLICANT/AGENT: Craig Richie Biggs/Tumlinson Land Surveying  
SUBDIVISION: Hollow Heights
- 4. Site Plan. SP23-24. Salad and Go.** Site plan for a 303 square foot restaurant building on 0.41 acres, adjoining the southwest corner of South Texas and Elm Avenues, addressed as 3200 South Texas Avenue.  
CASE CONTACT: Isabel Martinez (Zach Kennard)  
OWNER/APPLICANT/AGENT: Singh K. Diwakar/Quiddity Engineering  
SUBDIVISION: Midway Place
- 5. Site Plan. SP23-25. USPS Parking Expansion.** Site plan for parking improvements on 20.77 acres, adjoining the southeast corner of East William Joel Bryan Parkway and Nash Street, addressed as 2121 East William Joel Bryan Parkway.  
CASE CONTACT: Mitchell Cameron (BMG/ENB)  
OWNER/APPLICANT/AGENT: Gerald Hamilton/GPD Group  
SUBDIVISION: Briar Meadows Creek – Phase 3

- 6. Site Plan. SP23-26. Santa Teresa Catholic Church.** Site plan for a 4,155 square foot non-residential building on 1.5 acres, adjoining the east corner of Lucky and Hall Streets, addressed as 1212 Lucky Street.  
CASE CONTACT: Isabel Martinez (SJS)  
OWNER/APPLICANT/AGENT: Santa Teresa Catholic Church/J4Engineering  
SUBDIVISION: Opersteny
- 7. Site Plan. SP23-27. Galilee Missionary Baptist Church.** Site plan for parking improvements on 1.33 acres, adjoining the southwest corner of North Logan Avenue and West 18<sup>th</sup> Street, addressed as 804 North Logan Avenue.  
CASE CONTACT: Isabel Martinez (BMG/ENG)  
OWNER/APPLICANT/AGENT: Galilee Missionary Baptist Church/Juan Morales  
SUBDIVISION: Bryan Original Townsite
- 8. Rezoning. RZ23-08. Copperfield Drive Apartments.** Request to rezone 20.4 acres of land from Planned Development – Mixed Use District (PD-M) to Planned Development – Housing District (PD-H) to allow for multi-family development, located at the northern corner of Boonville Road and Copperfield Drive, addressed as 4251 Boonville Road.  
CASE CONTACT: Allison Kay (KCS)  
OWNER/APPLICANT/AGENT: Adam Development/Slate Real Estate Partners/Kimley-Horn  
SUBDIVISION: JW Scott League

**REVISIONS:**

- 9. Annexation. ANNEX23-03. Stella Ranch Subdivision – Phases 1-11 (ETJ).** Revised request for annexation of 252.76 acres located at the west side of Farm to Market Road 1179 between Cargill Drive and Mill Water Court. Zoning assignment requested with annexation is a Planned Development – Mixed Use District (PD-M) for residential and non-residential uses.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell and Morgan  
SUBDIVISION: Stella Ranch Subdivision – Phases 1-11
- 10. Master Plan. MP21-01. Stella Ranch Subdivision – Phases 1-11 (ETJ).** Revised master plan for a residential subdivision on 252.76 acres. This property adjoins the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell & Morgan  
SUBDIVISION: Stella Ranch – Phases 1-11
- 11. Master Plan. MP22-06. Reveille Business Park Subdivision (ETJ).** Revised master plan for 42 non-residential lots and 258 residential lots within eight phases on 102.33 acres adjoining the north side of State Highway 30, between Winding Creek and Hardy Weedon Road.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: B/CS Leasing/McClure & Browne  
SUBDIVISION: Reveille Business Park (ETJ)

- 12. Master Plan. MP23-03. Maha Subdivision – Phases 1 & 2.** Revised master plan for a non-residential subdivision zoned Commercial District (C-3) on 29.08 acres, located at the northeast corner of North Earl Rudder Freeway and Old Reliance Road.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Maha Hospitality/RME Consulting Engineers  
SUBDIVISION: Maha
- 13. Preliminary Plan. PP22-37. Knox Landing Subdivision.** Revised preliminary plan for 46 residential lots on 10 acres near the intersection of State Highway 30 and Hardy Weedon Road, across from Yaupon Trails Drive.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: RFD Holdings/McClure & Browne  
SUBDIVISION: Knox Landing
- 14. Preliminary Plan. PP22-38. Chick Lane Subdivision – (ETJ).** Revised preliminary plan for 130 residential lots on 20.4 acres, located within the City of Bryan’s Extraterritorial Jurisdiction between Cambria Drive and Shimla Court, addressed as 6213 Chick Lane.  
CASE CONTACT: Mitchell Cameron (Zach Kennard)  
OWNER/APPLICANT/AGENT: Shian Cao/ McClure & Browne  
SUBDIVISION: Chick Lane
- 15. Preliminary Plan & Final Plat. PP22-39 & FP22-38. The Mods Subdivision.** Revised preliminary plan and final plat of two multi-family lots 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: JL Classic Homes/Survtech Corporation  
SUBDIVISION: The Mods
- 16. Site Plan. SP22-58. The MODS.** Revised site plan for 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 and 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: The Mods
- 17. Site Plan. SP23-18. Douglass Mitsubishi.** Revised site plan for the construction of a 5,657 square foot vehicle showroom/office building adjoining the southeast corner of the eastbound frontage road of North Earl Rudder Freeway (SH 6) and Briarcrest Drive, addressed as 3100 Briarcrest Drive.  
CASE CONTACT: Isabel Martinez (Stuart Skloss)  
OWNER/APPLICANT/AGENT: N Douglass Investments, LTD/JBS Engineering  
SUBDIVISION: Garlyn Shelton Imports
- 18. Site Plan. SP23-20. Carrabba Terrabon Research Park.** Revised site plan for the construction of 4,200 square foot metal structure and 768 square foot locker/restroom adjoining the north side of Mumford Road, generally east of its intersection with North Harvey Mitchell Parkway (FM 2818), addressed as 6150 Mumford Road.  
CASE CONTACT: Isabel Martinez (Stuart Skloss)  
OWNER/APPLICANT/AGENT: ARA WE OPCO, LLC/Amence Development, LLC  
SUBDIVISION: Carrabba Terrabon Research Park

**19. Rezoning. RZ22-06. Richard Carter.** Revised request to rezone 93.95 acres from Agricultural – Open District (A-O) to Planned Development – Mixed Use District (PD-M) for a potential multi-use development along the northbound frontage road of North Earl Rudder Freeway (SH 6) near Briarcrest Drive.

CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC/Mitchell & Morgan  
SUBDIVISION: Richard Carter