



## AGENDA

Site Development Review Committee

Tuesday – July 18, 2023

---

### NEW ITEMS:

- 1. Preliminary Plan. PP23-22. 2818 Business Park.** Preliminary plan for one lot on 15.00 acres zoned Commercial District (C-3) located off North Harvey Mitchell Parkway between Clear Leaf Drive and Providence Avenue.  
CASE CONTACT: Alison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: 1983 Land Investments, LLC. /Schultz Engineering  
SUBDIVISION: 2818 Business Park
- 2. Replat. RP23-27. 3405 Tabor Road.** Replat to shift the lot line between 6R and 13R located at the intersection of North Earl Rudder Freeway and Tabor Road, addressed as 3405 Tabor Road.  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Z-Axis LLC/Municipal Planning & Development Strategies  
SUBDIVISION: Woodville Acres No. 3
- 3. Replat. RP23-28. Triangle Subdivision.** Replat of three commercial lots into one located at South College Avenue and Old College Road, addressed as 3510, 3600, & 3710 South College Avenue.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Hyatt Development LTD/Schultz Engineering  
SUBDIVISION: Triangle Subdivision
- 4. Replat. RP23-29. 1008 Alice Street.** Replat of one residential lot into two located off Leonard Road between Bittle Lane and Richard Street, addressed as 1008 Alice Street.  
CASE CONTACT: Alison Kay (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Alice Rogers/J4 Engineering Engineering  
SUBDIVISION: Thomas Heights Addition

### REVISIONS:

- 5. Conditional Use Permit. CU23-04. 3168 E 29th Street.** Request to construct a three-story self-storage facility with office space in the Retail District (C-2) on 3.21 acre located at the corner of Goessler Road and East 29<sup>th</sup> Street, addressed as 3168 E 29<sup>th</sup> Street  
CASE CONTACT: Isabel Martinez (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Robert L Moore/Robert F Wheless  
SUBDIVISION: The Grove – Phase 2
- 6. Final Plat. FP21-15. Majestic Pointe Ph 1.** Revised final plat of 30 residential lots on 4.98 acres along the south side of Old Hearne Road, with connection to the proposed Lightfoot Lane within Sage Meadow Subdivision Ph 1, between Woodknoll Drive and Glacier Drive.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc/MBESI Engineering  
SUBDIVISION: Majestic Pointe

- 7. Preliminary Plan & Final Plat. PP23-14 & FP23-20. Brooklynn's Landing.** Preliminary plan and final plat of two lots on 0.59 acres, located between Scanlin Street, and Cunningham Land, addressed as 2012 W 28<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron (Stuart Skloss)  
OWNER/APPLICANT/AGENT: Upward Soaring Properties/Conley Land Services LLC  
SUBDIVISION: Brooklynn's Landing
- 8. Preliminary Plan. PP23-20. Cook Crossing Subdivision – Phase 3 (ETJ).** Preliminary plan for 12 residential lots on 17.50 acre adjoining the west side of Hardy Weedon Road, south of its intersection with Dyess and Lakefront Roads.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Cook Crossing, LLC/Bill Lero/Schultz Engineering  
SUBDIVISION: Cook Crossing
- 9. Master Plan. MP23-05. The Ranch at Aggieland.** Master plan for Retail District (C-2) and Residential District-5000 (RD-5) lots on 33.77 acres, near the intersection of West Villa Maria Road and Riverside Parkway (SH 47), across from Jones Road.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Luminous Capital LLC/Kimley-Horn  
SUBDIVISION: The Ranch at Aggieland
- 10. Right-of-Way Abandonment. RA23-03. 1819 San Antonio Street.** Proposed 20-foot abandonment of a portion of San Antonio Street, adjoining the west side of San Antonio Street between East William Joel Bryan Parkway and East Villa Maria Road  
CASE CONTACT: Mitchell Cameron (Eric Blackburn)  
OWNER/APPLICANT/AGENT: City of Bryan/Jimmy Ford/Baseline Surveyors  
SUBDIVISION: Wilson Heights
- 11. Replat. RP23-16. Pagosa Springs Subdivision – Phase 2.** Replat of a portion of Milton Darwin's Subdivision to include additional unplatted property for 72 residential lots on 14 acres, generally south of West 28<sup>th</sup> Street between Cunningham Lane and Scanlin Street.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: S.E. Investments, LLC/McClure & Browne  
SUBDIVISION: Pagosa Springs – Phase 2
- 12. Replat. RP23-23. Batte's Church Addition.** Replat of four lots into one on 1.14 acres, located off Hall Street and West 21<sup>st</sup> Street, address as 606 North Reed Street.  
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Lily of the Valley Church of God in Christ/McClure & Browne  
SUBDIVISION: Batte's Church Addition
- 13. Rezoning. RZ23-18. KinderHill Brew.** Request to rezone 2.44 acres from Residential 5000 District – (RD-5) to Planned Development – Mixed Use District (PD-M) for a potential brewpub, retail, and restaurant development, located at the corner of W 31<sup>st</sup> Street and South Logan Avenue, addressed as 505 W 31<sup>st</sup> Street.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: KinderHill Properties LLC  
SUBDIVISION: The Reserve at Cottonwood Creek

**14. Replat. RP23-26. 1819 San Antonio Street.** Replat to create one lot, including 20 feet of street right-of-way for San Antonio Street proposed to be abandoned, adjoining the west side of San Antonio Street between East William Joel Bryan Parkway and East Villa Maria Road

CASE CONTACT: Mitchell Cameron (Eric Blackburn)  
OWNER/APPLICANT/AGENT: City of Bryan/Jimmy Ford/Baseline Surveyors  
SUBDIVISION: Wilson Heights

**15. Site Plan. SP23-15. Finfeather Storage Facility.** Site Plan for 32,275 square foot climate controlled storage facility located off Finfeather Road between Pepper Tree Drive and Turkey Creek Road, addressed as 2600 Finfeather Road.

CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Dallas Beck/RTR Design  
SUBDIVISION: Cedar Ridge – Phase 1

**16. Site Plan. SP23-39. Dixie Chicken Inc.** Site plan for the re-construction of a 6,070 square foot Restaurant, located at South College Avenue and Old College Road, addressed as 3600 South College Avenue.

CASE CONTACT: Allison Kay (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Dixie Chicken Inc/Schultz Engineering  
SUBDIVISION: J E Scott

**17. Site Plan. SP23-53. 3606 Tabor Road.** Site plan for three carports, two of the carports will cover the containment tanks one on the gravel area, located off Tabor Road, between North Earl Rudder bypass and Clarks Lane, addressed as 3606 Tabor Road.

CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Rafael Rueda  
SUBDIVISION: Lone Oak Acres

**18. Site Plan. SP23-54. 3100 Leonard Road.** Site plan for a 1300 square foot addition to an existing structure, located northeast of the intersection of Harvey Mitchell Parkway and Leonard Road, address as 3100 Leonard Road

CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Adhrit Properties/Matthew R Dawson-Mathur, PE  
SUBDIVISION: Zeno Phillips