



AGENDA

Site Development Review Committee
Tuesday - 09/17/2024

NEW ITEMS:

1. **Final Plat. FP24-000110. Zgabay Subdivision.** Final plat for one non-residential lot on 6.18 acres located on the east side of FM 2818 across from Rock Hollow Loop, addressed as 766 N Harvey Mitchell Parkway.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: NA - Craig Zgabay/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Zgabay Subdivision
2. **Right-of-Way Abandonment. RA24-000101. Bryan Original Townsite.** Request to abandon .092 acres (4,000.45 square-feet) of public right-of-way between 709 Finfeather Road and adjacent to Finfeather Road, addresses as 708 Finfeather Road.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: VEGA MARIO ANTONIO & YENNY SLEYDY/J4 Engineering - Glenn Jones/
SUBDIVISION: Bryan Original Townsite
3. **Replat. RP24-000110. Bryan Original Townsite.** Replat of two residential lots into eight residential lots on 0.36 acres of land located at the intersection of West 33rd Street and Finfeather Road, addressed as 708 Finfeather Road.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: NN Out Properties - Katie Neason/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Original Townsite
4. **Rezoning. RZ24-000105. Bryan Original Townsite.** Request to rezone 0.36 acres at the intersection of West 33rd Street and Finfeather Road from Residential District-5000 (RD-5) to Planned Development (PD) district to provide two-story residential townhomes at 708 Finfeather Road.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: NN Out Construction - Katie Neason/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Original Townsite
5. **Site Plan. SP24-000126. Sterling Kia.** Site plan for a new 16,568 square-foot car dealership on 6.32 acres adjoining North Earl Rudder Freeway, addressed as 197 North Earl Rudder Freeway.

CASE CONTACT: Rene Ochoa (Brianna Groves)
OWNER/APPLICANT/AGENT: Goncloss Realty LP - Manuel Gonzalez/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISON: Sterling Kia

REVISIONS:

- 1. Final Plat. FP24-000109. Traditions Ph 41.** Final plat of three residential lots on 4.34 acres located northeast of Mahogany Drive adjacent to Stephan's Crossing.
CASE CONTACT: Ben Johnson (Brianna Groves)
OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership LP - Justin Shulse/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISON: Traditions Ph 41
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services,
- 2. Master Plan. MP24-000102. Harvest Meadows.** Master plan for two phases consisting of 31 total residential lots on 41.34 acres located between C6 Ranch Road and McCrae Lane, addressed as 6939 Ellehue Lane. (ETJ)
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: B/CS Leasing LLC - Carey Smith/Civil Constructors Inc dba Texcon General Contractors - Benjamin Wall/Civil Constructors Inc dba Texcon General Contractors - Benjamin Wall
SUBDIVISON: Harvest Meadows
Attention Departments: Planning Services, Engineering Services, Transportation Engineer,
- 3. Preliminary Plan. PP24-000109. Harvest Meadows Subdivision.** Preliminary plan of two phases consisting of 31 total residential lots on 41.34 acres located between C6 Ranch Road and McCrae Lane, addressed as 6939 Ellehue Lane. (ETJ)
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: B/CS Leasing LLC - Carey Smith/Civil Constructors Inc dba Texcon General Contractors - Benjamin Wall/B/CS Leasing LLC - Carey Smith
SUBDIVISON: Harvest Meadows Subdivision
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Fire Services, Brazos County Health Department,
- 4. Site Plan. SP24-000118. Villa Maria Walmart Add'n.** Site plan for a 5,645 square-foot Express Oil Change on 1.31 acres adjoining the west side of N. Harvey Mitchell Pkwy W. Frontage Road north of W. Villa Maria Road, addressed as 649 N Harvey Mitchell Pkwy.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: Crossfulton Investments LTD - David Foor/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISON: Villa Maria Walmart Add'n
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services, Other Services,
- 5. Site Plan. SP24-000127. The Croft.** Site Plan for 21 non-residential lots on 20.20 acres, on the north side of Turkey Creek Road between Greenbriar Circle And North Harvey Mitchell Parkway.
CASE CONTACT: Ben Johnson (Eric Blackburn)

OWNER/APPLICANT/AGENT: - Carolyn Odstrcil/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones

SUBDIVISION: The Croft

Attention Departments: Planning Services, Solid Waste Group,