



AGENDA

Site Development Review Committee
Tuesday - 12/10/2024

NEW ITEMS:

1. **Final Plat. FP24-000120. Harvest Meadows Ph 1.** Final plat of 16 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
SUBDIVISION: Harvest Meadows Ph 1
2. **Preliminary Plan & Final Plat. PP24-000117. & FP24-000121. Stephen F Austin.** Preliminary plan & final plat to convert one residential lot into three residential lots on 0.48 acres located north of the intersection of Muckleroy Street and Nevada Street, addressed as 804 Muckleroy Street.
CASE CONTACT: Rene Ochoa (Brianna Groves)
OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc. - /Kerr Surveying LLC - Tatum Frank
SUBDIVISION: Stephen F Austin
3. **Site Plan. SP24-000149. Bryan Plaza.** Site plan for a 2,824 square-foot Murphy's Gas Station located east of the intersection of N Texas Avenue and E State Highway 21, addressed as 2005 E State Highway 21.
CASE CONTACT: Rene Ochoa (Brianna Groves)
OWNER/APPLICANT/AGENT: MARY LAKE REALTY CO - FRANK HEIFREN/JM Civil Engineering - Christopher Strickland
SUBDIVISION: Bryan Plaza
4. **Site Plan. SP24-000151. Yaupon Trails Ph 8B.** Site plan to add additional parking and dumpster space on 0.39 acres located northwest of the intersection of Hardy Weedon Road and Highway 30, addressed as 4509 Hardy Weedon Road.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: 1983 Land Investments - Stephen Grove/Schultz Engineering
SUBDIVISION: Yaupon Trails Ph 8B

REVISIONS:

1. **Preliminary Plan & Final Plat. PP24-000115. & FP24-000118. Falcon Ridge Ph 2.**
Preliminary plan and final plat for 28 residential lots on 6.27 acres located north of the intersection of Old Hearne Road and North Texas Avenue, addressed as 2507 N Texas Ave.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: NewPhase Home Builders - Steve Pittman/J4 Engineering - Glenn Jones
SUBDIVISION: Falcon Ridge Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering
2. **Master Plan. MP24-000101. Highland Hills.** Master plan for a two-phase townhome development on 8.2 acres located at the intersection of Hillpoint Drive and Wildflower Drive northeast of Briarcrest Drive and State Highway 6, addressed as 2815 Highpoint Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Snoopaluke - Luke Marvel/J4 Engineering - Glenn Jones
SUBDIVISION: Highland Hills
Attention Departments: Planning Services, Transportation Engineer, Fire Services
3. **Replat. RP24-000106. Highland Hills.** Replat from two residential lots into 58 townhome lots on 8.2 acres located at the intersection of Highpoint Drive and Town Square Ave, northeast of Briarcrest Drive and State Highway 6, addressed as 2815 Highpoint Drive.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Snoopaluke - Luke Marvel/J4 Engineering – Glenn Jones
SUBDIVISION: Highland Hills
Attention Departments: Planning Services, Engineering Services
4. **Replat. RP24-000118. Buchanan Addn.** Replat of one residential lot on 0.19 acres to incorporate a proposed right-of-way abandonment of 0.06 acre located at the west corner of the intersection of Dillard Street and East 28th Street, addressed as 1111 East 28th Street.
CASE CONTACT: Mikaela Dickenson (Brianna Groves)
OWNER/APPLICANT/AGENT: 7B Homes - Brady Brittain/J4 Engineering - Glenn Jones
SUBDIVISION: Buchanan Addn
Attention Departments: Planning Services, Engineering Services
5. **Replat. RP24-000123. Bryan Towne Centre.** Replat to split one non-residential lot into two on 2.78 acres located northeast of the intersection of Towne Center Way and Wildflower Drive, addressed as 3025 Towne Center Way.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: SILVERDALE ALLIANCE LLC - Salvador Torres/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Towne Centre
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering

6. **Site Plan. SP24-000142. Bryan Towne Centre.** Site plan for two single-story buildings totaling 13,200 square-feet on 2.78 acres located east of Towne Center Way and northeast of Wildflower Drive, addressed as 3025 Towne Centre Way.
CASE CONTACT: Mikaela Dickenson (Brianna Groves)
OWNER/APPLICANT/AGENT: 7B Homes - Brady Brittain/J4 Engineering - Glenn Jones
SUBDIVISION: Buchanan Addn
Attention Departments: Planning Services, Engineering Services
7. **Site Plan. SP24-000147. Park Hudson Ph 4.** Site plan for a 8,300 square-foot office building on 1.12 acres located at the intersection of Sagebriar Drive and Copperfield Drive, addressed as 3720 Copperfield Drive.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bryan-College Station Chamber of Commerce - Edwin Brewer/Schultz Engineering, LLC
SUBDIVISION: Park Hudson Ph 4
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Solid Waste Group, Water Services
8. **Site Plan. SP24-000150. Texas Triangle Park.** Site plan for a 92,736 square-foot warehouse and storage building on 37.03 acres located east of N Harvey Mitchell Parkway and north of Mumford Road, addressed as 6420 Mumford Road.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: City of Bryan - /Kimley-Horn - Lane Park
SUBDIVISION: Texas Triangle Park
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, Solid Waste Group, Water Services, Environmental Services, Fire Services
9. **Replat. RP24-000127. Thomas Heights.** Replat of one residential lot into two on 0.39 acres located between Alice Street and Richard Street, addressed as 1108 Richard Street.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: My angel clean - Efrain Duran/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Thomas Heights
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Parks and Recreation Department
10. **Site Plan. SP24-000148. Carrabba Industrial Park Ph 11.** Site plan for a 6,000 square-foot metal building on 2.87 acres located between Gooseneck Drive and North Thornberry Drive, addressed as 1806 Cimino Drive.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones
SUBDIVISION: Carrabba Industrial Park Ph 11
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Solid Waste Group, Environmental Services