



CITY OF BRYAN  
*The Good Life, Texas Style™*

## AGENDA

Site Development Review Committee  
Tuesday – December 13, 2022

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### NEW ITEMS:

- 1. Final Plat. FP23-02. Oakmont – Phase 3B.** Final Plat for 50 residential lots on 15.02 acres located at the terminus of Kebler Pass.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development/McClure & Browne  
SUBDIVISION: Oakmont – Phase 3B
- 2. Final Plat. FP23-03. Oakmont – Phase 4A.** Final Plat for 38 residential lots on 12.71 acres located at southeast quadrant of Canterbury Drive and Copperfield Drive intersection.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development/McClure & Browne  
SUBDIVISION: Oakmont – Phase 4A
- 3. Preliminary Plan. PP23-01. Field Creek Estates – Phase 3 – (ETJ).** Preliminary plan for six residential lots on 8.86 acres, located within the City of Bryan Extraterritorial Jurisdiction off FM 1179, at the terminus of Castell Lane.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: McQueen Built Homes/ J4 Engineering  
SUBDIVISION: Field Creek Estates – Phase 3
- 4. Preliminary Plan & Final Plat. PP23-02 & FP23-01. Chero Subdivision.** Preliminary plan and final plat of two residential lots on .44 acres off Old Hearne Road between Woodville Road and North Berry Patch Road, addressed as 4206 Old Hearne Road.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: Alexander Cruz Urias/J4 Engineering  
SUBDIVISION: Chero Subdivision
- 5. Right-of-Way Abandonment. RA23-01. 508 East Martin Luther King Jr Street, 804 & 806 North Preston Avenue.** Right-of-way abandonments along East Martin Luther King Jr Street and Preston Avenue, (0.116 acres), addressed as 508 East Martin Luther King Jr Street, 804 & 806 North Preston Avenue.  
CASE CONTACT: Isabel Martinez (Pat Edwards)  
OWNER/APPLICANT/AGENT: Dennis A Pampell./Kerr Engineering  
SUBDIVISION: Bryan Original Townsite

- 6. Replat. RP23-01. The Traditions – Phase 26.** Replat of two residential lots into one on 0.82 acres located on Mahogany Drive near Stephan’s Crossing, addressed as 3400 & 3404 Mahogany Drive,  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: 155 Camp, L.P./Schultz Engineering  
SUBDIVISION: The Traditions Subdivision - Phase 26
- 7. Replat. RP23-02. Shady Oaks.** Replat of one residential lots into two on 1.73 acres, located off the on Cottonwood on the western side of Palasota Drive, addressed as 1704 Cottonwood Street.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Patrick Dixon/Schultz Engineering  
SUBDIVISION: Shady Oaks
- 8. Site Plan. SP23-01. Carrabba Industrial Park – Phase 11.** Site plan for a 8,400 square foot non-residential structure in the Planned Development Industrial District (PD-I) located off East State Highway 21, between North Thornberry Drive and Gooseneck Drive, addressed as 1819 Cimino Drive.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: GRT Interests/J4 Engineering  
SUBDIVISION: Carrabba Industrial Park – Phase 11

**REVISIONS:**

- 9. Final Plat. FP22-36. Windmill Park Subdivision.** Final plat for five non-residential lots on 9.14 acres near the intersection of N Harvey Mitchell Parkway and Clear Leaf Drive, adjoining the western frontage of Harvey Mitchell Parkway.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: 5J Land & Development LLC / James Baggs, DVM / Schultz  
SUBDIVISION: Windmill Subdivision
- 10. Master Plan. MP22-06. Reveille Business Park Subdivision.** Master plan for 42 non-residential lots and 258 residential lots within 8 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/Same as owner/McClure & Browne Engineering  
SUBDIVISION: Reveille Business Park - ETJ
- 11. Preliminary Plan PP22-09. Coulter Business Park (ETJ).** Revised preliminary plan for 29 lots on 40.51 acres located within the City of Bryan Extraterritorial Jurisdiction between Coulter Field and Carrabba Road on the southern side of State Highway 21.  
CASE CONTACT: Isabel Martinez (Patricia Edwards)  
OWNER/APPLICANT/AGENT: B/CS Leasing LLC/Same as Owner/McClure & Browne  
SUBDIVISION: Coulter Business Park
- 12. Preliminary Plan & Final Plat. PP22-36 & FP22-34. BISD M&T Building.** Preliminary plan and final Plat of 44.21 acres associated with the future transportation, maintenance and central distribution center located between Leonard Road and Rock Hollow Loop, addressed as 851 North Harvey Mitchell Parkway.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Bryan ISD/ Quiddity Engineering  
SUBDIVISION: Zeno Phillips

**13. Site Plan. SP22-30. University TXB.** Revised site plan for a 6,400 SF convenience store and gas station on 4.76 acres located at the intersection of Plaza Center Court and E University Drive between Earl Rudder Freeway S and Coppercrest, addressed as 3071 University Drive E.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Alina Hospitality/Brightwork Real Estate/Cool Breeze Consultants  
SUBDIVISION: Hudson at University – Phase 2

**14. Site Plan. SP22-65. Texas Communication.** Site plan for 1,530 square foot additional office space in the Planned Development District (PD), located off North Harvey Mitchell Parkway between Shiloh Avenue and Providence Avenue, addressed as 1389 North Harvey Mitchell Pkwy  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Broadband Towers LLC/The Sendero Group/J4Engineering  
SUBDIVISION: Brazos County Industrial Park – Phase 3