



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

## AGENDA

Site Development Review Committee  
Tuesday – May 16, 2023

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### NEW ITEMS:

- 1. Conditional Use Permit. CU23-03. 1114 East 25<sup>th</sup> Street.** Request to construct four two-story townhomes within Residential District – 5000 (RD-5) on 0.3 acre located at the corner of North Haswell Drive and East 25<sup>th</sup> Street, addressed as 1114 East 25<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Titan Premier Investments/Center Pole Engineering  
SUBDIVISION: Travis Park Extension

### REVISIONS:

- 2. Final Plat. FP22-18. Timber Oaks Subdivision.** Final plat for 57 residential lots on 13.73 acres located behind Foxwood Crossing Subdivision – Phase 2 and proposed Phase 3, off Jones Road near its intersection with West Villa Maria Road.  
CASE CONTACT: Katie Williams (Stewart Skloss)  
OWNER/APPLICANT/AGENT: Wall Development, LLC/Colliers Engineering & Design  
SUBDIVISION: Timber Oaks
- 3. Preliminary Plan. PP23-16. Mystic Oak Subdivision – Phase 1.** Preliminary plan for seven residential lots on 1.00 acre, previously part of the Woodville Acres Subdivision, located north of Old Hearne Road, between Stevens Drive and Candy Lane.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: Shabeer Jaffar/JBS Engineering  
SUBDIVISION: Mystic Oak Subdivision – Phase 1
- 4. Preliminary Plan. PP23-17. Oakmont Subdivision – Phase 4C.** Preliminary plan for 20 residential lots on 10.87 acres, located west of the intersection of Greenstone Way and Kebler Pass.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development Properties/McClure & Browne Eng.  
SUBDIVISION: Oakmont Subdivision – Phase 4C
- 5. Preliminary Plan. PP23-18. Reveille Estates – Phase 2.** Preliminary plan for 20 residential lots on 3.89 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: B/CS Leasing/McClure & Browne  
SUBDIVISION: Reveille Estates – Phase 2

- 6. Preliminary Plan. PP22-36. BISD M&T Building.** Preliminary plan of 95 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
- 7. Preliminary Plan & Final Plat. PP23-15 & FP23-21. Bryan's 1<sup>st</sup>.** Preliminary Plan & Final Plat of Lot 9 & 19-22 in Block 4 into four residential lots on 0.85 acres located between Military Drive and Pierce Street, addressed as 710 Henderson Street  
CASE CONTACT: Isabel Martinez (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Jose C Garcia-Gonzalez/McClure & Browne  
SUBDIVISION: Bryan's 1<sup>st</sup>
- 8. Replat. RP22-12. Lopez Addition.** Proposed replat of three residential lots into two on 0.48 acres at the north corner of Pin Oak and Fig Streets.  
CASE CONTACT: Katie Williams (Brianna Grove)  
OWNER/APPLICANT/AGENT: SJG Ventures, LLC/J4 Engineering  
SUBDIVISION: Lopez Addition
- 9. Replat. RP22-32. 424 Palasota Drive.** Replat to reconfigure lot lines of two RD-5 (Residential District-5000) lots on 1.98 acres, adjoining the north side of Palasota Drive in between Finfeather Road and Groesbeck Street, addressed as 424 Palasota Drive.  
CASE CONTACT: Allison Kay (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Alberto and Maria Elia Pantoja/Gessner Engineering  
SUBDIVISION: Coulter's Sub of Lobello
- 10. Replat. RP23-04. Blinn College Administrative Office.** Replat of five non-residential lots into one on 87.0 acres extending along both E Villa Maria and E 29<sup>th</sup> Street, just beyond the terminus of Nash Street, addressed as 2423 Blinn Boulevard.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Blinn College District/Garza EMC  
SUBDIVISION: Blinn College Subdivision
- 11. Site Plan. SP21-46. Penner Place.** Revised 2,520 square foot commercial building, adjoining the north side of Briargate Drive between East William Joel Bryan Parkway and Trophy Drive, and currently addressed as 2117 West Briargate Drive.  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: William Payne/Consulting Design Services  
SUBDIVISION: Penner Place
- 12. 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: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: Dallas Beck/RTR Design  
SUBDIVISION: Cedar Ridge – Phase 1

- 13. Site Plan. SP23-17. Quicker Sticker.** Site Plan for 2,581 square foot building addition located off Briarcrest Road between Broadmoor Drive and Kent Street, addressed 1617 Briarcrest Drive.  
CASE CONTACT: Allison Kay (Stewart Skloss)  
OWNER/APPLICANT/AGENT: Albert Gotner & Mike Tomchesson/RME Engineering  
SUBDIVISION: Briarcrest - Hughes – Phase 2
- 14. Site Plan. SP23-19. Brazos Christian School.** Site plan for the construction of an 11,551 square foot sport center, 17,215 square foot performance arts center, and 6,505 square foot expansion to Building C located on the northwest side of West Villa Maria Road, addressed as 3000 W Villa Maria Road.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Brazos Christian School/McClure and Brown  
SUBDIVISION: Brazos Christian School
- 15. Site Plan. SP23-21. 7 Brew Coffee.** Site plan for the construction of a 510-square-foot coffee shop with drive-through near the intersection of North Texas Avenue and East Villa Maria Road, addressed as 612 East Villa Maria Road.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Texas-Villa Maria Retail/7 Crew Enterprises/Kirkman Eng.  
SUBDIVISION: Texas-Villa Maria Retail
- 16. Site Plan. SP23-28. Hush and Whisper Barrel Storage.** Site plan for barrel storage and receiving buildings associated with Hush and Whisper Distillery on a total of 4 acres, adjoining the south side of FM 974 between Clarks Lane and Boatcallie Road, addressed as 2898 FM 974.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Tabor Road Ventures, LLC/Joe Langston  
SUBDIVISION: Hush and Whisper
- 17. Site Plan. SP23-32. Sandy Creek Apartments.** Site plan for pedestrian and accessory building improvements in an existing multifamily housing development, adjoining the northeast side of Sandy Point Road, just north of its intersection with Monterrey Street, addressed as 1828 Sandy Point Road.  
CASE CONTACT: Isabel Martinez (Eric Blackburn)  
OWNER/APPLICANT/AGENT One Forest Park/DCAS/Loucks, Inc.  
SUBDIVISION: Forest Park
- 18. 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: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Dixie Chicken Inc/Schultz Engineering  
SUBDIVISION: J E Scott