



AGENDA
Site Development Review Committee
Tuesday - 03/18/2025

NEW ITEMS:

1. **Preliminary Plan. PP25-000012. Brown Oak Brick Factory.** Preliminary plan to construct a 397,158 square-foot Brown Oak Brick Factory on 109.3 acres east of North Harvey Mitchell Parkway and adjoining Mumford Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Brown Oak Properties - Jorge Gonzalez/Grey Wolf Engineers - Daniel Quarles/
SUBDIVISION: Brown Oak Brick Factory
2. **Replat. RP25-000011. Lone Oak Acres.** Replat of six non-residential lots into two on 2.19 acres located south of Tabor Road at the intersection of Clarks Lane and Bellaire Street, addressed as 3109 Clarks Lane.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: RJSA Engineering LLC - Jake Windsor/Goodwin-Lasiter-Strong - kirk raymond/EASTEX CRUDE REAL ESTATE LLC
SUBDIVISION: Lone Oak Acres
3. **Special Use License. SU25-000001. Bryan Original Townsite.** Proposed special use license to replace the front facade canopy west of South Texas Avenue between North Bryan Avenue and North Main Street, addressed as 410 N Main Street.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: City of Bryan - /Dunham Engineering - jimmy dunham/Dunham Engineering - jimmy dunham
SUBDIVISION: Bryan Original Townsite

REVISIONS:

1. **Conditional Use Permit. CU25-000001. Garden Acres.** Request to add a 908 square-foot accessory dwelling unit for residential purposes on 0.71 acres located west of South Texas Avenue between Enfield Street and Garden Acres Boulevard, addressed as 718 Garden Acres Boulevard.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Baker Construction - Juan Salazar/Baker Construction - Clayton Baker/Baker Construction - Clayton Baker

SUBDIVISION: Garden Acres

Attention Departments: Planning Services, Engineering Services,

2. **Final Plat. FP25-000002. Colony Ridge Subd.** Final plat for one residential lot on 6.41 acres located east of North Earl Rudder Freeway and adjoining Sam Rayburn Drive.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: CREI Partners, LLC - Wayne Courreges III/Kimley-Horn - Hannah Malouf/Kimley-Horn - Hannah Malouf
SUBDIVISION: Colony Ridge Subd
Attention Departments: Engineering Services, Parks and Recreation Department,
3. **Final Plat. FP25-000005. Camwest Crossing.** Final plat for one non-residential lot on 16.88 acres located east of John Sharp Parkway and adjoining Health Science Center Parkway, addressed as 8525 John Sharp Parkway.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: CamWest Traditions LP - Kim Eubanks/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Camwest Crossing
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, TxDOT,
4. **Preliminary Plan. PP25-000008. Colony Ridge Subd.** Preliminary plan for one residential lot on 6.41 acres located east of North Earl Rudder Freeway and adjoining Sam Rayburn Drive.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: CREI Partners, LLC - Wayne Courreges III/Kimley-Horn - Hannah Malouf/Kimley-Horn - Hannah Malouf
SUBDIVISION: Colony Ridge Subd
Attention Departments: Engineering Services, Parks and Recreation Department,
5. **Right-of-Way Abandonment. RA25-000002. Opersteny.** Request to abandon 1.004 acres of public right-of-way for Santa Teresa Catholic Church to create additional parking space located south of San Jacinto Lane between Lucky Street and Saunders Street, addressed as 1212 Lucky Street.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: SANTA TERESA CATHOLIC CHURCH/Gessner Engineering - Pedro Rico/
SUBDIVISION: Opersteny
Attention Departments: Planning Services, Engineering Services, Water Services,
6. **Replat. RP24-000131. Coulter's East Side.** Replat of three residential lots into two on 0.41 acres located between South Coulter Drive and South Dillard Street, addressed as 1207 East 27th Street (RP22-36)
CASE CONTACT: Mikaela Dickenson (Brianna Groves)
OWNER/APPLICANT/AGENT: PALOMARES CONSTRUCTION, INC. - JESSE PALOMARES/Atwell - Dallas Orsborn/Atwell - Dallas Orsborn
SUBDIVISION: Coulter's East Side
Attention Departments:
7. **Replat. RP25-000006. Shady Oaks.** Replat of two residential lots into six residential lots on 2.04 acres located west of Palasota Drive between Bamboo Street and Bridge Meadow Lane, addressed as 1708 Cottonwood Street.

CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: 36 & 37 Investments, LLC - /J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Shady Oaks
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering,

8. **Replat. RP25-000007. Beason Addn.** Replat to shift the boundary between two residential lots to establish new lot lines on 0.32 acres located north of West Carson Street between Orman Street and Beason Street, addressed as 400 W Duncan Street.
CASE CONTACT: Rene Ochoa (Jon MacKay)
OWNER/APPLICANT/AGENT: individual - GLORIA LOPEZ/Kerr Surveying LLC - Tatum Frank/Kerr Surveying LLC - TJ FRANK
SUBDIVISION: Beason Addn
Attention Departments: Planning Services, Engineering Services, Water Services,
9. **Site Plan. SP24-000155. Highland Hills.** Site plan for a 80,000 square-foot self storage facility located between Tom Light Drive and Town Square Avenue, addressed as 2905 Town Square Avenue.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: VG Bryan Storage LLC - Jeff Evans/Bleyl Engineering - Brandon Batot/Bleyl Engineering - Brandon Batot
SUBDIVISION: Highland Hills
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Fire Services,
10. **Site Plan. SP25-000005. Colony Ridge Subd.** Site plan for the construction of five residential buildings and a clubhouse totaling 166,096 square-feet on 6.41 acres located east of North Earl Rudder Freeway and adjoining Sam Rayburn Drive.
CASE CONTACT: Rene Ochoa (James Hayes)
OWNER/APPLICANT/AGENT: CREI Partners, LLC - Wayne Courreges III/Kimley-Horn - Hannah Malouf/Kimley-Horn - Hannah Malouf
SUBDIVISION: Colony Ridge Subd
Attention Departments: Planning Services, Engineering Services,
11. **Site Plan. SP25-000014. La Brisa.** Site plan for two metal buildings for Morning Star Storage totaling 15,596 square feet on 10.00 acres located west of North Harvey Mitchell Parkway, addressed as 425 North Harvey Mitchell Parkway.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Morningstar Properties, LLC - Hampton Young/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: La Brisa
Attention Departments: Planning Services, BTU-Electrical Engineering,
12. **Site Plan. SP25-000015. Carrabba Industrial Park Ph 11.** Site plan for an 8,400 square-foot metal building for industrial use on 1.44 acres located north of East State Highway 21 between North Thornberry Drive and Gooseneck Drive, addressed as 1824 Cimino Drive.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Carrabba Industrial Park Ph 11
Attention Departments: Planning Services, BTU-Electrical Engineering,

13. **Site Plan. SP25-000016. Carrabba Industrial Park Ph 11.** Site plan for a 6,000 square-foot metal building for industrial use on 1.34 acres located east of East State Highway 21 between Gooseneck Drive and North Thornberry Drive, addressed as 1650 North Thornberry Drive.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Carrabba Industrial Park Ph 11
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Environmental Services, Fire Services,

14. **Site Plan. SP25-000017. Carrabba Industrial Park Ph 11.** Site plan for a 9,000 square-foot metal building for industrial use on 1.39 acres located north of East State Highway 21 between North Thornberry Drive and Gooseneck Drive, addressed as 1825 Cimino Drive.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Carrabba Industrial Park Ph 11
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services,

15. **Site Plan. SP25-000018. Carrabba Industrial Park Ph 11.** Site plan for an 8,400 square-foot metal building for industrial use on 1.84 acres located north of East State Highway 21 between North Thornberry Drive and Gooseneck Drive, addressed as 1830 Cimino Drive.
CASE CONTACT: Mikaela Dickenson (Jon MacKay)
OWNER/APPLICANT/AGENT: GRT Interests LLC - Grant Carrabba/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Carrabba Industrial Park Ph 11
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Environmental Services, Fire Services,