



## AGENDA

Site Development Review Committee  
Tuesday - 03/25/2025

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### NEW ITEMS:

1. **Conditional Use Permit. CU25-000005. Traditions Ph 3.** Request to construct a 2,070 square-foot accessory dwelling unit on 0.26 acres between Walnut Creek Court and Pinyon Creek Drive, addressed as 3220 Walnut Creek Court.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Home Owner - Michael Jackson/Retreat & Co. Texas, LLC - Matthew Porter  
SUBDIVISION: Traditions Ph 3
2. **Preliminary Plan. PP25-000013. Stephen F Austin.** Preliminary plan to develop four residential lots for single-family homes east of North Harvey Mitchell Parkway between Suncrest Street and Cunningham Lane, addressed as 1330 Cunningham Lane.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Max Masonry - Max Martinez/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure & Browne Engineering/Surveying, Inc. - Josh Fry  
SUBDIVISION: Stephen F Austin
3. **Site Plan. SP25-000019. Country Club Lake Addn.** Site plan for the construction of a boardwalk for Midtown Park on 43.13 acres at the intersection of South College Avenue and West Villa Maria Road, currently addressed as 206 W Villa Maria Road.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: City of Bryan - /Walker Partners Engineers & Surveyors, LLC - Robert Munger  
SUBDIVISION: Country Club Lake Addn

### REVISIONS:

1. **Preliminary Plan. PP25-000004. Stella Ranch Ph 2.** Preliminary plan for 41 residential lots on 20.40 acres adjoining the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.  
CASE CONTACT: Katie Williams (Sean Smith)  
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan  
SUBDIVISION: Stella Ranch Ph 2  
Attention Departments: Planning Services, Engineering Services
  
2. **Preliminary Plan. PP25-000006. Stella Ranch Ph 3.** Preliminary plan for 40 residential lots on 13.75 acres adjoining the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.  
CASE CONTACT: Katie Williams (Sean Smith)  
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan  
SUBDIVISION: Stella Ranch Ph 3  
Attention Departments: Planning Services, Engineering Services
  
3. **Replat. RP24-000126. Bryan Plaza.** Replat of one non-residential lot into three on 9.4 acres located southeast of the intersection of North Texas Ave and East State Highway 21, addressed as 2001 E State Highway 21.  
CASE CONTACT: Rene Ochoa (James Hayes)  
OWNER/APPLICANT/AGENT: Mary Lake Realty Co - Frank Heifren/Mitchell & Morgan, LLP - Veronica Morgan  
SUBDIVISION: Bryan Plaza  
Attention Departments: Planning Services, Engineering Services, Water Services
  
4. **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 (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Individual - Gloria Lopez/Kerr Surveying LLC - Tatum Frank  
SUBDIVISION: Beason Addn  
Attention Departments: BTU-Electrical Engineering, Water Services
  
5. **Site Plan. SP25-000003. Bryan Original Townsite.** Site plan for a proposed building addition on .07 acres located east of South Texas Avenue between East 26th Street and East 28th Street, addressed as 209 S Main Street.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: PACT Design Studio, LLC - Matthew Faulkner  
SUBDIVISION: Bryan Original Townsite  
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Environmental Services, Fire Services

6. **Site Plan. SP25-000011. Bryan Original Townsite.** Site plan for a 5,238 square-foot eight unit townhome known as "The Spritz" on 0.36 acres 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  
SUBDIVISON: Bryan Original Townsite  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services
  
7. **Site Plan. SP25-000013. Lone Oak Acres.** Site plan for the construction of a 12,000 square-foot metal building for industrial use on 1.28 acres located south of Tabor Road and adjoining Clarks Lane, addressed as 3111 Clarks Lane.  
CASE CONTACT: Rene Ochoa (Eric Blackburn)  
OWNER/APPLICANT/AGENT: RJSA Engineering LLC - Jake Windsor  
SUBDIVISON: Lone Oak Acres  
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services