



## CITY OF BRYAN

*The Good Life, Texas Style.™*

### AGENDA

Site Development Review Committee  
Tuesday - 04/15/2025

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#### **NEW ITEMS:**

1. **Final Plat. FP25-000014. New Terra @ Cunningham.** Final plat to develop four residential lots for single-family homes on 0.97 acres 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: Terra Nova Home Builders LLC - Jose Maximino Martinez/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: New Terra @ Cunningham
2. **Replat. RP25-000012. Sunset Addn.** Replat to create two residential lots on 0.23 acres located east of North Harvey Mitchell Parkway and south of West 28th Street, addressed as 1202 Suncrest Street.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: RockWater Investments, LP - Jeff Mazzolini/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Sunset Addn

#### **REVISIONS:**

1. **Conditional Use Permit. CU25-000005. Traditions Ph 3.** Request to construct a 1,497 square-foot accessory dwelling unit on 0.51 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  
Attention Departments: Planning Services, BTU-Electrical Engineering, Water Services
2. **Final Plat. FP25-000012. Majestic Pointe Ph 1.** Final plat for 12 residential lots on 2.54 acres between Glacier Drive and Lightfoot Lane, addressed as 3700 Old Hearne Road. (FP23-26)  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson

SUBDIVISION: Majestic Pointe Ph 1

Attention Departments: Planning Services, Engineering Services

3. **Preliminary Plan. PP25-000002. Majestic Pointe Ph 1.** Preliminary plan for 12 residential lots on 2.54 acres located between Glacier Drive and Lightfoot Lane, addressed as 3700 Old Hearne Road.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Majestic Pointe Ph 1  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
  
4. **Site Plan. SP25-000020. Stella Ranch Ph 3.** Site plan for the Stella Ranch HOA Common Area and Private Park on 5.84 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 - Joel Mitchell  
SUBDIVISION: Stella Ranch Ph 3  
Attention Departments: Planning Services, Engineering Services
  
5. **Replat. RP25-000010. Cunningham Oaks.** Replat to convert one residential lot into two on 1.71 acres located south of West 28th Street, addressed as 2501 West 28th Street.  
CASE CONTACT: Rene Ochoa (Sean Smith)  
OWNER/APPLICANT/AGENT: SFConcreteServices – Yvonne Evans/ATM Surveying - Adam Wallace  
SUBDIVISION: Cunningham Oaks  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
  
6. **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  
SUBDIVISION: Lone Oak Acres  
Attention Departments: Planning Services, Engineering Services, Solid Waste Group, Environmental Services, Fire Services
  
7. **Site Plan. SP25-000022. Villa Maria Retail Center.** Site plan to construct a 7,500 square-foot a C-store and motor fuel retail on 3.45 acres southwest of the intersection of W Villa Maria Road and John Sharp Parkway, addressed as 3949 W Villa Maria Road.  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: Adam Awad/Center Pole Engineering - Taylor Jordan  
SUBDIVISION: Villa Maria Retail Center  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, Environmental Services