



## CITY OF BRYAN

*The Good Life, Texas Style.™*

### AGENDA

Site Development Review Committee

Tuesday - 03/03/2026

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#### **NEW ITEMS:**

1. **Master Plan. MP26-000001. Rudder Pointe.** Revised master plan for 8 phases of mixed-use development on 98 acres between North Earl Rudder Freeway and Clover Lane.  
CASE CONTACT: Ben Johnson (Sean Smith)  
OWNER/APPLICANT/AGENT: Steve Arden/McClure and Browne Engineering/Surveying, Inc.  
- Jeff Robertson  
SUBDIVISION: Rudder Pointe
2. **Site Plan. SP26-000011. St. Joseph Oaks.** Site plan for a 11,250 square-foot building for "Shops at Blinn" on 1.2 acres between Joseph Drive and Manor Drive, addressed as 2100 E 29th Street.  
CASE CONTACT: Paige Jackson (Sean Smith)  
OWNER/APPLICANT/AGENT: BRET X - Jimmy Baba/Kirksey Architecture - Robert Craig Grassle  
SUBDIVISION: St. Joseph Oaks
3. **Site Plan. SP26-000012. Bryan Original Townsite.** Site plan for a 1,800 square-foot office building on 0.44 acres west of South Main Street between West 33rd Street and South Bryan Avenue, addressed as 801 South Bryan Avenue.  
CASE CONTACT: Ben Johnson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: NN Out Properties - Katie Neason/J4 Engineering - Glenn Jones  
SUBDIVISION: Bryan Original Townsite
4. **Site Plan. SP26-000013. Bryan Original Townsite.** Site plan for a 28,098 square-foot parking garage on 1.09 acres between North Parker Avenue and West 21st Street, addressed as 206 W 22nd Street.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: OFL Group - Chris Lawrence/Schultz Engineering, LLC  
SUBDIVISION: Bryan Original Townsite

## **REVISIONS:**

1. **Conditional Use Permit. CU26-000002. W T James Resub.** Request to repair an existing accessory dwelling unit and storage on 0.28 acres north of East William Joel Bryan Parkway between North Baker Avenue and Crenshaw Street, addressed as 1111 East 23rd Street.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Emily Mullins  
SUBDIVISION: W T James Resub  
Attention Departments: Planning Services, Engineering Services, Water Services, Fire Services
2. **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  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services, Fire Services
3. **Final Plat. FP25-000013. Brown Oak Brick Factory.** Final plat for one non-residential lot for the construction of a 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 LLC/Grey Wolf Engineers - Daniel Quarles  
SUBDIVISION: Brown Oak Brick Factory  
Attention Departments: Planning Services, Engineering Services, Water Services
4. **Preliminary Plan & Final Plat. PP25-000024 & FP25-000023. Cedar Breaks.** Final plat to create 5 non-residential lots on 8.58 acres between Dunbar Drive and North Earl Rudder Freeway.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Sola Stella Homes Bryan LLC - Reg Jones/Center Pole Engineering - Taylor Jordan  
SUBDIVISION: Cedar Breaks  
Attention Departments: Planning Services, Water Services
5. **Site Plan. SP26-000004. Cedar Breaks.** Site plan for a modular home retail center for "Pratt Homes" totaling 31,660 square-feet on 8.58 acres east of Highway 6 between Dunbar Drive and North Earl Rudder Freeway.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Sola Stella Homes Bryan LLC - Reg Jones/Center Pole Engineering - Taylor Jordan  
SUBDIVISION: Cedar Breaks  
Attention Departments: Planning Services, BTU-Electrical Engineering, Water Services, Fire Services
6. **Preliminary Plan. PP26-000004. Rudder Pointe Ph 7C & 8.** Revised preliminary plan for 72 residential lots on 16.02 acres at the northern terminus of Rudder Pointe Parkway.  
CASE CONTACT: Ben Johnson (Sean Smith)

OWNER/APPLICANT/AGENT: Steve Arden/McClure and Browne Engineering/Surveying, Inc.  
- Jeff Robertson

SUBDIVISION: Rudder Pointe Ph 7C & 8

Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Parks and Recreation Department, Fire Services

7. **Site Plan. SP25-000068. Providence Church.** Site plan for a phased development of the "Providence Church" totaling 11,998 square-feet north of Boonville Road between Colony Hills Drive and Bullinger Creek Drive.  
CASE CONTACT: Paige Jackson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Providence Church - Dan Wilkerson/J4 Engineering - Glenn Jones  
SUBDIVISION: Providence Church  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Water Services, Environmental Services, Fire Services
  
8. **Site Plan. SP25-000073. C M Evans.** Site plan for proposed driveway/access improvements for "Conlee-Garrett Moving and Storage" on 5.51 acres east of South College Avenue between Franklin Drive and Williamson Drive, addressed as 2300 South College Avenue.  
CASE CONTACT: Katie Williams (James Hayes)  
OWNER/APPLICANT/AGENT: M5 Partners, LP - Charles Mancuso/Schultz Engineering, LLC  
SUBDIVISION: C M Evans  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services, Fire Services