

Subject:

SDRC Agenda: August 4, 2026



AGENDA

Site Development Review Committee
Tuesday - 08/04/2026

NEW ITEMS:

1. **Conditional Use Permit. CU26-000007. Bryan Original Townsite.** Request for the construction of a reception hall on 0.15 acres between N Parker Avenue and N Bryan Avenue, addressed as 210 W 24th Street.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Catherine Williams
SUBDIVISION: Bryan Original Townsite

2. **Final Plat. FP26-000025. Stella Ranch Ph 14.** Final plat of one non-residential lot on 9.12 acres between Mill Water Court and Oak Hollow Circle, addressed as 7143 Stella (PVT) Circle.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISION: Stella Ranch Ph 14

3. **Preliminary Plan. PP26-000015. Shops at Carter Creek.** Preliminary plan for 11 non-residential lots on 11.63 acres between Towne Center Way and University Drive East.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC - Atilla Tuna/RME Consulting Engineers - Rabon Metcalf
SUBDIVISION: Shops at Carter Creek

4. **Right-of-Way Abandonment. RA26-000004. Bryan Industrial Site.** Request to abandon a 2.05-acre portion (89,432 square-feet) of public right-of-way located between W Carson Street and Atkins Street, addressed as 601 Union Street.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: CITY OF BRYAN TEXAS/Bryan Texas Utilities - Mark Robertson/Goodwin-Lasiter-Strong - Kirk Raymond
SUBDIVISION: Bryan Industrial Site

5. **Replat. RP26-000029. Bryan Industrial Sites.** Replat to redefine the property boundary lines to encompass the Union Street right-of-way on 3.75 acres between West Carson Street and Atkins Street, addressed as 601 Union Street.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: City of Bryan/Bryan Texas Utilities - Mark Robertson/Goodwin-Lasiter-Strong - Kirk Raymond
SUBDIVISION: Bryan Industrial Sites

6. **Replat. RP26-000028. Frank Wallace Sr.** Replat of one residential lot into two on 0.55 acres between Graham Drive and Tatum Street, addressed as 402 Wallace Street.
CASE CONTACT: Paige Jackson (Sean Smith)
OWNER/APPLICANT/AGENT: AJ Custom Homes LLC - Moises Mendoza/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Frank Wallace Sr

7. **Replat. RP26-000030. Saladiner.** Replat of one residential lot into two on 0.85 acres between Woodville Road and Oakwood Forest Drive, addressed as 4709 N Texas Avenue.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Gary Emola Construction LLC/Schultz Engineering, LLC
SUBDIVISION: Saladiner

8. **Replat. RP26-000031. College Oaks.** Replat of one residential lot to redefine property boundary lines on 2.20 acres W Brookside Drive and College Main Street, addressed as 600 Woodson Drive.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: CzechMex Properties LLC/Landworks Construction LLC - Troy Moore
SUBDIVISION: College Oaks

9. **Site Plan. SP26-000050. Grote Addn.** Site plan for the reconstruction of the existing parking lot on 3.09 acres between Rock Hollow Loop and Turkey Creek Road, addressed as 748 N Harvey Mitchell Parkway.
CASE CONTACT: Paige Jackson (James Hayes)

OWNER/APPLICANT/AGENT: - Shane Vinsant/Center Pole Engineering - Taylor Jordan
SUBDIVISION: Grote Addn

REVISIONS:

1. **Rezoning. RZ26-000014. Country Club Estates Ph 2.** Request to rezone 1.18 acres from Residential District-5000 (RD-5) to Planned Development District (PD) south of West Villa Maria Road between Ehlinger Drive and Fairway Drive, addressed as 401 Tee Drive.
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: CLVH Investments LLC - Connor Lovingfoss/Modern Engineering Solutions - Abdullah Awaineh
SUBDIVISION: Country Club Estates Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Parks and Recreation Department, Water Services, Fire Services

2. **Site Plan. SP26-000038. College Oaks.** Site plan for a 6-story apartment building with 187 units totaling 196,942 square-feet on 2.20 acres between W Brookside Drive and Nagle Street, addressed as 600 Woodson Drive.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: CzechMex Properties LLC/Landworks Construction LLC - Troy Moore
SUBDIVISION: College Oaks
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering

3. **Site Plan. SP26-000040. Park Hudson Ph 11.** Site plan for an 8,253 square-foot building for Adamson Engineering on 2.26 acres south of Boonville Road between Pendleton Drive and Cross Park Drive.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Flying Hawk Construction LLC - Kelley Adamson/Gessner Engineering - Cayden Smith
SUBDIVISION: Park Hudson Ph 11
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Fire Services