CITY OF BRYAN
The Good Life, Texas Style.™

AGENDA
Site Development Review Committee
Tuesday - 11/03/2026

NEW ITEMS:

1. **Site Plan. SP26-000072. Villa Maria Wal-Mart Addition.** Proposed 1,900-square-foot restaurant building on property addressed as 1532 W. Villa Maria Road
   CASE CONTACT: Paige Jackson (Eric Blackburn)
   OWNER/APPLICANT/AGENT: Crossfulton Investments LTD - David Foor/Contineo Group - Jennifer Yarbrough
   SUBDIVISON: Villa Maria Wal-Mart Addition

2. **Site Plan. SP26-000075. Villa Maria Wal-Mart Addition.** Proposed 3,000-square-foot restaurant located at 627 N. Harvey Mitchell Parkway
   CASE CONTACT: Paige Jackson (Eric Blackburn)
   OWNER/APPLICANT/AGENT: Crossfulton Investments LTD - David Foor/Pape-Dawson - Davis Dickerson/CROSSFULTON INVESTMENTS LTD
   SUBDIVISON: Villa Maria Wal-Mart Addition

3. **Site Plan. SP26-000071. Academy Bryan.** Proposed 63,000-square-foot sporting goods retail building located at the northern corner of the N. Earl Rudder Freeway Frontage Road and Sam Rayburn Drive intersection
   CASE CONTACT: Paige Jackson (James Hayes)
   OWNER/APPLICANT/AGENT: Capital Retail Properties - Eric Walker/ALJ LINDSEY - Roger Blair
   SUBDIVISON: Academy Bryan

4. **Site Plan. SP26-000074. Colony North.** Proposed 17,500-square-foot hotel building at 2412 Sam Rayburn Drive
   CASE CONTACT: Mikaela Dickenson (James Hayes)
   OWNER/APPLICANT/AGENT: CREI Partners, LLC - Wayne Courreges III/J4 Engineering - Glenn Jones
   SUBDIVISON: Colony North

5. **Right-of-Way Abandonment. RA26-000006. Mary Cavitt Addition.** Abandonment request for 0.48 acres of E. 31st Street between E. Dodge Street and S. Coulter Drive for St. Joseph Catholic Church, addressed as 600 S. Coulter Drive
   CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
   OWNER/APPLICANT/AGENT: St. Joseph Catholic Church/Pete Bienski/Henry Mayo, DCCM
   SUBDIVISON: Mary Cavitt Addition

6. **Replat. RP26-000048. Ehlinger Place.** Replat of parts of non-residential Lot 1 in Block 1 of Ehlinger Place and Reserved Area of Munnerlyn Village into proposed Lots 1R-A and 1R-B, addressed as 3310-3312 S. College Avenue and 105 Ehlinger Drive
   CASE CONTACT: Ben Johnson (Sean Smith)
   OWNER/APPLICANT/AGENT: Martin Family Investments, LP - James (Real Estate Broker) for Owner Murr/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
   SUBDIVISON: Ehlinger Place

7. **Site Plan. SP26-000073. Three-R.** Proposed 17,000-square-foot massage therapy training school located at 1820 E. 29th Street
   CASE CONTACT: Mikaela Dickenson (James Hayes)
   OWNER/APPLICANT/AGENT: BRADFACTOR LLC - Brad Heitzmann/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
   SUBDIVISON: Three-R

REVISIONS:

1. **Conditional Use Permit. CU26-000010. John Austin Survey.** Proposed 125-foot tall monopole wireless communication facility on 0.06 acres of a 0.57-acre property out of the John Austin Survey addressed as 2603 E. Villa Maria Road
   CASE CONTACT: Ben Johnson (Sean Smith)
   OWNER/APPLICANT/AGENT: Brazos Trace LLC - Paul Leventis/Vincent Gerard & Associates - Tannah Huebinger
   SUBDIVISON: John Austin Survey
   Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering

2. **Replat. RP26-000047. Country Club Estates Addition.** Replat of two residential lots, being part of Lot 15 and all of Lot 16 in Block D of Country Club Estates Addition, into proposed lot 16R, addressed as 208 Tee Drive
   CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
   OWNER/APPLICANT/AGENT: Murphy Signature Homes - Terrence Murphy/J4 Engineering - Glenn Jones
   SUBDIVISON: Country Club Estates Addition
   Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering

3. **Conditional Use Permit. CU26-000011. Country Club Estates Addition.** Conditional Use Permit (CUP) request for a duplex at 208 Tee Drive
   CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
   OWNER/APPLICANT/AGENT: Murphy Signature Homes - Terrence Murphy/J4 Engineering - Glenn Jones/
   SUBDIVISON: Country Club Estates Addition
   Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services

4. **Final Plat. FP26-000033. Traditions - Phase 21B.** Final plat of one 2.48 acre lot zoned Planned Development - Mixed Use District (PD-M) located on HSC Parkway between Turkey Creek Road and Atlas Pear Drive.
   CASE CONTACT: Ben Johnson (Madeleine Maltais)
   OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc. - /Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
   SUBDIVISON: Traditions - Phase 21B
   Attention Departments: Planning Services

5. **Site Plan. SP26-000069. Traditions - Phase 21B.** Site plan for a childcare building totaling 10,245 square-feet on 2.48 acres located on HSC Parkway between Turkey Creek Road and Atlas Pear Drive.
   CASE CONTACT: Ben Johnson (Madeleine Maltais)
   OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc. - /Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
   SUBDIVISON: Traditions - Phase 21B
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services

6. **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: Mikaela Dickenson (Eric Blackburn)
   OWNER/APPLICANT/AGENT: CITY OF BRYAN TEXAS/Bryan Texas Utilities - Mark Robertson
   SUBDIVISON: Bryan Industrial Site
   Attention Departments: Engineering Services, Water Services

7. **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: Mikaela Dickenson (Eric Blackburn)
   OWNER/APPLICANT/AGENT: City of Bryan - City of Bryan/Bryan Texas Utilities - Mark Robertson/Goodwin-Lassiter-Strong - Kirk Raymond
   SUBDIVISON: Bryan Industrial Sites
   Attention Departments: Planning Services, Engineering Services

8. **Replat. RP26-000038. Pecan Ridge.** Replat of one lot zoned Multi-Family Residential District (MF) into two near the intersection of Mohawk Drive and Pecan Knoll Street, addressed as 3605 Mohawk Street.
   CASE CONTACT: Mikaela Dickenson (James Hayes)
   OWNER/APPLICANT/AGENT: - Alfred Sifuentez/ATM Surveying - Adam Wallace/ATM Surveying - Adam Wallace
   SUBDIVISON: Pecan Ridge
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer

9. **<u>Site Plan. SP24-000154. W C Davis Addn.</u>** Site plan for a 31,656 square-foot auto service building on 14.48 acres located east of North Earl Rudder Freeway and west of Highpoint Drive, addressed as 728 North Earl Rudder Freeway.
   CASE CONTACT: Ben Johnson (James Hayes)
   OWNER/APPLICANT/AGENT: PMG AUTO SALES OF BRAZOS VALLEY LLC/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
   SUBDIVISON: W C Davis Addn
   Attention Departments: Engineering Services, Fire Services, TxDOT