CITY OF BRYAN
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AGENDA
Site Development Review Committee
Tuesday - 11/10/2026

NEW ITEMS:

1. **Replat. RP26-000049. Bryan Plaza Subdivision.** Replat of commercial Lot 1R in Block 1 of the Bryan Plaza Subdivision into proposed Lots 1R-1 and 1R-2, addressed as 2001 E. State Highway 21
   CASE CONTACT: Paige Jackson (James Hayes)
   OWNER/APPLICANT/AGENT: Culpepper Realty - John Culpepper/Kerr Surveying LLC - Michael Henry
   SUBDIVISON: Bryan Plaza Subdivision

2. **Site Plan. SP26-000076. Bryan Plaza Subdivision.** Proposed 500-square-foot drive-through coffee shop located at 2001 E. State Highway 21
   CASE CONTACT: Paige Jackson (James Hayes)
   OWNER/APPLICANT/AGENT: Culpepper Realty - John Culpepper/Triangle Engineering LLC - justin Wilson
   SUBDIVISON: Bryan Plaza Subdivision

3. **Replat. RP26-000050. Country Club Estates #2.** Replat of residential Lot 1 in Block B of Country Club Estates #2 into proposed Lots 1R, 2R, and 3R, currently addressed as 303 Fairway Drive.
   CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
   OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones
   SUBDIVISON: Country Club Estates #2

4. **Site Plan. SP26-000078. Country Club Estates #2.** Site Plan for three proposed townhouses on property currently addressed as 303 Fairway Drive.
   CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
   OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones
   SUBDIVISON: Country Club Estates #2

5. **Site Plan. SP26-000077. Highland Hills Phase 1.** Site plan for 58 townhomes and common area on 8.2 acres addressed as 2815 Highpoint Drive.
   CASE CONTACT: Ben Johnson (Sean Smith)
   OWNER/APPLICANT/AGENT: Snoopaluke - Luke Marvel/J4 Engineering - Glenn Jones
   SUBDIVISON: Highland Hills Phase 1

6. **Site Plan. SP26-000079. Oak Village.** Site Plan identifying the location of an outdoor barbecue pit accessory to Hartt's Barbecue located at 4001 E. 29th Street #106
   CASE CONTACT: Ben Johnson (Sean Smith)
   OWNER/APPLICANT/AGENT: Brazos Valley Affordable Housing Corp. - Ben Fortner /ProActive Chiropractic & Wellness - Kathy Allen
   SUBDIVISON: Oak Village

REVISIONS:

1. **Preliminary Plan. PP25-000033. Pleasant Hill Sec 3 Ph 1-9.** Revised preliminary plan for 906 residential lots on 253.51 acres east of North Harvey Mitchell Parkway and adjoining Smith Lake Boulevard. (PP23-21)
   CASE CONTACT: Mikaela Dickenson (Sarah Green)
   OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering - Keith Caldwell
   SUBDIVISON: Pleasant Hill Sec 3 Ph 1-9
   Attention Departments: Planning Services

2. **Final Plat. FP26-000004. Pleasant Hill Section 3 Phase 9.** Final plat for 114 residential lots on 23.64 acres west of North Harvey Mitchell Parkway and north of West State Highway 21 between Pleasant Hill Road and West 28th Street.
   CASE CONTACT: Mikaela Dickenson (Sarah Green)
   OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering, LLC - Jeanette Lipton
   SUBDIVISON: Pleasant Hill Section 3 Phase 9
   Attention Departments: Planning Services, Engineering Services

3. **Final Plat. FP26-000015. Stella Ranch Ph 3.** Final plat for 39 residential lots on 13.21 acres adjoining the west side of FM 1179 between Cargill Drive and Millwater Court, addressed as 7143 Stella (PVT) Circle.
   CASE CONTACT: Paige Jackson (Sarah Green)
   OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan/STEEP HOLLOW LAND LP
   SUBDIVISON: Stella Ranch Ph 3
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services

4. **Preliminary Plan. PP25-000026. Pagosa Springs Ph 4-5.** Preliminary plan for 124 residential lots on 25.60 acres between Cunningham Lane and Scanlan Street, addressed as 2141 West 28th Street.
   CASE CONTACT: Paige Jackson (Sean Smith)
   OWNER/APPLICANT/AGENT: Cimarron LLC - Spencer Buchanan/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
   SUBDIVISON: Pagosa Springs Ph 4-5
   Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services

5. **Replat. RP26-000039. Williams.** Replat of one residential lot into four at the intersection of Old Hearne Road and Stevens Drive, addressed as 2627 Stevens Drive.
   CASE CONTACT: Paige Jackson (Sean Smith)
   OWNER/APPLICANT/AGENT: Anselmo Lopez Construction - Anselmo Lopez/ATM Surveying - Adam Wallace
   SUBDIVISON: Williams
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer

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
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services

7. **Site Plan. SP26-000053. HWY 30 Business Park.** Site plan for a 5.62 acre business park development zoned C-2 Retail District consisting of 8 office /warehouse buildings located between Winding Creek Road (PVT) and Cole Lane, addressed as 1140 State Highway 30.
   CASE CONTACT: Mikaela Dickenson (James Hayes)
   OWNER/APPLICANT/AGENT: Oxbow Construction LLC - Hank Robertson/J4 Engineering - Glenn Jones
   SUBDIVISON: HWY 30 Business Park
   Attention Departments: Planning Services, Engineering Services

8. **Site Plan. SP26-000054. Brazos Valley Community Church.** Site plan for a proposed 4,800 square foot one-story building intended for commercial use on 6.19 acres between Calhoun Street and Old Hearne Road, addressed as 2002 E State Highway 21.
   CASE CONTACT: Ben Johnson (Madeleine Maltais)
   OWNER/APPLICANT/AGENT: Upward Soaring Properties, LLC - Terry Roberts/J4 Engineering - Glenn Jones
   SUBDIVISON: Brazos Valley Community Church
   Attention Departments: Planning Services, Engineering Services, Water Services