



## AGENDA

Site Development Review Committee  
Tuesday – February 14, 2023

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### NEW ITEMS:

- 1. Final Plat. FP23-12. Field Creek Estates – Phase 3 – (ETJ).** Final plat for six residential lots on 8.86 acres, located within the City of Bryan Extraterritorial Jurisdiction off FM 1179, at the terminus of Castell Lane.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: McQueen Built Homes/ J4 Engineering  
SUBDIVISION: Field Creek Estates – Phase 3
- 2. Preliminary Plan and Final Plat. PP23-08 & FP23-11. Prairie Ridge Estates – Phase 3 (ETJ).** Preliminary plan and final plat for 26 lots on 33.88 acres located off Collette Lane, northeast of its intersection with FM 2223, addressed as 4592 Collette Lane.  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Greenbelt Group/J4 Engineering  
SUBDIVISION: Prairie Ridge Estates – Phase 3
- 3. Preliminary Plan. PP23-09. Rector Subdivision.** Preliminary plan of one lot on 4.99 acres adjoins the west side of North Texas Avenue, directly adjacent from its intersection with Maggie Street, and is currently addressed as 4010 North Texas Avenue  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: Barbara Rector /Conley Land Service  
SUBDIVISION: Rector Subdivision
- 4. Replat. RP23-01. Field Creek Estates – Phase 2 – (ETJ).** Replat of one lot and an adjoining unplatted property into one lot on 5.08 acres, located within the City of Bryan Extraterritorial Jurisdiction off FM 1179, at the terminus of Castell Lane.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: McQueen Built Homes/ J4 Engineering  
SUBDIVISION: Field Creek Estates – Phase 2
- 5. Replat. RP23-02. McDade.** Replat of two lots into one on 1.04 acres, located off West Martin Luther King Jr Street, and Old Munford Road  
CASE CONTACT: Katie Williams (Brianna Groves)  
OWNER/APPLICANT/AGENT: Moises & Veronica Mendoza/ J4 Engineering  
SUBDIVISION: McDade

**6. Site Plan. SP23-11. Dollar Tree.** Site Plan for 8,825 square foot dollar tree in the Planned Development District (PD) on 3.17 acres located between Westwood Main and the signaled Walmart drive, addressed as 1642 West Villa Maria Road.  
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Crossfulton Investments/Gessner Engineering  
SUBDIVISION: Villa Maria Wal-Mart Addition

**REVISIONS:**

- 7. Final Plat. FP22-37. Coulter Business Park – Phase 1 (ETJ).** Final Plat for 18 non-residential lots on 23.18 acres located within the City of Bryan Extraterritorial Jurisdiction between Coulter Field and Carrabba Road on the southern side of State Highway 21.  
CASE CONTACT: Isabel Martinez (Zachary Kennard)  
OWNER/APPLICANT/AGENT: B/CS Leasing LLC/ McClure & Browne  
SUBDIVISION: Coulter Business Park – Phase 1
- 8. Final Plat. FP23-02. Hush and Whisper Barrel Storage.** Final Plat for one non-residential lot on 4.02 acres located off FM 974, between Clarks Lane and Boatcallie Road, addressed as 2898 FM 974.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Tabor Road Ventures, LLC/Fibertown  
SUBDIVISION: Hush and Whisper Barrel Storage
- 9. Master Plan. MP23-02. Sage Meadow Subdivision.** Master plan for a residential subdivision on 19.87 acres property has frontage on both Old Hearne Road and Lightfoot Lane and currently addressed as 3700 Old Hearne Road.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Brackmel Development/J4 Engineering  
SUBDIVISION: Sage Meadows
- 10. Master Plan. MP21-01. Stella Ranch Subdivision – Phases 1-11 (ETJ).** This is a revised master plan for a residential subdivision on 252.76 acres. This property adjoins the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell & Morgan/Same as Applicant  
SUBDIVISION: Stella Ranch – Phases 1-11
- 11. Preliminary Plan. PP21-23. Hunters Crossing Estates Subdivision – Phase 2 (ETJ).** Preliminary plan for 40 lots on 52.03 acres located generally west of the intersection of FM 2776 and Hunters Crossing Trail.  
CASE CONTACT: Isabel Martinez (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: OCC Construction Corporation/Mason Kwiatkowski/Gessner  
SUBDIVISION: Hunters Crossing Estates – Phase 2
- 12. Preliminary Plan. PP22-31. Rudder Pointe Subdivision – Phase 7A & 7B.** Preliminary Plan for 52 residential lots on 7.3 acres adjoining the north side of Old Reliance Road between Rudder Pointe Parkway and Austin’s Creek Drive, adjacent to Rudder Pointe Subdivision - Phase 3.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: BORD Development/ McClure & Browne  
SUBDIVISION: Rudder Pointe – Phase 7A & 7B

- 13. Preliminary Plan. PP22-41. Field Creek Estates – Phase 3 – (ETJ).** Preliminary plan for six residential lots on 8.86 acres, located within the City of Bryan Extraterritorial Jurisdiction off FM 1179, at the terminus of Castell Lane.  
CASE CONTACT: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: McQueen Built Homes/ J4 Engineering  
SUBDIVISION: Field Creek Estates – Phase 3
- 14. Preliminary Plan. PP23-05 Sage Meadow Subdivision – Phase 2A.** Preliminary plan of 21 residential lots located off Lightfoot Lane, between Peppercorn Drive and Oklahoma Avenue currently addressed as 3700 Old Hearne Road.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Brackmel Development/J4 Engineering  
SUBDIVISION: Sage Meadow – Phases 2A
- 15. Final Plat. FP23-08. Sage Meadow Subdivision – Phase 2A.** Final Plat of 21 residential lots currently located off Lightfoot Lane, between Peppercorn Drive and Oklahoma Avenue, addressed as 3700 Old Hearne Road.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Brackmel Development/J4 Engineering  
SUBDIVISION: Sage Meadow – Phases 2A
- 16. Preliminary Plan. PP23-07. Pagosa Springs Subdivision – Phase 1.** Preliminary plan of 44 residential lots on 15.66 acres generally south of West 28<sup>th</sup> Street between Cunningham Lane and Scanlin Street.  
CASE CONTACT: Katie Williams (Zachary Kennard)  
OWNER/APPLICANT/AGENT: S.E. Investments, LLC /McClure & Browne  
SUBDIVISION: Pagosa Springs – Phase 1
- 17. Rezoning. RZ22-06. Richard Carter.** Revised request to rezone of 93.95 acres from A-O Agricultural-Open to PD – Planned Development for potential multi-use development along the northbound frontage road of SH 6, near Briarcrest Drive.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC/Mitchell & Morgan  
SUBDIVISION: Richard Carter
- 18. Site Plan. SP21-44. Villa Maria Gas Station.** Site plan of a 3,970 square foot convenience store with fuel pumps, adjoining the south side of West Villa Maria Road between Westwood Main and Shirewood Drive, and currently addressed as 1919 West Villa Maria Rd.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: VM Retail, LLC/RSK Engineering  
SUBDIVISION: Shirewood - Phase 2
- 19. Site Plan. SP22-58. The MODS.** Site plan of 13 multi-family buildings on 6.22 acres, adjoining the northeast and southeast corners of the intersection of East Villa Maria Road and Red River Drive currently addressed as 2539 East Villa Maria Rd.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: JL2E Investments LLC/L Squared Engineering/L2 Engineering  
SUBDIVISION: Briarcrest Park Addition

**20. Site Plan. SP22-64. BISD Transportation & Maintenance.** Site plan for a transportation (26,078 square foot building) and maintenance (76,462 square foot building) facilities for BISD, located at the corner of N. Harvey Mitchell Parkway and Leonard Rd.

CASE CONTACT:

Katie Williams (Zachary Kennard)

OWNER/APPLICANT/AGENT:

Bryan ISD/Quiddity Engineering

SUBDIVISION:

Blinn College West Campus (BISD)