



## AGENDA

Site Development Review Committee  
Tuesday – February 28, 2023

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### NEW ITEMS:

- 1. Preliminary Plan & Final Plat. PP23-11 & FP23-12. NWD Offices.** Preliminary Plat & final plat for one lot on 1.278 acres located off East William J Bryan Parkway and Robertson Street, addressed as 205 Robertson Street & 1005 East 24<sup>th</sup> Street.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Nathan Winchester/J4 Engineering  
SUBDIVISION: NWD Offices
- 2. Right-of-Way Abandonment. RA23-01 205 Robertson Street.** Right-of-way abandonments along Robertson Street and 24<sup>th</sup> Street of 4,407 square feet, addressed as 205 Robertson Street.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Nathan Winchester/J4 Engineering  
SUBDIVISION: NWD Offices
- 3. Replat. RP23-03. Hanus Addition.** Replat of three lots into one on 0.697 acres for non-residential development located at the corner of West State Highway 21 and Victory Street, addressed as 1801 W. Highway 21  
CASE CONTACT: Isabel Martinez (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Bernardino & Juana Arriaga/ATM Surveying  
SUBDIVISION: Hanus
- 4. Site Plan. SP23-14. Legends Event Center.** Site Plan for 311 square foot boathouse and sandy volleyball site located within Travis Bryan Midtown Park on Midtown Park Boulevard, near the intersection of Williamson Drive and Rountree Drive, currently addressed as 2533 Midtown Park Boulevard.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: City of Bryan/Trace Cryer, P.E., PBK Sports  
SUBDIVISION: Country Club Lake Addition
- 5. Site Plan. SP23-15. Finfeather Storage Facility.** Site Plan for 32,275 square foot climate controlled storage facility located off Finfeather Road between Pepper Tree Drive and Turkey Creek Road, addressed as 2600 Finfeather Road.  
CASE CONTACT: Katie Williams(Brianna Groves)  
OWNER/APPLICANT/AGENT: Dallas Beck/RTR Design  
SUBDIVISION: Cedar Ridge – Phase 1

**REVISIONS:**

- 6. Annexation. ANNEX23-03. Stella Ranch Subdivision – Phase 1-11 (ETJ).** A request for annexation of 252.76 acres located at the west side of Farm to Market Road 1179 between Cargill Drive and Mill Water Court. Zoning assignment requested with annexation is a Planned Development – Mixed Use District (PD-M) for residential and non-residential uses.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell and Morgan  
SUBDIVISION: Stella Ranch Subdivision – Phase 1-11
- 7. Master Plan. MP21-01. Stella Ranch Subdivision – Phases 1-11 (ETJ).** 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: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell & Morgan/Same as Applicant  
SUBDIVISION: Stella Ranch – Phases 1-11
- 8. 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
- 9. Preliminary Plan. PP22-37. Knox Landing Subdivision.** Preliminary plan for 46 residential lots on 10.0 acres near the intersection of State Highway 30 and Hardy Weedon Road, across from Yaupon Trails Drive.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: RFD Holdings/McClure & Browne  
SUBDIVISION: Knox Landing Subdivision
- 10. 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
- 11. Replat. RP22-07. Park Hudson - Phase 1.** Replat of two lots into six on 20.59 acres for non-residential development, addressed as 3131 University Dr.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Brazos Valley Physicians/Strong Surveying  
SUBDIVISION: Park Hudson – Phase 1
- 12. 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