



CITY OF BRYAN  
*The Good Life, Texas Style.*

## AGENDA

Site Development Review Committee  
Tuesday – April 18, 2023

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### NEW ITEMS:

- 1. Final Plat. FP23-17. Yaupon Trails Subdivision – Phase 3A-4A.** Final plat for 63 lots on 31.89 acres to an existing PD- Planned Development, located east of Hardy Weedon Road off State Highway 30.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: 1983 Land Investments, LLC / Schultz Engineering  
SUBDIVISION: Yaupon Trails Ph 3A-4A
- 2. Final Plat. FP23-18. Coulter Business Park – Phase 2 (ETJ).** Final plat for 13 non-residential lots on 17.12 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 2
- 3. Final Plat. FP23-19. Knox Landing Subdivision.** Final plat for 46 residential lots on 10.5 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
- 4. Site Plan. SP23-34. First Financial Bank.** Site plan for the construction of 3,241 square bank with drive thru located off the East frontage road near East State Highway 21 addressed as 1622 North Earl Rudder Freeway.  
CASE CONTACT: Isabel Martinez (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Grary Milliorn /Collin Zalesak  
SUBDIVISION: 6 at 21 Crossing Commercial
- 5. Site Plan. SP23-35. Ranger Industrial Park (ETJ).** Site plan for 3,375 square foot storage addition within the City of Bryan Extraterritorial Jurisdiction on 1.07 acres located off East State Highway 21, between Clark Street, and Wallis Road, addressed as 266 Marino Road.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Performance Bryan Properties/Pool Corp/Saboer Construction  
SUBDIVISION: Ranger Industrial Park

**REVISIONS:**

- 6. Annexation. ANNEX23-03. Stella Ranch Subdivision – Phases 1-11 (ETJ).** Revised 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 – Phases 1-11
- 7. Master Plan. MP21-01. Stella Ranch Subdivision – Phases 1-11 (ETJ).** 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: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Steep Hollow Land, LP/Mitchell & Morgan  
SUBDIVISION: Stella Ranch – Phases 1-11
- 8. Preliminary Plan & Final Plat. PP22-22 & FP22-41. Oakmont – Phase 4A.** Preliminary plan final plat for 38 residential lots on 12.71 acres located at southeast quadrant of Canterbury Drive and Copperfield Drive intersection.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development/McClure & Browne  
SUBDIVISION: Oakmont – Phase 4A
- 9. Preliminary Plan & Final Plat. PP22-16 & FP22-42. Oakmont Subdivision – Phase 4B.** Preliminary plan and final plat for 50 residential lots on 15.02 acres located at the terminus of Kebler Pass.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development/McClure & Browne  
SUBDIVISION: Oakmont – Phase 4B
- 10. Preliminary Plan & Final Plat. PP22-39 & FP22-38. The MODS Subdivision.** Preliminary plan and final plat of two multi-family lots 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: JL Classic Homes/Survtech Corporation  
SUBDIVISION: The Mods
- 11. Site Plan. SP22-58. The MODS Subdivision.** Site plan for 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 and 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: The Mods
- 12. Preliminary Plan. PP23-13. Reveille Estates – Phase 1.** Preliminary plan for 29 residential lots on 8.40 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: B/CS Leasing/McClure & Browne  
SUBDIVISION: Reveille Estates – Phase 1

- 13. Final Plat. FP23-10. Reveille Estates – Phase 1.** Final plat for 29 residential lots on 8.40 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: B/CS Leasing/McClure & Browne  
SUBDIVISION: Reveille Estates – Phase 1
- 14. Final Plat. FP23-15. Pagosa Springs Subdivision – Phase 1.** Final plat for 46 residential lots on 12.03 acres generally south of West 28<sup>th</sup> Street between Cunningham Lane and Scanlin Street.  
CASE CONTACT: Katie Williams (Zach Kennard)  
OWNER/APPLICANT/AGENT: SE Investments/McClure & Brown  
SUBDIVISION: Pagosa Springs – Phase 1
- 15. Preliminary Plan. PP22-37. Knox Landing Subdivision.** Preliminary plan for 46 residential lots on 10 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
- 16. 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
- 17. Replat. RP23-10. Hollow Heights Subdivision (ETJ).** Replat of four lots into two on 2.5 acres adjoining the east side of Hollow Heights Drive, generally north of its intersection with Merka Road, addressed as 6600 Hollow Heights Drive.  
CASE CONTACT: Isabel Martinez Stewart Skloss)  
OWNER/APPLICANT/AGENT: Craig Richie Biggs/Tumlinson Land Surveying  
SUBDIVISION: Hollow Heights
- 18. Site Plan. SP23-13. Smythe Addition.** Site Plan for 2,257 square foot coffee shop in the Midtown Corridor District (MT-C) on 0.717 acres located off South Texas Avenue between Homestead Street and East 33<sup>rd</sup> Street, addressed as 910 South Texas Avenue.  
CASE CONTACT: Isabel Martinez (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Jacob Scher/Kimley-Horn  
SUBDIVISION: Smythe Addition
- 19. Site Plan. SP23-19. Brazos Christian School.** Site plan for the construction of an 11,551 square foot sport center, 17,215 square foot performance arts center, and 6,505 square foot expansion to Building C located on the northwest side of West Villa Maria Road, addressed as 3000 W Villa Maria Road.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Brazos Christian School/McClure and Brown  
SUBDIVISION: Brazos Christian School
- 20. Site Plan. SP23-20. Carrabba Terrabon Research Park.** Revised site plan for the construction of 4,200 square foot metal structure and 768 square foot locker/restroom adjoining the north side of Mumford Road,

generally east of its intersection with North Harvey Mitchell Parkway (FM 2818), addressed as 6150 Mumford Road.

CASE CONTACT: Isabel Martinez (Stewart Skloss)  
OWNER/APPLICANT/AGENT: ARA WE OPCO, LLC/Amence Development, LLC  
SUBDIVISION: Carrabba Terrabon Research Park

**21. Site Plan. SP23-23. Bryan Inn & Suites.** Site plan for the construction of an off-street parking area near Old Kurten Road and Nuches Lane, addressed as 1506 Nuches Lane.

CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Aria Hospitality LLC/J4 Engineering  
SUBDIVISION: Aria Estate

**22. Site Plan. SP23-26. Santa Teresa Catholic Church.** Site plan for a 4,155 square foot non-residential building on 1.5 acres, adjoining the east corner of Lucky and Hall Streets, addressed as 1212 Lucky Street.

CASE CONTACT: Isabel Martinez (Stewart Skloss)  
OWNER/APPLICANT/AGENT: Santa Teresa Catholic Church/J4Engineering  
SUBDIVISION: Opersteny