



CITY OF BRYAN
The Good Life, Texas Style.

AGENDA

Site Development Review Committee
Tuesday – April 25, 2023

NEW ITEMS:

- 1. Easement Release. ER23-02. Woodville Acres Addition.** Proposed release of a portion of a 15-foot sewer easement being 0.066 acres, on property adjoining the east side of Old Hearne Road between Candy Lane and Stevens Drive, addressed as 3707 Old Hearne Road.
CASE CONTACT: Isabel Martinez (Eric Blackburn)
OWNER/APPLICANT/AGENT: Shabeer Jaffar/ATM Surveying
SUBDIVISION: Woodville Acres
- 2. Replat. RP23-08. Margaret Wallace Subdivision.** Replat of Lot 1 in Block 20 and 0.13 acres of previously abandoned street right-of-way for Northside Drive, into two residential lots on 1.78 acres adjoining the southeast side of Woodville Road between Marsh Street and Creekwood Drive, addressed as 2703 Woodville Road.
CASE CONTACT: Isabel Martinez (Eric Blackburn)
OWNER/APPLICANT/AGENT: Sammy Destefano/J4 Engineering
SUBDIVISION: Margaret Wallace
- 3. Site Plan. SP23-36. Brazos Transit District.** Site plan for the construction of a new bus driveway for an alternate route for vehicle circulation off Holick Lane, located between Gilbert Street and Helena Street, addressed as 3350 South Texas Avenue
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Brazos Transit District/ Williamson Group Architects
SUBDIVISION: Community Health Center
- 4. Site Plan. SP23-37. Brazos Christian School.** Site plan for the construction of a 6,400 square foot expansion of Building C, located on the northwest side of West Villa Maria Road, addressed as 3000 West Villa Maria Road.
CASE CONTACT: Mitchell Cameron (Eric Blackburn)
OWNER/APPLICANT/AGENT: Brazos Christian School/McClure and Brown
SUBDIVISION: Brazos Christian School
- 5. Site Plan. SP23-38. Dellwood Park.** Site plan for the construction of nine Midtown Pattern Flex Houses, located at the south corner of Cavitt Avenue and Edge Street, addressed as 307 Edge Street.
CASE CONTACT: Katie Williams (Stewart Skloss)
OWNER/APPLICANT/AGENT: Old Town Builders/J4 Engineering
SUBDIVISION: Dellwood Park

REVISIONS:

- 6. Replat. RP23-07. Dellwood Park Subdivision.** Replat of three lots zoned Mixed-Use General District (MU-2) into nine lots on 0.57 acres at the corner of Cavitt Avenue and Edge Street; the three lots currently addressed as 2801 Second Street, 2806 Cavitt Avenue, and 307 Edge Street.
CASE CONTACT: Katie Williams (Brianna Groves)
OWNER/APPLICANT/AGENT: Old Town Builders/J4 Engineering
SUBDIVISION: Dellwood Park
- 7. 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
- 8. Preliminary Plan. PP23-11. Stella Ranch Subdivision – Phases 1 (ETJ).** Preliminary plan for 51 residential lots on 26.6 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
- 9. Preliminary Plan & Final Plat. PP22-22 & FP22-41. Oakmont Subdivision – 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
- 10. Final Plat. FP23-18. Coulter Business Park Subdivision – 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
- 11. 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
- 12. 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

13. 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 (Stewart Skloss)
OWNER/APPLICANT/AGENT: Crossfulton Investments/Gessner Engineering
SUBDIVISION: Villa Maria Wal-Mart Addition

14. 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

15. 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

16. 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

17. Site Plan. SP23-32. Sandy Creek Apartments. Site plan for pedestrian and accessory building improvements in an existing multifamily housing development, adjoining the northeast side of Sandy Point Road, just north of its intersection with Monterrey Street, addressed as 1828 Sandy Point Road.

CASE CONTACT: Isabel Martinez (Eric Blackburn)
OWNER/APPLICANT/AGENT: One Forest Park/DCAS/Loucks, Inc.
SUBDIVISION: Forest Park