



CITY OF BRYAN
The Good Life, Texas Style.

AGENDA

Site Development Review Committee
Tuesday – May 09, 2023

NEW ITEMS:

- 1. Master Plan. MP23-06. Mystic Oak Subdivision – Phase 1-2.** Master plan for 20 residential lots on 3.99 acres, previously part of the Woodville Acres Subdivision, located north of Old Hearne Road between Stevens Drive and Candy Lane.
CASE CONTACT: Isabel Martinez (Brianna Groves)
OWNER/APPLICANT/AGENT: Shabeer Jaffar / JBS Engineering
SUBDIVISION: Mystic Oak Subdivision
- 2. Preliminary Plan. PP23-16. Mystic Oak Subdivision – Phase 1.** Preliminary plan for seven residential lots on 1.00 acre, previously part of the Woodville Acres Subdivision, located north of Old Hearne Road, between Stevens Drive and Candy Lane.
CASE CONTACT: Isabel Martinez (Brianna Groves)
OWNER/APPLICANT/AGENT: Shabeer Jaffar / JBS Engineering
SUBDIVISION: Mystic Oak Subdivision
- 3. Preliminary Plan. PP23-17. Oakmont Subdivision – Phase 4C.** Preliminary plan for 20 residential lots on 10.87 acres, located west of the intersection of Greenstone Way and Kebler Pass.
CASE CONTACT: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Adam Development Properties / McClure & Browne Eng.
SUBDIVISION: Oakmont Subdivision – Phase 4C
- 4. Preliminary Plan. PP23-18. Reveille Estates – Phase 2.** Preliminary plan for 20 residential lots on 3.89 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 2
- 5. Replat. RP23-12. The Traditions – Phase 1.** Replat of lots 1R-B and 2, to reconfigure lot lines, on 10.14 acres, generally south of the intersection of Club and South Traditions Drives, addressed as 3870 and 3880 South Traditions Drive.
CASE CONTACT: Allison Kay (Eric Blackburn)
OWNER/APPLICANT/AGENT: Traditions Club Bryan, LP./McClure & Browne
SUBDIVISION: The Traditions – Phase 1

- 6. Site Plan. SP23-41. 2600 S Texas Avenue.** Site plan for the remodel of the Goodwill building into three-lease spaces, located at the corner of South Texas and Maloney Avenues, addressed as 2600 South Texas Avenue.
CASE CONTACT: Katie Williams (Stewart Skloss)
OWNER/APPLICANT/AGENT: Mubarak Somani/MFSN LLC
SUBDIVISION: Mitchell-Lawrence-Cavitt Addition

REVISIONS:

- 7. Preliminary Plan. PP22-23. Oak Creek Ranch.** Preliminary plan for two multi-family lots, on 53.87 acres out of the T. J. Wooten Survey, located on the eastern frontage road of Riverside Parkway, located west of Jones road near its intersection of West Villa Maria Road.
CASE CONTACT: Katie Williams (Stewart Skloss)
OWNER/APPLICANT/AGENT: E&F Development/Mitchell & Morgan
SUBDIVISION: Oak Creek Ranch
- 8. Final Plat. FP23-13. Oak Creek Ranch.** Final plat for one lot on 15.5 acres located on the eastern frontage road of Riverside Parkway, located west of Jones road near its intersection of West Villa Maria Road.
CASE CONTACT: Katie Williams (Stewart Skloss)
OWNER/APPLICANT/AGENT: Oaks on Jones Rd/Mitchell & Morgan
SUBDIVISION: Oak Creek Ranch
- 9. Preliminary Plan & Final Plat. PP23-15 & FP23-21. Bryan's 1st.** Preliminary Plan & Final Plat of Lot 9 & 19-22 in Block 4 into four residential lots on 0.85 acres located between Military Drive and Pierce Street, addressed as 710 Henderson Street
CASE CONTACT: Isabel Martinez (Eric Blackburn)
OWNER/APPLICANT/AGENT: Jose C Garcia-Gonzalez/McClure & Browne
SUBDIVISION: Bryan's 1st
- 10. Replat. RP23-11. Hollow Heights Subdivision (ETJ).** Replat of four lots into two on 3.68 acres located between Raven Drive and Merka Road, addressed as 7008 Hollow Heights Drive.
CASE CONTACT: Isabel Martinez (Stewart Skloss)
OWNER/APPLICANT/AGENT: Kathryn & Richard Schmitt/McClure & Browne
SUBDIVISION: Hollow Heights
- 11. Rezoning. RZ23-08. Copperfield Drive Apartments.** Request to rezone 20.4 acres of land from Planned Development – Mixed Use District (PD-M) to Planned Development – Housing District (PD-H) to allow for multi-family development, located at the northern corner of Boonville Road and Copperfield Drive, addressed as 4251 Boonville Road.
CASE CONTACT: Allison Kay (Kelly Sullivan)
OWNER/APPLICANT/AGENT: Adam Development/Slate Real Estate Partners/Kimley-Horn
SUBDIVISION: JW Scott League
- 12. 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

- 13. 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
- 14. 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
- 15. 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
- 16. Site Plan. SP23-34. First Financial Bank.** Site plan for the construction of 3,241 square feet 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
- 17. 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
- 18. 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