



CITY OF BRYAN
The Good Life, Texas Style.

AGENDA

Site Development Review Committee
Tuesday – May 16, 2023

NEW ITEMS:

- 1. Final Plat. FP23-22. Pleasant Hill – Section 2 Phase 5.** Final plat for 215 residential lots on 54.47 acres at the west of the intersection of North Harvey Mitchell and Sandy Point Road
CASE CONTACT: Katie Williams (Kelly Sullivan)
OWNER/APPLICANT/AGENT: WBW Single Development Group/Yalgo Engineering
SUBDIVISION: Pleasant Hill –Section 2 Phase 4
- 2. Final Plat. FP23-23. Yaupon Trails Subdivision – Phase 3B.** Final Plat for 24 residential lots on 8.16 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: Ranier & Son / Schultz Engineering
SUBDIVISION: Yaupon Trails – Phase 3B
- 3. Final Plat. FP23-24. Yaupon Trails Subdivision – Phase 4B & 5A.** Final Plat 38 residential lots on 10.2 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: Ranier & Son / Schultz Engineering
SUBDIVISION: Yaupon Trails – Phase 4B & 5A
- 4. Rezoning. RZ23-15. Traditions – Phase 19.** Request to amend a previously approved Planned Development District – Mixed Use (PD-M) to reduce the buffer requirements between residential lots and the West Villa Maria right-of-way on 23.82 acres of land out being Phase 19 of the Traditions Subdivision, generally north of the intersection of Maroon Court and Cashion Way.
CASE CONTACT: Allison Kay (Eric Blackburn)
OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership LP/Schultz Engineering
SUBDIVISION: Traditions – Phase 19
- 5. Site Plan. SP23-42. 1710 Briarcrest Drive.** Site plan for the addition of a 10'X10' external cooler, property adjoins the east side of Briarcrest Drive, east of its intersection with Kent Street addressed as 1710 Briarcrest Drive.
CASE CONTACT: Allison Kay (Stewart Skloss)
OWNER/APPLICANT/AGENT: John C. Culpepper, III/Frank Heifrin/Gattis Engineering
SUBDIVISION: First Bank Galleria

- 6. Site Plan. SP23-43. Brazos Christian School.** Site plan for the addition of a 17,350 square foot performing Arts Center 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
- 7. Site Plan. SP23-44. 1712 Broadmoor Drive.** Site plan for a 3,850 square foot training facility located between Kent Street and Briarcrest Drive, addressed as 1712 Broadmoor Drive.
CASE CONTACT: Isabel Martinez (Stewart Skloss)
OWNER/APPLICANT/AGENT: TX Construction & Investments LLC/McClure and Brown
SUBDIVISION: Cedar Creek Subdivision Phase II

REVISIONS:

- 8. 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
- 9. 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 Subdivision
- 10. 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 – Phase 1-2
- 11. 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 – Phase 1
- 12. Preliminary Plan & Final Plat. PP23-14 & FP23-20. Brooklynn’s Landing.** Preliminary plan and final plat of two lots on 0.59 acres, located between Scanlin Street, and Cunningham Land, addressed as 2012 W 28th Street.
CASE CONTACT: Mitchell Cameron (Stuart Skloss)
OWNER/APPLICANT/AGENT: Upward Soaring Properties/Conley Land Services LLC
SUBDIVISION: Brooklynn’s Landing

- 13. 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
- 14. 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
- 15. Preliminary Plan. PP22-24. BISD M&T Building.** Preliminary plan of 95 acres associated with the future transportation, maintenance and central distribution center located between Leonard Road and Rock Hollow Loop, addressed as 851 North Harvey Mitchell Parkway.
CASE CONTACT: Katie Williams (REG)
OWNER/APPLICANT/AGENT: Bryan ISD/ Quiddity Engineering
SUBDIVISION: Zeno Phillips
- 16. 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
- 17. 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
- 18. 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
- 19. Site Plan. SP23-04. Blinn College Administrative Building.** Site plan for the construction of 51,589 square foot two-story administrative building located at the terminus of Nash Street, addressed as 2608 E Villa Maria Road.
CASE CONTACT: Katie Williams (Zachary Kennard)
OWNER/APPLICANT/AGENT: Blinn College District/ Kirksey Architecture
SUBDIVISION: Blinn College Subdivision

20. 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

21. 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