



## AGENDA

Site Development Review Committee  
Tuesday – November 21, 2023

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### NEW ITEMS:

- 1. Final Plat. FP23-44. Stella Ranch Subdivision – Phases 1.** Final Plat for 51 residential lots on 26.9 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
- 2. Rezoning. RZ24-03. Copperfield Drive Apartments.** An amendment to a Planned Development – Mixed Use District (PD-M) proposing new development regulations for 20.4 acres out of the J. W. Scott League, located at the north east corner of Boonville Road and Copperfield Drive, addressed as 4251 Boonville Road.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Adam Development/Slate Real Estate Partners/Kimley-Horn  
SUBDIVISION: JW Scott League

### REVISIONS:

- 3. Final Plat. FP23-39. Manor Point – Phase 1.** Final plat for 22 residential lots on 4.9 acres north of Sandy Point Road adjoining Saunders Street between State Highway 21 and Hilton Road, across Sandy Point Road from the Brazos County Detention Facility.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Ante Development, LLC/ McClure & Browne  
SUBDIVISION: Manor Point – Phase 1
- 4. Final Plat. FP23-31. Cook Crossing Subdivision – Phase 3 (ETJ).** Final plat for 12 residential lots on 17.5 acre adjoining the west side of Hardy Weedon Road, south of its intersection with Dyess and Lakefront Roads.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Cook Crossing, LLC/Bill Lero/Schultz Engineering  
SUBDIVISION: Cook Crossing

- 5. Master Plan. MP23-04. Presidio Park Subdivision – Phases 1-3 (ETJ).** Master plan for a residential subdivision on 50.9 acres, located within the City of Bryan’s Extraterritorial Jurisdiction, between the southeast corner of Elmo Weedon Road & Dyess Road.  
CASE CONTACT: Mitchell Cameron (Eric Blackburn)  
OWNER/APPLICANT/AGENT: WD 30, LLC/RME Consulting Engineers  
SUBDIVISION: Presidio Park – Phases 1-3
- 6. Preliminary Plan. PP23-37. Reveille Estates – Phase 3.** Preliminary plan for 72 residential lots on 15 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 3
- 7. Preliminary Plan. PP23-34. Twelve Oaks Reserve Subdivision.** Preliminary plan for a mixed-use subdivision on 33.8 acres, near the intersection of West Villa Maria Road and John Sharp Parkway (SH 47), across from Jones Road.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Luminous Capital LLC/Kimley-Horn  
SUBDIVISION: Twelve Oaks Reserve Subdivision
- 8. Replat. RP23-05. NWD Offices.** Replat of one lot on 1.3 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
- 9. Replat. RP23-40. 302 South Haswell Drive.** Replat of one detached residential lot into two on 0.65 acres, located on South Haswell Drive between East 27<sup>th</sup> Street and East 28<sup>th</sup> Street, addressed as 302 S Haswell Drive  
CASE CONTACT: Benjamin Johnson (Brianna Groves)  
OWNER/APPLICANT/AGENT: Lawrence Guseman/ Kerr Surveying  
SUBDIVISION: Mitchell Addition
- 10. Replat. RP23-51. 308 and 310 Fairway Drive.** Replat of two lots into twelve on 0.82 acres for planned development located between Tee Drive and W Villa Maria Road, addressed as 308 and 310 Fairway Drive.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: 904 Welch LLC/J4 Engineering  
SUBDIVISION: Country Club Estates
- 11. Replat. RP23-53. Cameron Ranch.** Replat to shift the lot line between Lot 1 and 2 on 5.3 acres located at the north west intersection of F.M. 2223 and F.M. 974, addressed as 1414 F.M. 2223.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Tabor Road Venture/McClure & Browne Engineering  
SUBDIVISION: Cameron Ranch

**12. Replat. RP23-43. Highland Park Subdivision – Phase 2.** Replat of two residential lots into one within the Midtown-Corridor (MT-C) zoning district at the corner of Oaklawn Street and Clay Street, addressed as 4104 Oaklawn Street.

CASE CONTACT: Benjamin Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: 4104 Oaklawn St/McClure & Browne Engineering  
SUBDIVISION: Highland Park - Phase 2

**13. Rezoning. RZ23-28. College Oaks.** Request to amend a previously-approved Planned Development-Mixed Use District (PD-M) located on the north side of Woodson Drive between College Main Street and Nagle Street.

CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: CzechMex Properties, LLC/Thetford Architecture  
SUBDIVISION: College Oaks

**14. Site Plan. SP23-77. 308 and 310 Fairway Drive.** Site plan for two 12,000 square-foot, three story town homes located between Tee Drive and W Villa Maria Rd, addressed as 308 and 310 Fairway Drive.

CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: 904Welch LLC, J4 Engineering  
SUBDIVISION: Country Club Estates

**15. Site Plan. SP23-30. Oaks at Jones Road.** Site plan for a multi-family development on 15.5 acres, located off Jones Road between Leonard Road and West Villa Maria Road.

CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Oaks on Jones Rd/Mitchell & Morgan  
SUBDIVISION: Oak Creek Ranch