



CITY OF BRYAN

The Good Life, Texas Style.™

AGENDA

Site Development Review Committee

Tuesday - 03/10/2026

NEW ITEMS:

1. **Final Plat. FP26-000008. Pagosa Springs Ph 3.** Final plat for 47 residential lots on 9.69 acres south of West 28th Street between Palasota Drive and Suncrest Street, addressed as 2601 Cunningham Lane.
CASE CONTACT: Paige Jackson (Sean Smith)
OWNER/APPLICANT/AGENT: B/CS Leasing LLC - Carey Smith/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Pagosa Springs Ph 3
2. **Replat. RP26-000005. Trant Addn.** Replat to create one additional residential lot on 0.27 acres between South Sims Avenue and Groesbeck Street, addressed as 904 Beck Street.
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Andy Valadez/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Trant Addn

REVISIONS:

1. **Preliminary Plan & Final Plat. PP25-000018 & FP25-000019. Ponce Homes.** Final plat to create two additional residential lots on 0.58 acres west of Finfeather Road and adjoining Palasota Drive, addressed as 1420 Finfeather Road.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Ponce Homes - Virgilio Ponce/Kerr Surveying LLC - Tatum Frank
SUBDIVISION: Ponce Homes
Attention Departments: Planning Services, Engineering Services, Parks and Recreation Department
2. **Preliminary Plan. PP26-000003 & Final Plat. FP26-000005. Copperfield Multi-Family Apartments.** Preliminary plan and final plat for two lots on 20.40 acres north of Boonville Road between Concordia Drive and Copperfield Drive, addressed as 4251 Boonville Road.
CASE CONTACT: Katie Williams (Eric Blackburn)

OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/Kimley-Horn and Associates - Preston Jacks

SUBDIVISION: Copperfield Multi-Family Apartments

Attention Departments: Planning Services, BTU-Electrical Engineering, Parks and Recreation Department, Fire Services

3. **Master Plan. MP26-000001. Rudder Pointe.** Revised master plan for 8 phases of mixed-use development on 98 acres between North Earl Rudder Freeway and Clover Lane.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Steve Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Rudder Pointe
Attention Departments: Planning Services, Engineering Services, Fire Services

4. **Site Plan. SP26-000012. Bryan Original Townsite.** Site plan for a 1,800 square-foot office building on 0.44 acres west of South Main Street between West 33rd Street and South Bryan Avenue, addressed as 801 South Bryan Avenue.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: NN Out Properties - Katie Neason/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Original Townsite
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Fire Services