



Sarah Green
Planning & Development Services
PO Box 1000
Bryan, TX 77805

October 7, 2026

Re: Case No: MP26-000002 - SDRC Staff Review Comments #3

Dear Sarah,

Please see our responses to Staff Review Comments No. 3.

**STAFF REVIEW COMMENTS NO. 3
Project: Stella Ranch (MP26-000002)**

Planning Services – Paige Jackson

1. Repeat comments with clarification: Thank you for indicating on the response to comments the purpose of the master plan revision. Please add a note on the master plan under "Planning Notes". The note could be "The purpose of this Master Plan revision is to reconfigure Phase boundaries".

Response: Thank you for the note to use, it has been added to the Planning notes.

2. The maximum number of lots provided in the title block and the phase analysis table on page 2 of the master plan are inconsistent. Please confirm and revise the number to match (510 or 512).

	Phase (acres)	TxDOT ROW (acres)	CoB ROW (acres)	PARK (acres)	Common Area Lots - green space (acres)	Lake (acres)	Usable Area (acres)	# Lots	Avg Lot Size (s.f.)	Avg Lot Size (acres)	Zoning
PH1	26.70	0.17	4.38	4.238	1.871	1.016	15.0277	51	12,835	0.29	RD7
PH2	22.34	0.07	7.75		1.714		12.80545	41	13,605	0.31	RD7
PH3	13.12		1.86		1.988		9.274651	38	10,632	0.24	RD7*
PH4	12.92	1.36	5.04		0.532		5.988554	26	10,033	0.23	RD7
PH5	30.43		6.55		2.537		21.34598	59	15,760	0.36	RD7
PH6	11.13		1.39		1.502		8.238723	19	18,888	0.43	RD7
PH7	22.28		4.7	6.47	0.276	2.57	8.26101	25	14,394	0.33	RD7
PH8	12.97		2.27	2.12	1.842		6.741742	21	13,984	0.32	RD7
PH9	16.30	1.02	2.11		5.252		7.91427	28	12,312	0.28	RD7
PH10	13.01	2.69	1.75		0.069		8.500994	30	12,343	0.28	RD7
PH11	23.88		5.38		6.846		11.65842	40	12,696	0.29	RD7
PH12	20.92		5.3		3.398		12.22551	72	7,396	0.17	RD7*
PH13	11.90		2.55		1.117		8.229807	60	5,975	0.14	RD7*
PH14	8.29	0.84			0.734						C2
PH15	6.56	0.32									C2
Totals:	252.75	6.47	51.03	12.828	29.68	3.586		510	11,634	0.27	

*THERE WILL BE NO MORE THAN 18.7% OF THE TOTAL AREA OF THE DEVELOPMENT IN LOTS LESS THAN 7,000 SF IN AREA & WIDTHS NARROWER THAN 70 FT WIDE. IN ALL CASES, THESE SMALLER LOTS WILL BE NO LESS THAN 6,000 SF IN AREA AND NO NARROWER THAN 50 FT IN WIDTH.

REVISED MASTER PLAN

STELLA RANCH SUBDIVISION

SHEET 2 / 2

15 Phases

252.75 Acres

SCALE:
1" =200'

OWNER:
STELLA RANCH, LLC
4007 CROSS PARK
BRYAN, TX, 77845

Brazos County, Texas
RICHARD PERRY LEAGUE, A-44
THOMAS M. SPLANE LEAGUE, A-53
BRAZOS COUNTY, TEXAS

Maximum 512 Lots

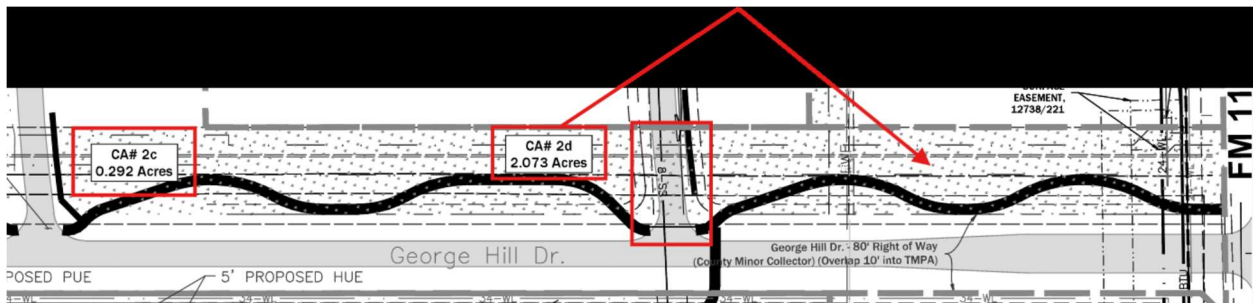
ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

MASTER PLAN
PREPARED ON
SEPTEMBER 2026

SURVEYOR:
KERR SURVEYING
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

Response: I see the discrepancy now, great catch. The table has now been updated to match the correct number of lots. For clarity, Phase 3 & 5 increased by a single lot to 39 and 60 lots respectively. These two additional lots totaled to the correct 512 total lot count.

3. Due to the revisions included with this submittal, please clarify the boundaries of Common Areas 2C and 2D shown below. Staff suggests that Skipping Rock Path be the divider so that there is only one common area on each side of the street. Please also remove the common area symbol that is over Skipping Rock Path.

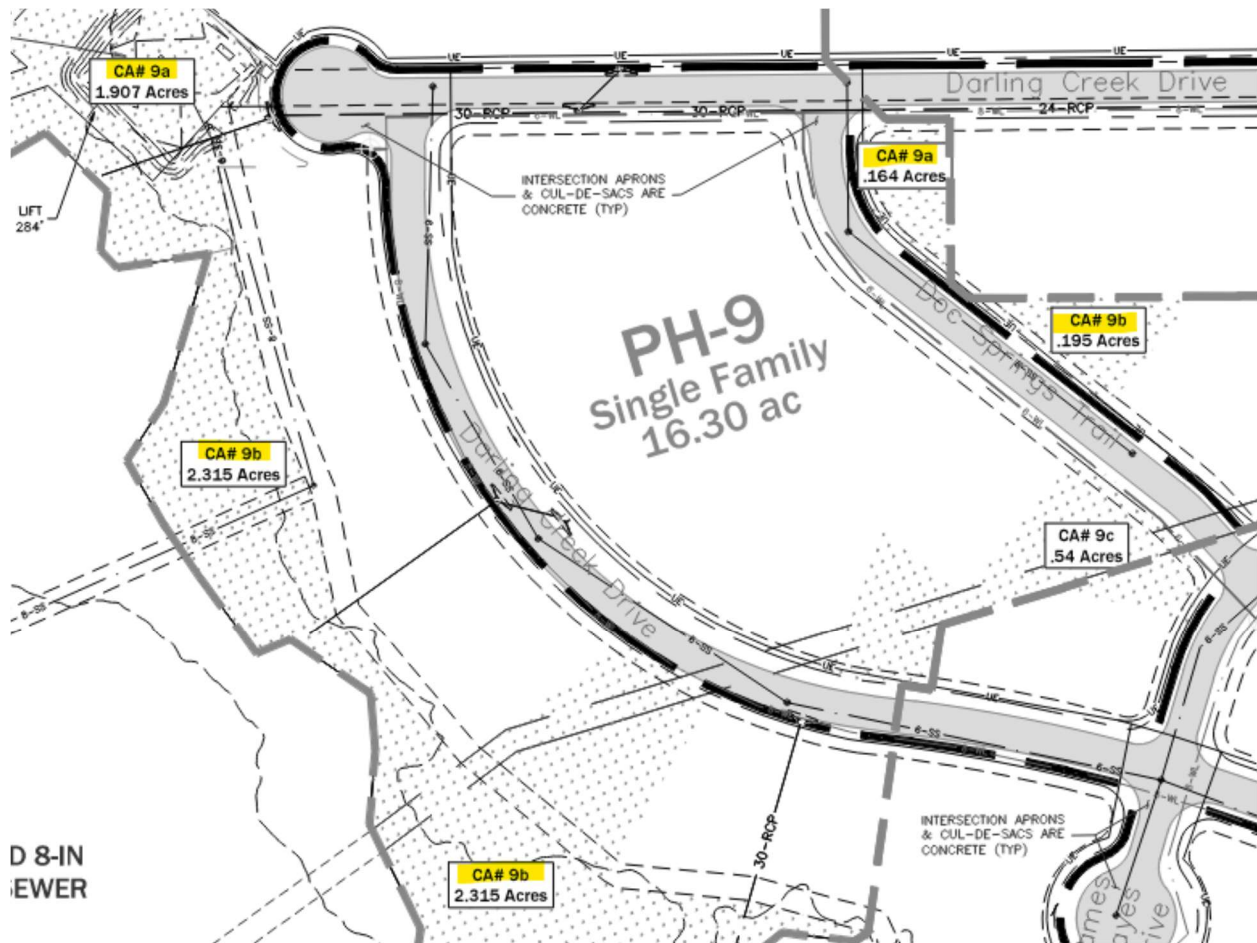


Response: This area has been fixed. The common area names remain as “CA# 2c and 2d”. This change will be reflected on the Final Plat for Phase 2 as well.

4. Please relocate the North arrow on the vicinity map so that it does not overlap the subject property. Please also depict how the property connects to city limits.

Response: The north arrow has been moved to a better location.

5. Please rename the below common areas to avoid duplicates:



Response: These areas and labels have been fixed.

Water Services – Jayson Barfknecht

1. FYI: if the sewer mains in this development can be lowered to provide future service to the adjacent subdivision, please plan on designing the lines for this extension. Future connections between lots to provide service in phases that join these lots should be provided for through future plats.

Response: There is a master plan with all sewer lines profiled to verify all lots were sewered correctly. As for future service connections, the following manhole locations could be used.

- The intersection of George Hill Drive and Foxtrot Lane. This is the western property corner with a 6-in sewer line at a depth of 289 feet.
- The intersection of Trotter Creek Trail and Darling Creek Drive. This is the northeast property corner with a 12-in sewer line at a depth of 296 feet.
- The intersection of Cattlemens Crossing and Owen Wyatt Drive. This is near the midpoint of the property to the southwest, with a 6-in sewer line at a depth of 313 feet.
- The lowest point is the lift station at the northern edge of the property; this elevation is 277 feet.

If you have any questions, please feel free to call our office at 979-260-6963.

Thank you,

A handwritten signature in blue ink, appearing to read "Joel J. Mitchell". The signature is stylized with a large, sweeping initial "J" and "M".

Joel J. Mitchell, PE
Partner

cc: file