CITY OF BRYAN
The Good Life, Texas Style.™

**AGENDA**
Site Development Review Committee
Tuesday - 11/17/2026

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**NEW ITEMS:**

1. **Replat. RP26-000051. The Traditions Subdivision - Phase 35.** Replat of residential Lot 10 in Block 1 and Common Area 1 of The Traditions Subdivision - Phase 35 into proposed Lot 10R, Common Area 1 & 5R, being 3.28 acres addressed as 3094 Club Drive.
   CASE CONTACT: Ben Johnson (Madeleine Maltais)
   OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership LP - Justin Shulse/Schultz Engineering, LLC - Schultz Engineering
   SUBDIVISON: The Traditions Subdivision - Phase 35

2. **Replat. RP26-000052. Ramsey Place Resubdivision.** Replat of residential Lot 5 in Block 2 of the Ramsey Place Resubdivision into proposed Lot 8R-A, being 1.27 acres addressed as 600 E. North Avenue.
   CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
   OWNER/APPLICANT/AGENT: VGC Ventures LLC - Danny Hannon/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
   SUBDIVISON: Ramsey Place Resubdivision

**REVISIONS:**

1. **Conditional Use Permit. CU26-000010. John Austin Survey.** Proposed 125-foot tall monopole wireless communication facility on 0.06 acres of a 0.57-acre property out of the John Austin Survey addressed as 2603 E. Villa Maria Road.
   CASE CONTACT: Ben Johnson (Sean Smith)
   OWNER/APPLICANT/AGENT: Brazos Trace LLC - Paul Leventis/Vincent Gerard & Associates - Tannah Huebinger
   SUBDIVISON: John Austin Survey
   Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering

2. **Preliminary Plan. PP25-000006. Stella Ranch Ph 3.** Revised preliminary plan for 40 residential lots on 13.75 acres adjoining the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.
   CASE CONTACT: Paige Jackson (Sean Smith)
   OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan
   SUBDIVISON: Stella Ranch Ph 3
   Attention Departments: Planning Services

3. **Final Plat. FP26-000015. Stella Ranch Ph 3.** Final plat for 39 residential lots on 13.21 acres adjoining the west side of FM 1179 between Cargill Drive and Millwater Court, addressed as 7143 Stella (PVT) Circle.
   CASE CONTACT: Paige Jackson (Sarah Green)
   OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan
   SUBDIVISON: Stella Ranch Ph 3
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer

4. **Replat. RP26-000039. Williams.** Replat of one residential lot into four at the intersection of Old Hearne Road and Stevens Drive, addressed as 2627 Stevens Drive.
   CASE CONTACT: Paige Jackson (Sean Smith)
   OWNER/APPLICANT/AGENT: Anselmo Lopez Construction - Anselmo Lopez/ATM Surveying - Adam Wallace
   SUBDIVISON: Williams
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer

5. **Site Plan. SP26-000065. Bryan Original Townsite.** Site plan for a 1,500 square foot new building for Abundant Life Assembly of God located at 105 West 32nd Street.
   CASE CONTACT: Ben Johnson (Sean Smith)
   OWNER/APPLICANT/AGENT: Abundant Life Assembly of God - Kyle Murphy/R.A.I. Designs Inc. - John Rhodes
   SUBDIVISON: Bryan Original Townsite
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services

6. **Site Plan. SP26-000073. Three-R.** Proposed 17,000-square-foot massage therapy training school located at 1820 E. 29th Street.
   CASE CONTACT: Mikaela Dickenson (James Hayes)
   OWNER/APPLICANT/AGENT: BRADFACTOR LLC - Brad Heitzmann/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
   SUBDIVISON: Three-R
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services

7. **Site Plan. SP26-000074. Colony North.** Proposed 17,500-square-foot hotel building at 2412 Sam Rayburn Drive.
   CASE CONTACT: Mikaela Dickenson (James Hayes)
   OWNER/APPLICANT/AGENT: CREI Partners, LLC - Wayne Courreges III/J4 Engineering - Glenn Jones
   SUBDIVISON: Colony North
   Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Fire Services

8. **Replat. RP26-000050. Country Club Estates #2.** Replat of residential Lot 1 in Block B of Country Club Estates #2 into proposed Lots 1R, 2R, and 3R, currently addressed as 303 Fairway Drive.
   CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
   OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones
   SUBDIVISON: Country Club Estates #2
   Attention Departments: Planning Services, Engineering Services, Water Services

9. **Site Plan. SP26-000078. Country Club Estates #2.** Site Plan for three proposed townhouses on property currently addressed as 303 Fairway Drive.
   CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
   OWNER/APPLICANT/AGENT: Crowley Custom Homes - Robert Crowley/J4 Engineering - Glenn Jones
   SUBDIVISON: Country Club Estates #2
   Attention Departments: Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Solid Waste Group, Fire Services