



**AGENDA**

Site Development Review Committee  
Tuesday - 03/17/2026

---

**NEW ITEMS:**

1. **Preliminary Plan. PP26-000006. Old Hearne Subdivision.** Preliminary plan for 23 residential lots on 5.48 acres between Stevens Drive and Woodville Road, addressed as 4113 Old Hearne Road.  
CASE CONTACT: Paige Jackson (James Hayes)  
OWNER/APPLICANT/AGENT: Change Order Investments, LLC - Michael Zingelmann/Schultz Engineering, LLC  
SUBDIVISION: Old Hearne Subdivision
  
2. **Rezoning. RZ26-000008. TJ Wooten.** Request to change zoning from Innovation Corridor - Retail Services District (IC-RS) to a Planned Development District (PD) on 8.15 acres east of State Highway 47 between Jones Road and West Villa Maria Road.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Gameday Project 1, LLC - Steve Quisenberry/Baird, Hampton, and Brown - Andrew Wilson  
SUBDIVISION: TJ Wooten
  
3. **Site Plan. SP26-000016. Austin's Colony Church.** Site plan for a 768 square-foot modular building on 2.76 acres east of State Highway 6 between Old Reliance Road and Bullinger Creek Drive, addressed as 2901 Austins Colony Parkway.  
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: Bryan Community Church - Debbie Eller  
SUBDIVISION: Austin's Colony Church

**REVISIONS:**

1. **Final Plat. FP25-000048. Stella Ranch Ph 2.** Final plat for 41 residential lots on 22.34 acres adjoining the west side of FM 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.  
CASE CONTACT: Katie Williams (Sarah Green)  
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan  
SUBDIVISION: Stella Ranch Ph 2  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Water Services
  
2. **Final Plat. FP26-000002. Ribardo Acres (ETJ).** Final plat for two residential lots on 19.23 acres east of Highway 6 adjoining Old Cameron Ranch Road, addressed as 4501 FM 2223.  
CASE CONTACT: Paige Jackson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: Charles Ribardo/ATM Surveying - Adam Wallace  
SUBDIVISION: Ribardo Acres (ETJ)  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Fire Services, Brazos County Health Department
  
3. **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  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Parks and Recreation Department, Fire Services
  
4. **Replat. RP26-000004. Traditions Ph 33.** Replat to modify the existing layout of "Common Area 1R" on 1.45 acres between Health Science Center Parkway and South Traditions Drive, addressed as 4100 Lake Atlas Drive.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Biocorridor Property Owners Assoc Inc. - /Schultz Engineering, LLC  
SUBDIVISION: Traditions Ph 33  
Attention Departments: Planning Services, Transportation Engineer, BTU-Electrical Engineering, Fire Services
  
5. **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  
Attention Departments: Planning Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Fire Services

6. **Site Plan. SP25-000082. Cavitt's Hillcrest Addn.** Site plan for a multi-unit development totaling 4,672 square-feet on 0.16 acres between East Duncan Street and East Carson Street, addressed as 2006 Cavitt Avenue.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Arete Property Group - Alvin Carlile/Arete Property Group, LLC  
- Jake Carlile  
SUBDIVISION: Cavitt's Hillcrest Addn  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Parks and Recreation Department, Solid Waste Group
  
7. **Site Plan. SP25-000083. Bryan Original Townsite.** Site plan for a new annexation building for Brazos County totaling 81,315 square feet on 1.43 acres between East 26th Street and North Houston Avenue, addressed as 101 North Texas Avenue.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Brazos County - Trevor Lansdown/PlanNorth Architectural Co.  
SUBDIVISION: Bryan Original Townsite  
Attention Departments: Planning Services, Engineering Services, Water Services, TxDOT