

Subject:

SDRC Agenda: July 14, 2026



AGENDA

Site Development Review Committee
Tuesday - 07/14/2026

NEW ITEMS:

1. **Final Plat. FP26-000024. Brazos Valley Community Church.** Final plat of one non-residential lot on 6.19 acres between Calhoun Street and Old Hearne Road, addressed as 2002 E State Highway 21.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Upward Soaring Properties, LLC - Terry Roberts/J4 Engineering - Glenn Jones
SUBDIVISION: Brazos Valley Community Church

2. **Replat. RP26-000025. Peppercorn Place.** Replat of two residential lots into 30 residential lots on 5.72 acres northeast of N Texas Avenue between Stevens Drive and Lightfoot Lane, addressed as 2403 Stevens Drive.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Ante Development - Tara Pack/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Peppercorn Place

REVISIONS:

1. **Final Plat. FP26-000023. Carrabba Industrial Park Ph 10B.** Preliminary plan and final plat for one non-residential lot on 14.73 acres between Boatcallie Road and Roughneck Drive.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: GRT Interests - Grant Carrabba/J4 Engineering - Glenn Jones

SUBDIVISION: Carrabba Industrial Park Ph 10B

Attention Departments: Planning Services, Engineering Services, Water Services

2. **Preliminary Plan. PP26-000012. Pleasant Hill Section 4.** Preliminary plan for 162 residential lots on 51.59 acres between Pleasant Hill Road and West State Highway 21.
CASE CONTACT: Mikaela Dickenson (Sarah Green)
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering, LLC - Jeanette Lipton
SUBDIVISION: Pleasant Hill Section 4
Attention Departments: Engineering Services, BTU-Electrical Engineering, Water Services

3. **Replat. RP26-000007. Alto Lakes.** Replat of one residential lot into 23 residential lots on 5.48 acres between Stevens Drive and Woodville Road, addressed as 4113 Old Hearne Road.
CASE CONTACT: Paige Jackson (Sean Smith)
OWNER/APPLICANT/AGENT: Change Order Investments, LLC - Michael Zingelmann/Schultz Engineering, LLC
SUBDIVISION: Alto Lakes
Attention Departments: Planning Services, Engineering Services

4. **Replat. RP26-000020. Smythe Addn.** Replat of two non-residential lots to redefine property boundary lines on 0.58 acres between S Washington Avenue and E 33rd Street, addressed as 815 S Main Street.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bruce Morehead/Kerr Surveying LLC - Tatum Frank
SUBDIVISION: Smythe Addn
Attention Departments: Planning Services, Transportation Engineer

5. **Replat. RP26-000022. West Side Ph 2.** Replat of two residential lots to redefine property boundary lines on 0.18 acres between Lowery Street and W 16th Street, addressed as W 17th Street.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Ples Turner Estate - /ATM Surveying - Adam Wallace
SUBDIVISION: West Side Ph 2
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services, Fire Services

6. **Replat. RP26-000023. Siegert.** Replat of four residential lots into three on 1.63 acres between Nuches Lane and Siegert Drive, addressed as 2800 Tabor Road.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Robert Lange/Dooley Land Surveying and Development (Dooley LSD) - Rodney Dooley
SUBDIVISION: Siegert
Attention Departments: Planning Services, Engineering Services, Water Services

7. **Replat. RP26-000024. Garden Acres Addn.** Replat of three residential lots into two on 0.67 acres between N Rosemary Drive and Edgemore Drive, addressed as 714 Inwood Drive.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Catharina Laporte/ATM Surveying - Adam Wallace
SUBDIVISON: Garden Acres Addn
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering

8. **Site Plan. SP26-000022. Shops at Carter Creek.** Site plan for two multi-family buildings and a clubhouse totaling 78,991 square-feet on 11.63 acres between Towne Center Way and University Drive East.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC - Atilla Tuna/RME Consulting Engineers - Rabon Metcalf
SUBDIVISON: Shops at Carter Creek
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Parks and Recreation Department, Solid Waste Group, Water Services, Fire Services, TxDOT

9. **Site Plan. SP26-000038. College Oaks.** Site plan for a 6-story apartment building with 187 units totaling 196,942 square-feet on 2.20 acres between W Brookside Drive and Nagle Street, addressed as 600 Woodson Drive.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: CzechMex Properties LLC/Landworks Construction LLC - Troy Moore
SUBDIVISON: College Oaks
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services