



AGENDA

Site Development Review Committee
Tuesday - 09/22/2026

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NEW ITEMS:

1. **Conditional Use Permit. CU26-000009. Quintero.** Request to allow a 2,940 square-foot accessory structure located near the intersection of Hilton Road and Sandy Point Road, addressed as 3342 Sandy Point Road.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Ramiro Quintero PLG. - Ramiro Quintero/QUINTERO RAMIRO
SUBDIVISION: Quintero
2. **Final Plat. FP26-000031. Gameday Suites.** Final plat for one non-residential lot of 8.18 acres zoned Planned Development District (PD) at the intersection of West Villa Maria Road and Jones Road.
CASE CONTACT: Paige Jackson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Gameday Project 1, LLC - Steve Quisenberry/Kerr Surveying LLC - Michael Henry
SUBDIVISION: Gameday Suites

3. **Replat. RP26-000038. Pecan Ridge.** Replat of one lot zoned Multi-Family Residential District (MF) into two near the intersection of Mohawk Drive and Pecan Knoll Street, addressed as 3605 Mohawk Street.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: - Alfred Sifuentez/ATM Surveying - Adam Wallace
SUBDIVISION: Pecan Ridge
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
SUBDIVISION: Williams
5. **Replat. RP26-000040. Chatham Northview.** Replat of five lots zoned Commercial (C-3) into one on 0.08 acres at the intersection of Tabor Road and Boatwright Street, addressed as 1801 Tabor Road.
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Titan Premier - Kevin Kuklis/Kerr Surveying LLC - Michael Henry/Kerr Surveying LLC - Michael Henry
SUBDIVISION: Chatham Northview
6. **Site Plan. SP26-000064. Chatham Northview.** Site plan for two buildings of approximately 14,000 square feet on 0.08 acres at the intersection of Tabor Road and Boatwright Street, addressed as 1801 Tabor Road.
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Titan Premier - Kevin Kuklis/Beamon Engineering - Daniel Beamon
SUBDIVISION: Chatham Northview

REVISIONS:

1. **Conditional Use Permit. CU26-000008. Country Club Estates.** Request for a conditional use on 0.87 acres zoned Residential District 5000 (RD-5) to create 11 townhome lots located between Lakeview Street and Green Street, addressed as 205 West Villa Maria Road.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: - Kyle Burford/J4 Engineering - Glenn Jones
SUBDIVISON: Country Club Estates
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group, Water Services, Fire Services, Brazos County Emergency Communications District
2. **Replat. RP26-000035. Country Club Estates.** Replat of 0.87 acres zoned Residential District 5000 (RD-5) to create 11 townhome lots located between Lakeview Street and Green Street, addressed as 205 West Villa Maria Road.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: - Kyle Burford/J4 Engineering - Glenn Jones
SUBDIVISON: Country Club Estates
Attention Departments: Planning Services, Engineering Services, Water Services
3. **Preliminary Plan. PP26-000016. Lone Star Meadows (ETJ).** Preliminary plan and final plat to create two new lots on 4.0 acres east of Carrabba Road and adjoining Old Reliance Road, addressed as 6306 Old Reliance Road.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: ZIMMERMAN & SONS LLC - MARK
ZIMMERMAN/ATM Surveying - Adam Wallace
SUBDIVISON: Lone Star Meadows (ETJ)
Attention Departments: Planning Services, Engineering Services
4. **Final Plat. FP26-000028. Lone Star Meadows (ETJ).** Preliminary plan and final plat to create two new lots on 4.0 acres east of Carrabba Road and adjoining Old Reliance Road, addressed as 6306 Old Reliance Road.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: ZIMMERMAN & SONS LLC - MARK
ZIMMERMAN/ATM Surveying - Adam Wallace
SUBDIVISON: Lone Star Meadows (ETJ)
Attention Departments: Planning Services, Engineering Services, Transportation Engineer

5. **Final Plat. FP26-000030. Stawnicz.** Final plat of one 11.88-acre lot zoned Agricultural Open (A-O) located midway between Colson Road and Tabor Road
CASE CONTACT: Paige Jackson (Sean Smith)
OWNER/APPLICANT/AGENT: Estate of Marion S. and Marie Stawnicz - James Larkin/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Stawnicz
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services
6. **Master Plan. MP26-000002. Stella Ranch.** Master plan for mixed use development on 252.76 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: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISION: Stella Ranch
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services
7. **Preliminary Plan. PP26-000014. Gameday Suites Aggieland.** Preliminary plan for one non-residential lot for "Gameday Suites Aggieland" on 8.18 acres east of Highway 47 at the intersection of Jones Road and W Villa Maria Road.
CASE CONTACT: Paige Jackson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Gameday Project 1, LLC - Steve Quisenberry/Baird, Hampton, and Brown - Andrew Wilson
SUBDIVISION: Gameday Suites Aggieland
Attention Departments: Planning Services, Water Services
8. **Site Plan. SP26-000044. Gameday Suites Aggieland.** Site plan for the construction of three 2-story buildings for "Gameday Suites Aggieland" totaling 38,700 square-feet on 8.18 acres east of Highway 47 at the intersection of Jones Road and W Villa Maria Road.
CASE CONTACT: Paige Jackson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Gameday Project 1, LLC - Steve Quisenberry/Baird, Hampton, and Brown - Andrew Wilson
SUBDIVISION: Gameday Suites Aggieland
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services, TxDOT

9. **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/Hines Elizabeth S & Robert Lange
SUBDIVISON: Siegert
Attention Departments: Planning Services
10. **Replat. RP26-000033. Siegert.** Replat of three residential lots into one on 1.05 acres between Siegert Drive and Messenger Way, addressed as 2816 Tabor Road.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Midtown BCS Properties, LLC - Terrence Murphy/J4 Engineering - Glenn Jones
SUBDIVISON: Siegert
11. **Site Plan. SP26-000059. Siegert.** Site Plan for 11 multi-family units on 1.05 acres between Siegert Drive and Messenger Way, addressed as 2816 Tabor Road.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Murphy Commercial Holdings - Terrence Murphy/J4 Engineering - Glenn Jones
SUBDIVISON: Siegert
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, TxDOT
12. **Replat. RP26-000031. College Oaks.** Replat of one residential lot to redefine property boundary lines on 2.20 acres between West Brookside Drive and College Main Street, addressed as 600 Woodson Drive.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: CzechMex Properties LLC/Landworks Construction LLC - Troy Moore
SUBDIVISON: College Oaks
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
13. **Site Plan. SP26-000033. Carrabba Industrial Park Ph 10B.** Site plan for three buildings and an air separation facility totaling 50,288 square-feet on 14.73 acres between Charles Avenue and Tabor Road, addressed as 1096 Boatcallie Road.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Messer LLC - Alejandro Gomez Aponte/AECOM - Curtis Columbare
SUBDIVISON: Stephen F Austin
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services