

Subject:

SDRC Agenda: February 17, 2026



**AGENDA**

Site Development Review Committee  
Tuesday - 02/17/2026

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**NEW ITEMS:**

1. **Final Plat. FP26-000007. Fazzino Park (ETJ).** Final plat to create two residential lots on 10.12 acres between Water Well Road and Regmon Lane, addressed as 3500 Fazzino Lane.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Boelden Chmelar/Kerr Surveying LLC - Tatum Frank  
SUBDIVISION: Fazzino Park (ETJ)
  
2. **Site Plan. SP26-000006. Reveille Park.** Site plan for a 4,372 square-foot warehouse shop for "Seamless Gutter" on 0.63 acres east of State Highway 30 between Hardy Weedon Road and Winding Creek Road, addressed as 4317 G. Rollie White Road.  
CASE CONTACT: Ben Johnson (Sarah Green)  
OWNER/APPLICANT/AGENT: Cimarron LLC - Spencer Buchanan/Seamless Home Products - Cody Collins  
SUBDIVISION: Reveille Park
  
3. **Site Plan. SP26-000008. Carrabba Industrial Park Ph 2.** Site plan for a 204 square-foot ice vending machine for "Ice House America" on 1.67 acres between East State Highway 21 and North Thornberry Drive, addressed as 1600 Gooseneck Drive.  
CASE CONTACT: Paige Jackson (James Hayes)  
OWNER/APPLICANT/AGENT: GRT Interests - Grant Carrabba/J4 Engineering - Glenn Jones  
SUBDIVISION: Carrabba Industrial Park Ph 2

## **REVISIONS:**

1. **Conditional Use Permit. CU26-000004. Vintage Estates.** Request for a 575 square-foot accessory dwelling unit on 0.23 acres northeast of Old Reliance Road between Vintage Hills Drive and Austin's Estates Drive, addressed as 4129 Vintage Estates Circle.  
CASE CONTACT: Paige Jackson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: Richard Simison/Stacey Simison  
SUBDIVISION: Vintage Estates  
Attention Departments: Planning Services, Engineering Services, Water Services
  
2. **Replat. RP26-000001. Traditions Ph 26.** Replat to redefine property boundary lines on 0.22 acres between North Traditions Boulevard and Atlas Pear Drive.  
CASE CONTACT: Ben Johnson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: The Traditions Homeowners Association Inc - Bill Slade/Schultz Engineering, LLC  
SUBDIVISION: Traditions Ph 26  
Attention Departments: Planning Services, BTU-Electrical Engineering, Brazos County Emergency Communications District
  
3. **Site Plan. SP25-000054. Park Hudson Ph 11.** Site plan for a 8,253 square-foot building for Adamson Engineering on 2.26 acres south of Boonville Road between Pendleton Drive and Cross Park Drive.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Flying Hawk Construction LLC - Kelley Adamson/Gessner Engineering - Cayden Smith  
SUBDIVISION: Park Hudson Ph 11  
Attention Departments: Planning Services, Engineering Services
  
4. **Site Plan. SP25-000080. Bryan Industrial Sites.** Site plan for a new 16,500 square-foot warehouse building for Bryan Texas Utilities on 1.54 acres west of Finfeather Road between Northern Street and West Carson Street, addressed as 601 Union Street.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Bryan Texas Utilities - Mark Robertson/GLS - Brett Rice  
SUBDIVISION: Bryan Industrial Sites  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
  
5. **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, Transportation Engineer, Building Services, Solid Waste Group, Water Services, Fire Services

6. **Site Plan. SP26-000001. Brazos County Ind'l Park.** Site plan for an addition of a non-aqueous tote storage building totaling 1,860 square-feet for Liquid Power Specialties east of North Harvey Mitchell Parkway between Shiloh Avenue and Industrial Boulevard, addressed as 1331 Independence Avenue.  
CASE CONTACT: Paige Jackson (James Hayes)  
OWNER/APPLICANT/AGENT: LiquidPower Specialty Products Inc. - Guadalupe Cantu/MBCM Management, Inc. - Cole Christian  
SUBDIVISON: Brazos County Ind'l Park  
Attention Departments: Planning Services, Engineering Services
  
7. **Site Plan. SP26-000004. Cedar Breaks.** Site plan for a modular home retail center for "Pratt Homes" totaling 31,660 square-feet on 8.58 acres east of Highway 6 between Dunbar Drive and North Earl Rudder Freeway.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Pratt Homes - Matias Manriquez/Center Pole Engineering - Taylor Jordan/Center Pole Engineering - Taylor Jordan  
SUBDIVISON: Cedar Breaks  
Attention Departments: Planning Services, Engineering Services