

Subject:

SDRC Agenda: June 9, 2026



**AGENDA**

Site Development Review Committee  
Tuesday - 06/09/2026

---

**NEW ITEMS:**

1. **Preliminary Plan. PP26-000013. Peppercorn Place.** Preliminary plan for 30 residential lots on 5.96 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
2. **Right-of-Way Abandonment. RA26-000003. Brown Addn.** Request to abandon 0.139 acres (6,054.84 square-feet) of public right-of-way between North Brown Street and North Gordon Street, addressed as 109 North Burleson Drive.  
CASE CONTACT: Paige Jackson (James Hayes)  
OWNER/APPLICANT/AGENT: Kemp Benjamin Winston & Daphne Dianne/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Brown Addn
3. **Rezoning. RZ26-000014. Country Club Estates Ph 2.** Request to rezone 1.18 acres from Residential District-5000 (RD-5) to Planned Development District (PD) south of West Villa Maria Road between Ehlinger Drive and Fairway Drive, addressed as 401 Tee Drive.  
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: CLVH Investments LLC - Connor Lovingfoss/Modern Engineering Solutions - Abdullah Awaineh  
SUBDIVISION: Country Club Estates Ph 2

## **REVISIONS:**

1. **Conditional Use Permit. CU24-000109. Beverly Estates.** Request to add a 60' X 30' detached garage on 1.44 acres located east of South Texas Avenue between North Rosemary Drive and South Rosemary Drive, addressed as 727 North Rosemary Drive.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Paul Ward Construction  
SUBDIVISION: Beverly Estates  
Attention Departments: Planning Services
  
2. **Preliminary Plan. PP26-000004. Rudder Pointe Ph 7C & 8.** Revised preliminary plan for 72 residential lots on 16.02 acres at the northern terminus of Rudder Pointe Parkway.  
CASE CONTACT: Ben Johnson (Sean Smith)  
OWNER/APPLICANT/AGENT: Steve Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Rudder Pointe Ph 7C & 8  
Attention Departments: Planning Services, Engineering Services
  
3. **Final Plat. FP25-000035. Rudder Pointe Ph 7C.** Final plat for 20 residential lots on 4.7 acres east of State Highway 6 and adjoining Rudder Pointe Parkway.  
CASE CONTACT: Ben Johnson (Sean Smith)  
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Rudder Pointe Ph 7C  
Attention Departments: Planning Services, Engineering Services
  
4. **Final Plat. FP26-000018. Luna On West 28th Subdivision.** Final plat for one non-residential lot on 0.49 acres between West 28th Street and Virginia Street.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Antonio Luna/Kerr Surveying LLC - Tatum Frank  
SUBDIVISION: Luna On West 28th Subdivision  
Attention Departments: Planning Services, Engineering Services, Water Services
  
5. **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, Transportation Engineer, BTU-Electrical Engineering

6. **Site Plan. SP26-000029. Country Club Lake Addn.** Site plan for "Midtown Legacy Park" on 5.76 acres located within Travis Bryan Midtown Park, addressed as 310 Midtown Boardwalk Way.  
CASE CONTACT: Ben Johnson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: City of Bryan - Frank Clark/Kimley-Horn and Associates - Preston Jacks  
SUBDIVISON: Country Club Lake Addn  
Attention Departments: Planning Services, Engineering Services, Water Services, Fire Services