

Subject:

SDRC Agenda: July 28, 2026



AGENDA

Site Development Review Committee
Tuesday - 07/28/2026

NEW ITEMS:

1. **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

2. **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

3. **Replat. RP26-000026. Traditions Ph 5.** Replat to convert two residential lots into one on 1.03 acres between Traditions Drive North and Hickory Ridge Trail, addressed as 3012 Hickory Ridge Circle.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Monty Davis - Monty Davis/Kerr Surveying LLC - Michael Henry/Kerr Surveying LLC - Michael Henry
SUBDIVISION: Traditions Ph 5

4. **Replat. RP26-000027. Mystic Oak Ph 1.** Replat to convert two residential lots into eight on 3.94 acres between Candy Lane and Stevens Drive, addressed as 3707 Old Hearne Road.
CASE CONTACT: Paige Jackson (James Hayes)
OWNER/APPLICANT/AGENT: Shabeer Jaffar - Shabeer Jaffar/J4 Engineering - Glenn Jones/J4 Engineering - Glenn Jones
SUBDIVISION: Mystic Oak Ph 1
5. **Site Plan. SP26-000025. L & L.** Site plan for a driveway and fence installation on 3.21 acres between Bedford Court and Oak Hill Drive, addressed as 297 N Earl Rudder Freeway.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: ATMOS Gas - /Binkley & Barfield | DCCM - Katie McCoy/Binkley & Barfield | DCCM - Katie McCoy
SUBDIVISION: L & L
6. **Site Plan. SP26-000043. Pecan Ridge.** Site plan for two multi-family apartment buildings and one two-story duplex totaling 7,830 square-feet on 0.74 acres between Pecan Ridge Drive and Major Street, addressed as 3605 Mohawk Street.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Freddys Home Construction LLC - Alfredo Sifuentes/R.A.I. Designs Inc. - John Rhodes/R.A.I. Designs Inc. - John Rhodes
SUBDIVISION: Pecan Ridge
7. **Site Plan. SP26-000047. Maria Kegan.** Site plan to replace the existing gravel parking lot with concrete on 2.21 acres between G Rollie White Road and Winding Creek, addressed as 11183 State Highway 30.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Clark Isenhour Real Estate Services, LLC - Josh Isenhour/Civil Constructors Inc dba Texcon General Contractors - Benjamin Wall/YATA Properties LLC
SUBDIVISION: Maria Kegan
8. **Site Plan. SP26-000048. Reveille Park.** Site plan for a 4,372 square-foot office/warehouse shop on 0.63 acres east of State Highway 30 between Yaupon Trails Drive and Scoates Road, addressed as 4319 G. Rollie White Road.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Coons Construction Inc - Wade Coons/H2B Inc - Colin DeWitt
SUBDIVISION: Reveille Park
9. **Site Plan. SP26-000049. Coulter's Addn.** Site plan for a 1,792 square-foot office building addition for "Terra Nova Home Builders" on 0.78 acres between Palasota Drive and Mockingbird Road, addressed as 1426 Groesbeck Street.

CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Terra Nova Home Builders LLC - Jose Maximino
Martinez/R.A.I. Designs Inc. - John Rhodes
SUBDIVISION: Coulter's Addn

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: Engineering Services, Water Services

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
Attention Departments: Planning Services, Engineering Services, Transportation Engineer

3. **Site Plan. SP26-000027. King's Creek.** Site plan for four multi-family apartment buildings totaling 23,980 square-feet on 2.94 acres along W Villa Maria Road between Forestwood Drive and Manorwood Drive.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Kings Group Financial - Lee Whitmire/Center Pole Engineering - Taylor Jordan
SUBDIVISION: King's Creek
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Parks and Recreation Department, Water Services, TxDOT