



AGENDA

Site Development Review Committee
Tuesday - 08/18/2026

NEW ITEMS:

1. **Preliminary Plan & Final Plat. PP26-000016. & 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
SUBDIVISION: Lone Star Meadows (ETJ)
2. **Right-of-Way Abandonment. RA26-000005. Country Club Estates Ph 2.** Request to abandon 0.77 acres (33,551 square feet) of public right-of-way on 1.94 acres 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/Modern Engineering Solutions - Abdullah Awaineh
SUBDIVISION: Country Club Estates Ph 2
3. **Replat. RP26-000032. Bryan Original Townsite.** Replat of one non-residential lot into two on 0.44 acres between W 33rd Street and Beck Street, addressed as 801 S Bryan Avenue.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: NN Out Construction - Katie Neason/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Original Townsite
4. **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
SUBDIVISION: Siegert

5. **Site Plan. SP26-000054. Brazos Valley Community Church.** Site plan for a proposed 4,800 square foot one-story building intended for commercial use 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
SUBDIVISON: Brazos Valley Community Church

REVISIONS:

1. **Final Plat. FP26-000012. Reveille Park Ph 2.** Final plat for 22 non-residential lots on 25.28 acres between Hardy Weedon Road and Winding Creek Road, addressed as 11057 State Highway 30.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Cimarron LLC - Spencer Buchanan/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Reveille Park Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering
2. **Final Plat. FP26-000027. Shorebreak.** Final plat for one approximately 5,400 square-foot residential lot zoned RD-5 Residential District - 5000 located between E 15th Street and E 17th Street, addressed as 1107 Justine Street.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Shorebreak Investments, LLC - Stephen Canon/J4 Engineering - Glenn Jones
SUBDIVISON: Shorebreak
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services
3. **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
SUBDIVISON: Siegert
Attention Departments: Planning Services
4. **Site Plan. SP26-000018. Penner Place.** Site plan for a 5,536 square-foot office building on 1.37 acres between Trophy Drive and Par Drive, addressed as 817 N Earl Rudder Freeway.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Royce Properties, LLC - Misty Hurt/2D Homes - Victor Drozd
SUBDIVISON: Penner Place
Attention Departments: Planning Services

5. **Site Plan. SP26-000032. Bryan Original Townsite.** Site plan of a one-story office building for Reyes Construction totaling 1,537 square-feet on 0.15 acres between North Tabor Avenue and East Martin Luther King Jr. Street, addressed as 708 North Washington Avenue. CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Reyes Construction - Cristian Reyes/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Original Townsite
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering

6. **Site Plan. SP26-000035. Tiffany Park Business Center.** Site plan for a 7,381 square-foot building for "AutoZone" on 4.62 acres between Pendleton Drive and Copperfield Drive, addressed as 4360 Boonville Road.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: CH&H Kurten Road Partnership - Don Holtkamp/Pape-Dawson Engineers - Antonio Grenier
SUBDIVISION: Tiffany Park Business Center
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Fire Services, TxDOT,

7. **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
SUBDIVISION: College Oaks
Attention Departments: Planning Services, Engineering Services

8. **Site Plan. SP26-000040. Park Hudson Ph 11.** Site plan for an 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: Ben Johnson (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, BTU-Electrical Engineering