



AGENDA

Site Development Review Committee
Tuesday - 09/01/2026

[LINK](#) to Online Agenda

NEW ITEMS:

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
SUBDIVISION: Country Club Estates

2. **Preliminary Plan. PP26-000018. Reveille Park Ph 2.** Preliminary plan 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
SUBDIVISION: Reveille Ranch Ph 2

3. **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

4. **Replat. RP26-000034. Borderbrook Phase 3.** Replat of 0.95 acres zoned Midtown- Corridor (MT-C) to consolidate a platted residential lot with surrounding lot portions located between Old College Road and Brookside Drive West, addressed as 308 Borderbrook Drive.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: GRANT BCS FUND 1, LP - Kyle Grant/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Borderbrook Phase 3
5. **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
SUBDIVISION: Country Club Estates
6. **Replat. RP26-000036. Smart Elmo Weedon.** Replat of a 6.48 acre lot in the City of Bryan Extraterritorial Jurisdiction between Murray Lane and Dyess Road to abandon a previously platted public utility easement, addressed as 5866 Elmo Weedon Road. (ETJ)
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Brazos County ESD 3 - Roger Lasater/Kerr Surveying LLC - Michael Henry
SUBDIVISION: Smart Elmo Weedon
7. **Site Plan. SP26-000056. Bryan Original Townsite.** Site plan for at 79,000 square foot development of 100 multi-family units located in the Downtown North District (DT-N) between East 22nd Street and West Pruitt Street, addressed as 505 North Main.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Caliber Co. - Roy Bade/Stewart + Reindersma Architecture - Edgar Camacho Acosta
SUBDIVISION: Bryan Original Townsite
8. **Site Plan. SP26-000058. Stephen F Austin.** Site plan of 2.46 acres zoned Industrial (I) for four warehouse buildings located across from Russel Street, addressed as 3000 N Texas.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Properties and Construction JM LLC - Abraham Jimenez/Center Pole Engineering - Taylor Jordan
SUBDIVISION: Stephen F Austin

9. **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
SUBDIVISION: Siegert
10. **Site Plan. SP26-000060. Traditions Ph 38.** Site plan for seven townhomes on 0.76 acres north of Health Science Center Parkway and adjoining Atlas Pear Drive, addressed as 7930 Atlas Pear Drive.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: MASTERTOUCH BUILDERS LLC - MATTHEW STEWART/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Traditions Ph 38

REVISIONS:

1. **Final Plat. FP25-000041. Gourd Creek Ph 4.** Final plat for 69 residential lots on 23.77 acres between Chick Lane and Meridian Court.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Cao's Home, LLC - Shian Cao/TERRA BELLA CONSTRUCTION - RENE CHAHO/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Gourd Creek Ph 4
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
2. **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: Planning Services, Engineering Services, Water Services

3. **Master Plan. MP25-000004. 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 (Sean Smith)
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan/
SUBDIVISION: Stella Ranch
Attention Departments: Planning Services, Engineering Services
4. **Final Plat. FP25-000048. Stella Ranch Ph 2.** Final plat for 41 residential lots on 22.34 acres adjoining the west side of FM 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.
CASE CONTACT: Katie Williams (Sarah Green)
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISION: Stella Ranch Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering
5. **Final Plat. FP26-000025. Stella Ranch Ph 14.** Final plat of one non-residential lot on 9.12 acres between Mill Water Court and Oak Hollow Circle, addressed as 7143 Stella (PVT) Circle.
CASE CONTACT: Paige Jackson (Sarah Green)
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISION: Stella Ranch Ph 14
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, TxDOT
6. **Preliminary Plan. PP26-000017. Stella Ranch Ph 14.** Preliminary Plan of one non-residential lot on 9.12 acres between Mill Water Court and Oak Hollow Circle, addressed as 7143 Stella (PVT) Circle.
CASE CONTACT: Paige Jackson (Sarah Green)
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan/STEEP HOLLOW LAND LP
SUBDIVISION: Stella Ranch Ph 14
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, TxDOT

7. **Final Plat. FP26-000026. Shops at Carter Creek Ph 1.** Final plat for non-residential and multi-family development zoned PD - Planned Development on approximately 29 acres located between Towne Center Way and University Drive E.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC - Atilla Tuna/RME Consulting Engineers - Rabon Metcalf
SUBDIVISON: Shops at Carter Creek Ph 1
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services, Fire Services, TxDOT
8. **Preliminary Plan. PP26-000015. Shops at Carter Creek.** Preliminary plan for 11 non-residential lots on 11.63 acres between Towne Center Way and University Drive East.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: Burton Creek Ventures, LLC - Atilla Tuna/RME Consulting Engineers - Rabon Metcalf
SUBDIVISON: Shops at Carter Creek
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, Fire Services, TxDOT
9. **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, Transportation Engineer, Brazos County Health Department
10. **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, Brazos County Health Department

11. **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
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services,
12. **Site Plan. SP26-000020. Borderbrook.** Site plan for two multi-family buildings totaling 19,424 square-feet on 1.20 acres between West North Avenue and Laurel Street, addressed as 308 Borderbrook Drive.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: GRANT BCS FUND 1, LP - Kyle Grant/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Borderbrook
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Information Technology Department GIS GROUP, Building Services, BTU-Electrical Engineering, Parks and Recreation Department, Police Services, Streets and Drainage Services, Solid Waste Group, Water Services, Environmental Services, Fire Services, Brazos County Emergency Communications District
13. **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
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Fire Services, TxDOT