



AGENDA

Site Development Review Committee
Tuesday - 10/06/2026

NEW ITEMS:

1. **Conditional Use Permit. CU26-000010. John Austin Survey.** Proposed 125-foot tall monopole wireless communication facility on 0.06 acres of a 0.57-acre property out of the John Austin Survey addressed as 2603 E. Villa Maria Road
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Brazos Trace LLC - Paul Leventis/Vincent Gerard & Associates - Tannah Huebinger/
SUBDIVISION: John Austin Survey
2. **Replat. RP26-000041. Culpepper Manor Third Installment.** Replat of non-residential Lots 7 & 8 into proposed Lot 8R in Block 8 of Culpepper Manor Third Installment, addressed as 1122 E. Villa Maria Road
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: MB&B Architecture and Engineering - Marcela West/Kerr Surveying LLC - Michael Henry
SUBDIVISION: Culpepper Manor Third Installment
3. **Replat. RP26-000042. Woodville Acres.** Replat of residential Lot 5R-1 into Lots 5R-1A & 5R-1B of Woodville Acres Subdivision, addressed as 2801 Stevens Drive
CASE CONTACT: Paige Jackson (James Hayes)
OWNER/APPLICANT/AGENT: Shabeer Jaffar - Shabeer Jaffar/J4 Engineering - Glenn Jones/
SUBDIVISION: Woodville Acres

REVISIONS:

1. **Site Plan. SP24-000154. W C Davis Addn.** Revision to an approved site plan for a 31,656 square-foot auto service building on 14.48 acres located east of North Earl Rudder Freeway and west of Highpoint Drive, addressed as 728 North Earl Rudder Freeway.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: R.L. Payne & Associates, Inc - Robert Payne/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: W C Davis Addn
Attention Departments: Planning Services, Engineering Services, Building Services, Fire Services
2. **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
SUBDIVISION: Lone Star Meadows (ETJ)
Attention Departments: Engineering Services
3. **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
Attention Departments: Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group
4. **Site Plan. SP26-000050. Grote Addn.** Site plan for the reconstruction of the existing parking lot on 3.09 acres between Rock Hollow Loop and Turkey Creek Road, addressed as 748 N Harvey Mitchell Parkway.
CASE CONTACT: Paige Jackson (James Hayes)
OWNER/APPLICANT/AGENT: Shane Vinsant/Center Pole Engineering - Taylor Jordan
SUBDIVISION: Grote Addn
Attention Departments: Planning Services, Engineering Services

5. **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 West Villa Maria Road.
CASE CONTACT: Paige Jackson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Gameday Project 1, LLC - Steve Quisenberry/Baird, Hampton, and Brown - Joshua Rangel
SUBDIVISION: Gameday Suites Aggieland
Attention Departments: Engineering Services, Water Services, TxDOT
6. **Final Plat. FP26-000031. Gameday Suites.** Final plat for one non-residential lot of 8.18 acres zoned Planned Development District (PD) at the intersection of West Villa Maria Road and Jones Road.
CASE CONTACT: Paige Jackson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Gameday Project 1, LLC - Steve Quisenberry/Kerr Surveying LLC - Michael Henry
SUBDIVISION: Gameday Suites
Attention Departments: Planning Services, Engineering Services, TxDOT
7. **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 West Villa Maria Road.
CASE CONTACT: Paige Jackson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Gameday Project 1, LLC - Steve Quisenberry/Baird, Hampton, and Brown - Joshua Rangel
SUBDIVISION: Gameday Suites Aggieland
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services, TxDOT
8. **Final Plat. FP26-000032. Leonard Fields.** Final plat of 6.12 acres located within the City of Bryan Extraterritorial Jurisdiction at the intersection of Leonard Road and Chick Lane, addressed as 4492 Leonard Road. (ETJ)
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Imer Lopez/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Leonard Fields
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Fire Services, TxDOT, Brazos County Health Department

9. **Master Plan. MP26-000002. 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 (Sarah Green)
OWNER/APPLICANT/AGENT: Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISON: Stella Ranch
Attention Departments: Planning Services, Engineering Services, Water Services
10. **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
SUBDIVISON: Mystic Oak Ph 1
Attention Departments: Planning Services
11. **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
SUBDIVISON: Borderbrook
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Fire Services
12. **Site Plan. SP26-000033. Stephen F Austin.** Site plan for three buildings and an air separation facility totaling 50,288 square-feet on 14.73 acres between Charles Avenue and Tabor Road, addressed as 1096 Boatcallie Road.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Messer LLC - Alejandro Gomez Aponte/AECOM - Curtis Columbare
SUBDIVISON: Stephen F Austin
Attention Departments: Planning Services, Engineering Services, Water Services, Environmental Services

13. **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
SUBDIVISION: Brazos Valley Community Church
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Environmental Services, Fire Services
14. **Site Plan. SP26-000062. Ramsey Place.** Site plan for a 14 unit multi-family development on 1.3 acres zoned Multi-Family District (MF) and Residential-5000 (RD-5) located between Dunn Street and North Avenue, addressed as 600 East North Avenue.
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: VGC Ventures LLC - Danny Hannon/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Fire Services