



AGENDA

Site Development Review Committee
Tuesday - 10/13/2026

NEW ITEMS:

1. **Replat. RP26-000043. Park Heights Addition.** Replat of residential Lot 13 in Park Heights Addition into Lots 13A and 13B addressed as 2314 W SH 21.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: - Paul Madison, Sr./McClure and Browne
Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Park Heights Addition

2. **Replat. RP26-000044. Castle Heights Addition.** Replat of residential Lot 1 in Block 2 of Castle Heights Addition into Lots 1A and 1B, addressed as 1500 Conner Street.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Property Owner - Eric Pantoja/McClure and Browne
Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Castle Heights Addition

3. **Special Use License. SU26-000002. Siegert.** Special Use License to allow two side-load dumpster enclosures within the right-of-way of Siegert Drive.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Murphy Commercial Holdings - Terrence Murphy/J4
Engineering - Glenn Jones
SUBDIVISION: Siegert

REVISIONS:

1. **Final Plat. FP26-000004. Pleasant Hill Section 3 Phase 9.** Final plat for 114 residential lots on 23.64 acres west of North Harvey Mitchell Parkway and north of West State Highway 21 between Pleasant Hill Road and West 28th Street.
CASE CONTACT: Mikaela Dickenson (Sarah Green)
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering, LLC - Jeanette Lipton
SUBDIVISON: Pleasant Hill Section 3 Phase 9
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
2. **Final Plat. FP26-000030. Stawnicz.** Final plat of one 11.88-acre lot zoned Agricultural Open (A-O) located midway between Colson Road and Tabor Road
CASE CONTACT: Paige Jackson (Sean Smith)
OWNER/APPLICANT/AGENT: Estate of Marion S. and Marie Stawnicz - James Larkin/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISON: Stawnicz
Attention Departments: Planning Services
3. **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, Water Services
4. **Preliminary Plan. PP26-000020. IEG Industrial Park.** Preliminary plan of one 69.54-acre lot zoned Planned Development (PD) located midway between North Harvey Mitchell Parkway and East OSR.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: McMahon Property Group - George McMahon/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: IEG Industrial Park
Attention Departments: Planning Services, Engineering Services, Water Services, Fire Services, TxDOT
5. **Replat. RP26-000040. Chatham Northview.** Replat of five lots zoned Commercial (C-3) into one on 0.08 acres at the intersection of Tabor Road and Boatwright Street, addressed as 1801 Tabor Road.
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Titan Premier - Kevin Kuklis/Kerr Surveying LLC - Michael Henry
SUBDIVISON: Chatham Northview
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, TxDOT

6. **Site Plan. SP26-000064. Chatham Northview.** Site plan for two buildings of approximately 14,000 square feet on 0.08 acres at the intersection of Tabor Road and Boatwright Street, addressed as 1801 Tabor Road.
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Titan Premier - Kevin Kuklis/Beamon Engineering - Daniel Beamon
SUBDIVISON: Chatham Northview
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, TxDOT
7. **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
SUBDIVISON: Culpepper Manor Third Installment
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, TxDOT
8. **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
SUBDIVISON: Coulter's Addn
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services
9. **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
Attention Departments: Fire Services

10. **Site Plan. SP26-000063. Stephen F Austin.** Site plan for an 1,800 square-foot sales and maintenance building located within the Bryan City Cemetery at the intersection of North Texas Avenue and North Washington Avenue, addressed as 1111 North Texas Avenue.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: City of Bryan Parks Operations and Facility Services - Marcus Walker/Center Pole Engineering - Taylor Jordan
SUBDIVISION: Stephen F Austin
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group, Water Services, Fire Services