

Subject:

SDRC Agenda: November 18, 2025



AGENDA

Site Development Review Committee
Tuesday - 11/18/2025

NEW ITEMS:

1. **Amending Plat. AP25-000004. Highland Hills.** Proposed amending plat for "VG Bryan Storage LLC" on 5.96 acres between Tom Light Drive and Town Square Avenue, addressed as 2905 Town Square Avenue.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: VG Bryan Storage LLC - Jeff Evans/By-Line Surveying LLC - Tina Hogue
SUBDIVISION: Highland Hills
2. **Site Plan. SP25-000076. Copperfield.** Site plan for 12 multi-family apartment buildings and 1 clubhouse totaling 420,416 square-feet on 20.40 acres north of Boonville Road between Concordia Drive and Copperfield Drive, addressed as 4251 Boonville Road.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/Kimley-Horn and Associates - Preston Jacks
SUBDIVISION: Copperfield

REVISIONS:

1. **Conditional Use Permit. CU25-000014. Margaret Wallace.** Request to allow a 8,334 square-foot motor fuel retail facility on 0.29 acres located at the corner of North Texas Avenue and Woodville Road, addressed as 4311 North Texas Avenue.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Day & Night - Ashirali Umatiya/Makmo Design LLC - Adil Zahir

SUBDIVISION: Margaret Wallace

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group

2. **Conditional Use Permit. CU25-000015. Country Club Estates Ph 2.** Request to allow for 4 townhomes on 0.4 acres between Green Street and Link Street, addressed as 315 Fairway Drive.
CASE CONTACT: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: SC Investco LLC - Shelby Cooper
SUBDIVISION: Country Club Estates Ph 2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Solid Waste Group
3. **Replat. RP25-000026. Holick Addn.** Replat to reconfigure lot lines for two residential lots on 1.16 acres southeast of Texas Avenue between Helena Street and Gilbert Street, addressed as 500 Moran Street.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Jean Blake Sheridan/ATM Surveying - Adam Wallace
SUBDIVISION: Holick Addn
Attention Departments: Engineering Services, Water Services
4. **Site Plan. SP24-000133. Broadway Addn.** Site plan for the construction of four storage buildings with a combined total area of 23,600 square feet on 1.98 acres located between Rochester Street and Vincent Street, addressed as 2101 W State Highway 21.
CASE CONTACT: Katie Williams (James Hayes)
OWNER/APPLICANT/AGENT: 2101 LLC - Ashton Sherman/Gessner Engineering - Cayden Smith
SUBDIVISION: Broadway Addn
Attention Departments: Planning Services, TxDOT
5. **Site Plan. SP25-000054. Park Hudson Ph 11.** Site plan for a 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: Katie Williams (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adamson Engineering - Kelley Adamson/Gessner Engineering - Cayden Smith
SUBDIVISION: Park Hudson Ph 11
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Solid Waste Group, Environmental Services
6. **Site Plan. SP25-000070. Stephen F Austin.** Site plan for an office/warehouse totaling 5,000 square-feet on 0.50 acres between Boatcallie Road and Clarks Lane, addressed as 3798 Tabor Road.

CASE CONTACT: Mikaela Dickenson (Eric Blackburn)

OWNER/APPLICANT/AGENT: Murphy Commercial Holdings - Terrence Murphy/J4

Engineering - Glenn Jones

SUBDIVISION: Stephen F Austin

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, Solid Waste Group, Water Services, Environmental Services, Fire Services

7. **Site Plan. SP25-000071. Reveille Park.** Site plan for "Hob Knob Interior Hardware" being an office/showroom totaling 9,360 square-feet on 0.79 acres east of State Highway 30 between Hardy Weedon Road and Winding Creek Road, addressed as 4302 G. Rollie White Road.

CASE CONTACT: Katie Williams (Sarah Green)

OWNER/APPLICANT/AGENT: Lockhart Homes LLC - Donnie Pockrus/Civil Constructors Inc dba Texcon General Contractors - Benjamin Wall

SUBDIVISION: Reveille Park

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Fire Services