

Subject: SDRC Agenda: February 3, 2026



**AGENDA**  
Site Development Review Committee  
Tuesday - 02/03/2026

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**NEW ITEMS:**

1. **Conditional Use Permit. CU26-000003. Stella Ranch Ph 14.** Request for a 5,500 square-foot convenience store and motor fuel retail on 9.14 acres between Oak Hollow Circle and Stella Circle, addressed as 6895 FM 1179.  
CASE CONTACT: Mikaela Dickenson (Sarah Green)  
OWNER/APPLICANT/AGENT: Neelam Charolia/Center Pole Engineering - Taylor Jordan  
SUBDIVISION: Stella Ranch Ph 14
  
2. **Final Plat. FP26-000002. Ribardo Acres (ETJ).** Final plat for two residential lots on 19.23 acres east of Highway 6 adjoining Old Cameron Ranch Road, addressed as 4501 FM 2223.  
CASE CONTACT: Paige Jackson (James Hayes)  
OWNER/APPLICANT/AGENT: Charles Ribardo/ATM Surveying - Adam Wallace  
SUBDIVISION: Ribardo Acres (ETJ)
  
3. **Right-of-Way Abandonment. RA26-000001. Opersteny.** Request to abandon 0.13 acres of public right-of-way for Santa Teresa Catholic Church between Hall Street and McCulloch Street, addressed as 1212 Lucky Street.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Santa Teresa Catholic Church/Gessner Engineering - Pedro Rico  
SUBDIVISION: Opersteny

4. **Replat. RP26-000001. Traditions Ph 26.** Replat to redefine property boundary lines on 0.22 acres between North Traditions Boulevard and Atlas Pear Drive.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: The Traditions Homeowners Association Inc - Bill Slade/Schultz Engineering, LLC  
SUBDIVISION: Traditions Ph 26
  
5. **Site Plan. SP26-000004. Cedar Breaks.** Site plan for a modular home retail center for "Pratt Homes" totaling 31,660 square-feet on 8.58 acres east of Highway 6 between Dunbar Drive and North Earl Rudder Freeway.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Pratt Homes - Matias Manriquez/Center Pole Engineering - Taylor Jordan  
SUBDIVISION: Cedar Breaks

#### **REVISIONS:**

*No revisions for February 3, 2026 agenda.*