

Subject:

SDRC Agenda: May 5, 2026



**AGENDA**

Site Development Review Committee  
Tuesday - 05/05/2026

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**NEW ITEMS:**

1. **Final Plat. FP26-000018. Luna On West 28th Subdivision.** Final plat for one non-residential lot on 0.49 acres between West 28th Street and Virginia Street.  
CASE CONTACT: Paige Jackson (Sean Smith)  
OWNER/APPLICANT/AGENT: Antonio Luna/Kerr Surveying LLC - Tatum Frank  
SUBDIVISON: Luna On West 28th Subdivision
  
2. **Right-of-Way Abandonment. RA26-000002. Bryan Original Townsite.** Request to abandon a 0.175-acre (7,623 square-foot) portion of public alleyway between North Parker Avenue and North Bryan Avenue, addressed as 215 West William Joel Bryan.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Gustitis Stephen A & Terri/Square One Bryan - Tim Williams  
SUBDIVISON: Bryan Original Townsite
  
3. **Replat. RP26-000013. Progress Park.** Replat of one lot into two non-residential lots on 4.12 acres east of Highway 6 between Texas 6 Frontage Road and Clarks Lane, addressed as 1860 N Earl Rudder Freeway.  
CASE CONTACT: Paige Jackson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Crossway Farms Inc. - Michael Kelly/DCCM-Tx Survey - Curtis Strong/DCCM - John Rojo  
SUBDIVISON: Progress Park

4. **Rezoning. RZ26-000011. Settler's Way.** Request to rezone 5.96 acres from Residential District-5000 (RD-5) to Planned Development (PD) northeast of N Texas Avenue between Stevens Drive and Lightfoot Lane, addressed as 2403 Stevens Drive.  
CASE CONTACT: Ben Johnson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: Ante Development - Tara Pack/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Settler's Way
  
5. **Site Plan. SP26-000017. Villa West.** Site plan for a seven-unit apartment building between FM 1179 and W Villa Maria Road, addressed as 1308 W Villa Maria Road.  
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: RAS LG LLC - Alex Schielack  
SUBDIVISON: Villa West
  
6. **Site Plan. SP26-000024. Bryan Towne Center.** Site plan for a 55,837 square-foot pickleball facility on 1.70 acres east of Texas 6 Frontage Road between Towne Center Way and Meadowbrook Drive, addressed as 3175 Wildflower Drive.  
CASE CONTACT: Ben Johnson (Sean Smith)  
OWNER/APPLICANT/AGENT: CLM Construction - Mark Stasny  
SUBDIVISON: Bryan Towne Center

**REVISIONS:**

1. **Conditional Use Permit. CU26-000005. Ridgecrest Addn.** Request to add a 450 square-foot accessory dwelling unit on 0.26 acres between Broadmoor Drive and Lazy Lane, addressed as 721 Mary Lake Drive.  
CASE CONTACT: Ben Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: TLP Texas Investments, LLC. - Travis Piper  
SUBDIVISON: Ridgecrest Addn  
Attention Departments: Planning Services, Engineering Services, Water Services
  
2. **Final Plat. FP26-000001. Pleasant Hill Section 3 Phase 8.** Final plat for 143 residential lots on 26.84 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 8  
Attention Departments: BTU-Electrical Engineering

3. **Preliminary Plan. PP25-000033. Pleasant Hill Sec 3 Ph 1-9.** Revised preliminary plan for 906 residential lots on 253.51 acres east of North Harvey Mitchell Parkway and adjoining Smith Lake Boulevard. (PP23-21)  
CASE CONTACT: Mikaela Dickenson (Sarah Green)  
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101 - /Yalgo Engineering - Keith Caldwell  
SUBDIVISION: Pleasant Hill Sec 3 Ph 1-9  
Attention Departments: Planning Services
  
4. **Replat. RP26-000011. Memorial Forest.** Replat for two residential lots to redefine property boundary lines on 0.55 acres between Red River Drive and Whispering Oaks Circle, addressed as 2503 Rustling Oaks Drive.  
CASE CONTACT: Paige Jackson (James Hayes)  
OWNER/APPLICANT/AGENT: Stephen Babalola/J4 Engineering - Glenn Jones  
SUBDIVISION: Memorial Forest  
Attention Departments: Planning Services, Engineering Services, Water Services
  
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  
Attention Departments: Planning Services
  
6. **Site Plan. SP26-000018. Penner Place.** Site plan for a 5,536 square-foot office building on 1.37 acres between Trophy Drive and Par Drive, addressed as 817 N Earl Rudder Freeway.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Royce Properties, LLC - Misty Hurt/2D Homes - Victor Drozd  
SUBDIVISION: Penner Place  
Attention Departments: Planning Services, Environmental Services, TxDOT