

Subject:

SDRC Agenda: June 2, 2026



AGENDA

Site Development Review Committee
Tuesday - 06/02/2026

NEW ITEMS:

1. **Preliminary Plan. PP26-000012. Pleasant Hill Section 4.** Preliminary plan for 162 residential lots on 51.59 acres between Pleasant Hill Road and West State Highway 21.
CASE CONTACT: Mikaela Dickenson (Sarah Green)
OWNER/APPLICANT/AGENT: Yalgo Engineering, LLC - Jeanette Lipton/WBW Development - Adrienne Donatucci
SUBDIVISION: Pleasant Hill Section 4

2. **Site Plan. SP26-000032. Bryan Original Townsite.** Site plan of a one-story office building for Reyes Construction totaling 1,537 square-feet on 0.15 acres between North Tabor Avenue and East Martin Luther King Jr. Street, addressed as 708 North Washington Avenue.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Reyes Construction - Cristian Reyes/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Original Townsite

REVISIONS:

1. **Final Plat. FP26-000011. Oaktree Subdivision.** Final plat for five residential lots on 3.1 acres between Center Street and East 22nd Street, addressed as 1120 Ursuline Avenue.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Olveras Team - Jose L. Olvera, Jr./ATM Surveying - Adam Wallace

SUBDIVISION: Oaktree Subdivision

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services

2. **Replat. RP26-000015. Jasco Subdivision.** Replat of two residential lots into four residential lots on 0.83 acres between Sandra Drive and Cavitt Avenue, addressed as 114 Pleasant Street.

CASE CONTACT: Paige Jackson (James Hayes)

OWNER/APPLICANT/AGENT: Jasper Cohen Holdings LLC - Greg Jasper/Bargas
Development Services - Philip Bargas

SUBDIVISION: Jasco Subdivision

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Water Services, Fire Services

3. **Site Plan. SP26-000002. Oak Creek Ranch.** Site plan for "Brazos Oaks Phase 2" totaling 351,392 square-feet on 15.58 acres north of West Villa Maria Road and East of John Sharp Parkway, addressed as 5900 Jones Road.

CASE CONTACT: Katie Williams (Sean Smith)

OWNER/APPLICANT/AGENT: Bryan Teeple/Mitchell & Morgan, LLP - Veronica Morgan

SUBDIVISION: Oak Creek Ranch

Attention Departments: Planning Services, Engineering Services

4. **Site Plan. SP26-000011. St. Joseph Oaks.** Site plan for a 11,250 square-foot building for "Shops at Blinn" on 1.2 acres between Joseph Drive and Manor Drive, addressed as 2100 E 29th Street.

CASE CONTACT: Paige Jackson (Sean Smith)

OWNER/APPLICANT/AGENT: BRET-X - Jimmy Baba/Kirksey Architecture - Robert Craig Grassle

SUBDIVISION: St. Joseph Oaks

Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering