

Subject:

SDRC Agenda: December 16, 2025



AGENDA

Site Development Review Committee
Tuesday - 12/16/2025

NEW ITEMS:

1. **Final Plat. FP25-000048. Stella Ranch Ph 2.** Final plat for 41 residential lots on 22.34 acres adjoining the west side of FM 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.
CASE CONTACT: Katie Williams (Sean Smith)
OWNER/APPLICANT/AGENT: Steep Hollow Land LP - Bryan Reece/Mitchell & Morgan, LLP - Veronica Morgan/Mitchell & Morgan, LLP - Veronica Morgan
SUBDIVISION: Stella Ranch Ph 2
2. **Replat. RP25-000035. Jones Addition.** Replat to redefine property boundary lot lines on 0.25 acres between Dean Street and West Pruitt Street, addressed as 1209 West Martin Luther King Street.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: LAB Homes LLC - Luis Barron/ATM Surveying - Adam Wallace/ATM Surveying - Adam Wallace
SUBDIVISION: Jones Addition

REVISIONS:

1. **Conditional Use Permit. CU24-000106. Western National Bank.** Conditional Use Permit for the construction of a 7,136 square foot convenience store and fuel station on 2.43 acres of land located at the south intersection of Forestwood Drive and West Villa Maria Road and addressed as 1001 West Villa Maria Road. (CU24-04)
CASE CONTACT: Ben Johnson (James Hayes)

OWNER/APPLICANT/AGENT: Momin Mushtaqali & Adil R/Makmo Design LLC - Adil Zahir

SUBDIVISION: Western National Bank

Attention Departments: Planning Services, Engineering Services

2. **Final Plat. FP25-000036. Traditions Ph 38.** Final plat to create seven townhome lots on 0.76 acres north of Health Science Center Parkway and adjoining Atlas Pear Drive.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc./Schultz Engineering, LLC
SUBDIVISION: Traditions Ph 38
Attention Departments: Planning Services, Engineering Services
3. **Replat. RP25-000030. Bridgewater Meadows.** Replat to reconfigure property boundary lines for three residential lots on 0.29 acres west of Palasota Drive between Cottonwood Street and Patton Avenue, addressed as 1732 Bridge Meadow Lane.
CASE CONTACT: Ben Johnson (Sean Smith)
OWNER/APPLICANT/AGENT: Terra Nova Home Builders LLC - Jose Maximino Martinez/ATM Surveying - Adam Wallace
SUBDIVISION: Bridgewater Meadows
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Water Services, Fire 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, Engineering Services, BTU-Electrical Engineering, TxDOT