

Subject:

SDRC Agenda: February 10, 2026



**AGENDA**

Site Development Review Committee  
Tuesday - 02/10/2026

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**NEW ITEMS:**

1. **Conditional Use Permit. CU26-000004. Vintage Estates.** Request for a 575 square-foot accessory dwelling unit on 0.23 acres northeast of Old Reliance Road between Vintage Hills Drive and Austin's Estates Drive, addressed as 4129 Vintage Estates Circle.  
CASE CONTACT: Paige Jackson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: Richard Simison/Stacey Simison  
SUBDIVISION: Vintage Estates
  
2. **Final Plat. FP26-000003. Conlee 2 West of Polk.** Final plat to redefine property boundary lines on 0.08 acres north of East Martin Luther King Jr Street and N Preston Avenue, addressed as 824 N Polk Avenue.  
CASE CONTACT: Paige Jackson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: Jovani Alvarado/ATM Surveying - Adam Wallace  
SUBDIVISION: Conlee 2 West of Polk
  
3. **Final Plat. FP26-000004. Pleasant Hill Section 3 Phase 9.** Final plat for 114 residential lots on 23.64 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  
SUBDIVISION: Pleasant Hill Section 3 Phase 9

4. **Final Plat. FP26-000005. Copperfield Multi-Family Apartments.** Final plat for two lots 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 Multi-Family Apartments
  
5. **Preliminary Plan. PP26-000003. Copperfield Multi-Family Apartments.** Preliminary plan for two lots 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 Multi-Family Apartments
  
6. **Replat. RP26-000002. Coulter Business Park (ETJ).** Replat to consolidate three non-residential lots into one on 3.15 acres south of East State Highway 21 between Gulfstream Drive and Golden Eagle Drive.  
CASE CONTACT: Ben Johnson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: USX 1188 Accommodation, LLC - George McMahon/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Coulter Business Park (ETJ)
  
7. **Replat. RP26-000003. Coulter's Sub of McGee.** Replat of one residential lot on 3.51 acres east of State Highway 6 between Clarks Lane and North Earl Rudder Freeway, addressed as 3202 Colson Road.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Pamela Carter/Schultz Engineering, LLC - Schultz Engineering  
SUBDIVISION: Coulter's Sub of McGee

## **REVISIONS:**

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

2. **Site Plan. SP25-000046. Brown Oak Brick Factory.** Site plan for the construction of a Brown Oak Brick Factory totaling 370,985 square-feet on 109.3 acres east of North Harvey Mitchell Parkway and adjoining Mumford Road.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Brown Oak Properties - Jorge Gonzalez/Grey Wolf Engineers - Daniel Quarles  
SUBDIVISION: Brown Oak Brick Factory  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, Fire Services
  
3. **Site Plan. SP25-000052. Coulter's Sub of McGee.** Site plan for a 5 unit office/warehouse building totaling 4,185 square-feet on 0.44 acres east of State Highway 6 between North Earl Rudder Freeway and Nuches Lane, addressed as 3101 Colson Road.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Authentic Pest Services - Nathan Fish/R.A.I. Designs Inc. - John Rhodes  
SUBDIVISION: Coulter's Sub of McGee  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Fire Services, TxDOT
  
4. **Site Plan. SP25-000076. Copperfield Multi-Family Apartments.** 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 Multi-Family Apartments  
Attention Departments: Planning Services, Engineering Services, Water Services