

Subject:

SDRC Agenda: May 12, 2026



AGENDA

Site Development Review Committee
Tuesday - 05/12/2026

NEW ITEMS:

1. **Final Plat. FP26-000020. King's Creek.** Preliminary plan and final plat for one residential lot on 2.94 acres along W Villa Maria Road between Forestwood Drive and Manorwood Drive.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Kings Group Financial - Lee Whitmire/Center Pole Engineering - Taylor Jordan
SUBDIVISION: King's Creek
2. **Site Plan. SP26-000027. King's Creek.** Site plan for four multi-family apartment buildings totaling 23,980 square-feet on 2.94 acres along W Villa Maria Road between Forestwood Drive and Manorwood Drive.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Kings Group Financial - Lee Whitmire/Center Pole Engineering - Taylor Jordan
SUBDIVISION: King's Creek
3. **Replat. RP26-000015. Pleasant 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: Pleasant Subdivision

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
SUBDIVISION: Ridgecrest Addn
Attention Departments: Planning Services, Engineering Services, Water Services

2. **Rezoning. RZ26-000011. Peppercorn Place.** 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
SUBDIVISION: Peppercorn Place
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, 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, Transportation Engineer, Water Services, TxDOT

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, Environmental Services

5. **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/GLS Engineering – John

Rusk

SUBDIVISION: Bryan Towne Center

Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Environmental Services, Fire Services