



AGENDA

Site Development Review Committee
Tuesday - 10/20/2026

NEW ITEMS:

1. **Final Plat. FP26-000033. Traditions - Phase 21B.** Final plat of one 2.48 acre lot zoned Planned Development - Mixed Use District (PD-M) located on HSC Parkway between Turkey Creek Road and Atlas Pear Drive.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc. - /Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Traditions - Phase 21B
2. **Preliminary Plan. PP26-000022. Stawnicz.** Preliminary plan of one 11.88-acre lot zoned Agricultural Open (A-O) located midway between Colson Road and Tabor Road.
CASE CONTACT: Paige Jackson (Sean Smith)
OWNER/APPLICANT/AGENT: Estate of Marion S. and Marie Stawnicz - James Larkin/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Stawnicz
3. **Replat. RP26-000045. Miramont - Section 16.** Replat of three residential lots into two on 1.65 acres zoned Planned Development - Mixed Use (PD-M) located on the south corner of Princeville Court and Miramont Circle, addressed as 4900 Princeville Court.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Adam Corporation - Stephanie Malechek/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Miramont - Section 16
4. **Site Plan. SP26-000069. Traditions - Phase 21B.** Site plan for a childcare building totaling 10,245 square-feet on 2.48 acres located on HSC Parkway between Turkey Creek Road and Atlas Pear Drive.
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc. - /Schultz

REVISIONS:

1. **Preliminary Plan. PP26-000021. Stella Ranch Ph 2.** Preliminary plan for 41 residential lots on 20.40 acres adjoining the west side of Farm to Market Road 1179 between Cargill Drive and Honeysuckle Lane, addressed as 7143 Stella (PVT) Circle.
CASE CONTACT: Paige Jackson (Sarah Green)
OWNER/APPLICANT/AGENT: STEEP HOLLOW LAND LP/Mitchell & Morgan, LLP - Veronica Morgan/
SUBDIVISION: Stella Ranch Ph 2
Attention Departments: Planning Services, Engineering Services, Fire Services,
2. **Replat. RP26-000034. Borderbrook Phase 3.** Replat of 0.95 acres zoned Midtown-Corridor (MT-C) to consolidate a platted residential lot with surrounding lot portions located between Old College Road and Brookside Drive West, addressed as 308 Borderbrook Drive.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: GRANT BCS FUND 1, LP - Kyle Grant/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Borderbrook Phase 3
Attention Departments: Planning Services, Engineering Services, Fire Services,
3. **Replat. RP26-000043. Park Heights Addition.** Replat of residential Lot 13 in Park Heights Addition into Lots 13A and 13B addressed as 2314 W SH 21.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: - Paul Madison, Sr./McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Park Heights Addition
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services, TxDOT,
4. **Replat. RP26-000044. Castle Heights Addition.** Replat of residential Lot 1 in Block 2 of Castle Heights Addition into Lots 1A and 1B, addressed as 1500 Conner Street.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Property Owner - Eric Pantoja/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Castle Heights Addition
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Fire Services,

5. **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/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,
6. **Site Plan. SP26-000020. Borderbrook.** Site plan for two multi-family buildings totaling 19,424 square-feet on 1.20 acres between West North Avenue and Laurel Street, addressed as 308 Borderbrook Drive.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: GRANT BCS FUND 1, LP - Kyle Grant/Schultz Engineering, LLC - Schultz Engineering/Schultz Engineering, LLC - Schultz Engineering
SUBDIVISION: Borderbrook
Attention Departments: Engineering Services, Water Services,
7. **Site Plan. SP26-000044. Gameday Suites Aggieland.** Site plan for the construction of three 2-story buildings for "Gameday Suites Aggieland" totaling 38,700 square-feet on 8.18 acres east of Highway 47 at the intersection of Jones Road and West Villa Maria Road.
CASE CONTACT: Paige Jackson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Gameday Project 1, LLC - Steve Quisenberry/Baird, Hampton & Brown - Joshua Rangel/Baird, Hampton, and Brown - Joshua Rangel
SUBDIVISION: Gameday Suites Aggieland
Attention Departments: Engineering Services, Water Services, Fire Services, TxDOT,
8. **Site Plan. SP26-000053. HWY 30 Business Park.** Site plan for a 5.62 acre business park development zoned C-2 Retail District consisting of 8 office /warehouse buildings located between Winding Creek Road (PVT) and Cole Lane, addressed as 1140 State Highway 30.
CASE CONTACT: Mikaela Dickenson (James Hayes)
OWNER/APPLICANT/AGENT: Oxbow Construction LLC - Hank Robertson/J4 Engineering - Glenn Jones/
SUBDIVISION: HWY 30 Business Park
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services, TxDOT,
9. **Site Plan. SP26-000062. Ramsey Place.** Site plan for a 14 unit multi-family development on 1.3 acres zoned Multi-Family District (MF) and Residential-5000 (RD-5) located between Dunn Street and North Avenue, addressed as 600 East North Avenue.
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: VGC Ventures LLC - Danny Hannon/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson

SUBDIVISION: Ramsey Place

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