



AGENDA
Site Development Review Committee
Tuesday - 10/27/2026

NEW ITEMS:

1. **Amending Plat. AP26-000002. Bryan Original Townsite.** Request to amend a plat for non-residential Lots 3R-A and 3R-B in Block 96 of Bryan Original Townsite in order to make a minor reconfiguration of interior lot lines on property addressed as 801 S. Bryan Avenue
CASE CONTACT: Ben Johnson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: - Katie Neason/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Original Townsite

2. **Conditional Use Permit. CU26-000011. Country Club Estates Addition.** Conditional Use Permit (CUP) request for a duplex at 208 Tee Drive
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Murphy Signature Homes - Terrence Murphy/J4 Engineering - Glenn Jones
SUBDIVISION: Country Club Estates Addition

3. **Replat. RP26-000047. Country Club Estates Addition.** Replat of two residential lots, being part of Lot 15 and all of Lot 16 in Block D of Country Club Estates Addition, into proposed lot 16R, addressed as 208 Tee Drive
CASE CONTACT: Mikaela Dickenson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: Murphy Signature Homes - Terrence Murphy/J4 Engineering - Glenn Jones
SUBDIVISION: Country Club Estates Addition

4. **Preliminary Plan. PP26-000024. Academy Bryan.** Preliminary Plan of one 15.75-acre non-residential lot being proposed Lot 1 in Block 1 of Academy Bryan subdivision located at the northern corner of Sam Rayburn Drive and N. Earl Rudder Freeway
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: SF Business Investments LLC - Erik Walker/CONLEY LAND - Laura Caldwell/Conley Land Services - Dylan Sansone
SUBDIVISION: Academy Bryan

5. **Replat. RP26-000046. Highland Hills Phase 2.** Replat of one 3.04-acre non-residential lot into 25 townhouse lots and common area in Highland Hills Phase 2
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Boxwood Real Estate Construction - Luke Marvel/J4 Engineering - Glenn Jones
SUBDIVISION: Highland Hills Phase 2

REVISIONS:

1. **Preliminary Plan. PP25-000026. Pagosa Springs Ph 4-5.** Preliminary plan for 124 residential lots on 25.60 acres between Cunningham Lane and Scanlan Street, addressed as 2141 West 28th Street.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Cimarron LLC - Spencer Buchanan/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Pagosa Springs Ph 4-5
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Parks and Recreation Department, Water Services, Fire Services
2. **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
SUBDIVISON: Stella Ranch Ph 2
Attention Departments: Planning Services, Engineering Services, Water Services
3. **Preliminary Plan. PP26-000022. Stawnicz.** Preliminary plan of one 11.88-acre lot located 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
SUBDIVISON: Stawnicz
Attention Departments: Planning Services, Engineering Services
4. **Replat. RP26-000037. Sunset Addition #2.** Replat to consolidate lots into one being 0.51 acres located near W. 16th Street and San Jacinto Lane, addressed as 1105 San Jacinto Lane.
CASE CONTACT: Paige Jackson (Madeleine Maltais)
OWNER/APPLICANT/AGENT: GAGE HOLDING REVOCABLE LIVING TRUST - TONYON BOYO/ATM Surveying - Adam Wallace
SUBDIVISON: Sunset Addition #2
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
5. **Replat. RP26-000039. Williams.** Replat of one residential lot into four at the intersection of Old Hearne Road and Stevens Drive, addressed as 2627 Stevens Drive.
CASE CONTACT: Paige Jackson (Sean Smith)
OWNER/APPLICANT/AGENT: Anselmo Lopez Construction - Anselmo Lopez/ATM Surveying - Adam Wallace
SUBDIVISON: Williams

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services

6. **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
SUBDIVISON: King's Creek
Attention Departments: Engineering Services, BTU-Electrical Engineering

7. **Site Plan. SP26-000035. Tiffany Park Business Center.** Site plan for a 7,381 square-foot building for "AutoZone" on 4.62 acres between Pendleton Drive and Copperfield Drive, addressed as 4360 Boonville Road.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: CH&H Kurten Road Partnership - Don Holtkemp/Pape-Dawson Engineers - Antonio Grenier
SUBDIVISON: Tiffany Park Business Center
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services, Fire Services, TxDOT