



AGENDA

Site Development Review Committee
Tuesday - 09/09/2025

NEW ITEMS:

1. **Final Plat. FP25-000039. Traditions Ph 38-40.** Final plat for 12 residential lots on 13.31 acres southeast of Harvey Mitchell Parkway South between F and B Road and Traditions Drive North.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc./Schultz Engineering, LLC
SUBDIVISION: Traditions Ph 38-40
2. **Final Plat. FP25-000040. Traditions Ph 38-40.** Final plat for 52 residential lots on 12.57 acres southeast of Harvey Mitchell Parkway South between F and B Road and Traditions Drive North.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Bryan Commerce & Development, Inc./Schultz Engineering, LLC
SUBDIVISION: Traditions Ph 38-40
3. **Right-of-Way Abandonment. RA25-000005. Bryan Original Townsite.** Request to abandon a 0.055 acre portion (2,380 square-feet) of North Parker Avenue right-of-way on 0.21 acres at the intersection of North Parker Avenue and West Martin Luther King Jr. Street, addressed as 806 North Parker Avenue.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Samuel J. Neason/J4 Engineering - Glenn Jones
SUBDIVISION: Bryan Original Townsite
4. **Replat. RP25-000025. Woodville Acres Ph 2.** Replat to create two residential lots on 0.92 acres west of State Highway 6 between Laura Lane and Woody Lane, addressed as 4109 Laura Lane.
CASE CONTACT: Mikaela Dickenson (Sean Smith)

REVISIONS:

1. **Final Plat. FP25-000036. Traditions Ph 38-40.** 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 38-40
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Fire Services
2. **Preliminary Plan. PP25-000031. Traditions Ph 38-40B.** Preliminary plan for 71 lots for mixed-use development on 26.65 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 38-40B
Attention Departments: Planning Services, Engineering Services
3. **Replat. RP25-000023. Save Our Streets.** Replat of one non-residential lot on 11.27 acres West of South College Avenue and South of Palasota Drive, addressed as 1700 Groesbeck Street.
CASE CONTACT: Ben Johnson (Jon MacKay)
OWNER/APPLICANT/AGENT: SOS Ministries - Kyle Salmon/Kent Laza
SUBDIVISION: Save Our Streets
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services, Fire Services
4. **Site Plan. SP25-000006. Hoya Acres Addition.** Site plan for a 4,507 square-foot McDonald's restaurant on 5.76 acres located east of North Harvey Mitchell Parkway between Western Oaks Court and West Villa Maria Road, addressed as 1438 W Villa Maria Road.
CASE CONTACT: Rene Ochoa (Sean Smith)
OWNER/APPLICANT/AGENT: Vonder Hoya Christopher W 2008 Trust/Kimley-Horn and Associates, Inc. - Aaron Kovar
SUBDIVISION: Hoya Acres Addition
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services