



AGENDA

Site Development Review Committee
Tuesday - 09/16/2025

NEW ITEMS:

1. **Replat. RP25-000026. Beason Addn.** Replat to reconfigure lot lines for two residential lots on 1.16 acres southeast of Texas Avenue between Helena Street and Gilbert Street, addressed as 500 Moran Street.
CASE CONTACT: Rene Ochoa (Jon MacKay)
OWNER/APPLICANT/AGENT: Jean Blake Sheridan/ATM Surveying - Adam Wallace
SUBDIVISION: Beason Addn
2. **Replat. RP25-000027. Bruin Trace.** Replat to create two residential lots on 2.35 acres north of San Jacinto Lane between Saunders Street and Promise Drive, addressed as 765 Bruin Trace.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: VR Constructions - Victor Roldan/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISION: Bruin Trace

REVISIONS:

1. **Final Plat. FP25-000022. Pleasant Hill Sec 3 Ph 7.** Final plat for 72 residential lots on 14.43 acres east of North Harvey Mitchell and adjoining Smith Lake Boulevard.
CASE CONTACT: Mikaela Dickenson (Sarah Green)
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering - Keith Caldwell
SUBDIVISION: Pleasant Hill Sec 3 Ph 7
Attention Departments: Planning Services, Engineering Services

2. **Preliminary Plan. PP25-000033. Pleasant Hill Sec 3 Ph 1-9.** Revised preliminary plan for 906 residential lots on 253.51 acres east of North Harvey Mitchell Parkway and adjoining Smith Lake Boulevard. (PP23-21)
CASE CONTACT: Mikaela Dickenson (Sarah Green)
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering - Keith Caldwell
SUBDIVISION: Pleasant Hill Sec 3 Ph 1-9
Attention Departments: Planning Services, Engineering Services, Fire Services, Brazos County Emergency Communications District, TxDOT
3. **Final Plat & Preliminary Plan. PP25-000024 & FP25-000023. Cedar Breaks.** Preliminary plan and final plat to create 5 non-residential lots on 8.58 acres between Dunbar Drive and North Earl Rudder Freeway.
CASE CONTACT: Mikaela Dickenson (Sean Smith)
OWNER/APPLICANT/AGENT: Lovett Holdings, LLC - Steve Lovett/Center Pole Engineering - Taylor Jordan
SUBDIVISION: Cedar Breaks
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
4. **Replat. RP25-000024. Beason Addn.** Replat of two residential lots on 0.57 acres west of Texas Avenue at the intersection of Reese Avenue and West Carson Street, addressed as 200 West Carson Street.
CASE CONTACT: Mikaela Dickenson (Eric Blackburn)
OWNER/APPLICANT/AGENT: 724Texas - Pedro Cunha/ATM Surveying - Adam Wallace
SUBDIVISION: Beason Addn
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering
5. **Site Plan. SP25-000040. Smythe Addn.** Site plan to construct a new 3,305 square-foot Whataburger on 0.91 acres east of Texas Avenue between East 33rd Street and South Washington Avenue, addressed as 902 S Texas Avenue.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: Whataburger Real Estate LLC - Robert Rohlf/Greenberg Farrow - Danielle Benedict
SUBDIVISION: Smythe Addn
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, TxDOT