



AGENDA

Site Development Review Committee
Tuesday - 10/07/2025

NEW ITEMS:

1. **Final Plat. FP25-000043. McCulloch Addn No. 3.** Replat to reconfigure two residential lots on 0.37 acres at the terminus of Florida Street and Red Oak Street.
CASE CONTACT: Rene Ochoa (Sean Smith)
OWNER/APPLICANT/AGENT: Darius Mccoy/ATM Surveying - Adam Wallace/ATM Surveying - Adam Wallace
SUBDIVISON: McCulloch Addn No. 3

2. **Final Plat. FP25-000044. Oakmont Ph 6B.** Final plat for 16 residential lots on 5.00 acres east of Boonville Road and adjoining Cedar Grove Lane, addressed as 5009 Boonville Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Oakmont Ph 6B

3. **Site Plan. SP25-000065. Oakmont.** Site plan for a 3rd HOA park totaling 10,613 square-feet on 1.87 acres southeast of Bloomsbury Way and Iron Mountain Drive, addressed as 5009 Boonville Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Oakmont

REVISIONS:

1. **Final Plat. FP25-000036. Traditions Ph 38.** 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
SUBDIVISON: Traditions Ph 38
Attention Departments: Planning Services, Engineering Services
2. **Final Plat. FP25-000039. Traditions Ph 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
SUBDIVISON: Traditions Ph 40
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Parks and Recreation Department
3. **Final Plat. FP25-000040. Traditions Ph 39.** 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 Traditions LP/Schultz Engineering, LLC
SUBDIVISON: Traditions Ph 39
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services
4. **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
SUBDIVISON: Traditions Ph 38-40B
Attention Departments: Planning Services, Engineering Services
5. **Right-of-Way Abandonment. RA25-000006. Bryan Original Townsite.** Request to abandon an 80-foot wide, 0.23 acres (10,000 square-feet) portion of the undeveloped N Reed Avenue right-of-way between W 21st Street and W 22nd Street, adjacent to properties, addressed as 1001 W 21st Street and 909 W 21st Street.
CASE CONTACT: Ben Johnson (Sarah Green)
OWNER/APPLICANT/AGENT: Lily of the Valley Church of God in Christ/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson
SUBDIVISON: Bryan Original Townsite
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering

6. **Replat. RP25-000028. Highland Park.** Replat to redefine property boundary lines to create one residential lot on 0.57 acres southeast of the intersection of Foch Street and Aspen Street, addressed as 601 Foch Street A.
CASE CONTACT: Rene Ochoa (Eric Blackburn)
OWNER/APPLICANT/AGENT: 777 Graham Road LLC - Oscar Parulian/Schultz Engineering, LLC
SUBDIVISION: Highland Park
Attention Departments: Planning Services, Engineering Services

7. **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 - Christopher Vonder Hoya/Kimley-Horn and Associates, Inc. - Aaron Kovar
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Water Services

8. **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

9. **Site Plan. SP25-000046. Brown Oak Brick Factory.** Site plan for the construction of a Brown Oak Brick Factory totaling 370,985 square-feet on 109.3 acres east of North Harvey Mitchell Parkway and adjoining Mumford Road.
CASE CONTACT: Ben Johnson (Eric Blackburn)
OWNER/APPLICANT/AGENT: Brown Oak Properties - Jorge Gonzalez/Grey Wolf Engineers - Daniel Quarles
SUBDIVISION: Brown Oak Brick Factory
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services