

Subject:

SDRC Agenda: February 24, 2026



**AGENDA**

Site Development Review Committee  
Tuesday - 02/24/2026

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**NEW ITEMS:**

1. **Rezoning. RZ26-000006. Rudder Pointe.** Request to revise the previously approved Planned Development-Housing district (PD-H) to adjust the property layout on 169.79 acres adjoining Old Reliance Road between North Earl Rudder Freeway and Cover Lane.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Steve Arden/McClure and Browne Engineering/Surveying, Inc.  
- Jeff Robertson  
SUBDIVISION: Rudder Pointe
2. **Preliminary Plan. PP26-000004. Rudder Pointe Ph 7 & 8.** Revised preliminary plan for 72 residential lots on 16.02 acres at the northern terminus of Rudder Pointe Parkway.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Steve Arden/McClure and Browne Engineering/Surveying, Inc.  
- Jeff Robertson  
SUBDIVISION: Rudder Pointe Ph 7 & 8
3. **Replat. RP26-000004. Traditions Ph 33.** Replat to modify the existing layout of "Common Area 1R" on 1.45 acres between Health Science Center Parkway and South Traditions Drive, addressed as 4100 Lake Atlas Drive.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Biocorridor Property Owners Assoc Inc. - /Schultz Engineering, LLC  
SUBDIVISION: Traditions Ph 33

## **REVISIONS:**

1. **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
  
2. **Preliminary Plan & Final Plat. PP25-000024 & FP25-000023. Cedar Breaks.** 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, TxDOT
  
3. **Site Plan. SP26-000004. Cedar Breaks.** Site plan for a modular home retail center for "Pratt Homes" totaling 31,660 square-feet on 8.58 acres east of Highway 6 between Dunbar Drive and North Earl Rudder Freeway.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Pratt Homes - Matias Manriquez/Center Pole Engineering - Taylor Jordan  
SUBDIVISION: Cedar Breaks  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Solid Waste Group, Water Services
  
4. **Final Plat. FP26-000001. Pleasant Hill Section 3 Phase 8.** Final plat for 143 residential lots on 26.84 acres west of North Harvey Mitchell Parkway and north of West State Highway 21 between Pleasant Hill Road and West 28th Street.  
CASE CONTACT: Mikaela Dickenson (Sarah Green)  
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101 - /Yalgo Engineering, LLC - Jeanette Lipton  
SUBDIVISION: Pleasant Hill Section 3 Phase 8  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering, Water Services
  
5. **Right-of-Way Abandonment. RA26-000001. Opersteny.** Request to abandon 0.13 acres of public right-of-way for Santa Teresa Catholic Church between Hall Street and McCullogh Street, addressed as 1212 Lucky Street.  
CASE CONTACT: Mikaela Dickenson (James Hayes)

OWNER/APPLICANT/AGENT: Santa Teresa Catholic Church/Gessner Engineering - Pedro Rico  
SUBDIVISION: Opersteny  
Attention Departments: Planning Services, BTU-Electrical Engineering

6. **Replat. RP26-000002. Coulter Business Park (ETJ).** Replat to consolidate three non-residential lots into one on 3.15 acres south of East State Highway 21 between Gulfstream Drive and Golden Eagle Drive.  
CASE CONTACT: Ben Johnson (Madeleine Maltais)  
OWNER/APPLICANT/AGENT: USX 1188 Accommodation, LLC - George McMahon/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISION: Coulter Business Park (ETJ)  
Attention Departments: Planning Services, Engineering Services, Parks and Recreation Department
  
7. **Replat. RP26-000003. Coulter's Sub of McGee.** Replat of one residential lot on 3.51 acres east of State Highway 6 between Clarks Lane and North Earl Rudder Freeway, addressed as 3202 Colson Road.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: Pamela Carter/Schultz Engineering, LLC  
SUBDIVISION: Coulter's Sub of McGee  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services, Fire Services
  
8. **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
  
9. **Site Plan. SP26-000008. Carrabba Industrial Park Ph 2.** Site plan for a 204 square-foot ice vending machine for "Ice House America" on 1.67 acres between East State Highway 21 and North Thornberry Drive, addressed as 1600 Gooseneck Drive.  
CASE CONTACT: Paige Jackson (James Hayes)  
OWNER/APPLICANT/AGENT: GRT Interests - Grant Carrabba/J4 Engineering - Glenn Jones  
SUBDIVISION: Carrabba Industrial Park Ph 2  
Attention Departments: Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Water Services, Fire Services, Brazos County Emergency Communications District