



## AGENDA

Site Development Review Committee  
Tuesday – August 01, 2023

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### NEW ITEMS:

- 1. Replat. RP23-30. Traditions Subdivision – Phase 35.** Replat to reconfigure lots 2-4, 7 & Common area 3 near the north terminus of the 3000 block of Club Drive, west of its intersection with South Traditions Drive.  
CASE CONTACT: Allison Kay (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership/Schultz Eng.  
SUBDIVISION: Traditions – Phase 35
- 2. Site Plan. SP23-57. Park Hudson Subdivision – Phase 4.** Site plan for 13,770 square foot office/restaurant in the Planned Development District (PD), site adjoins the north side of University Drive East, southwest of its intersection with Corporate Center Drive, addressed as 3339 University Drive East.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: University RH, LP/Walker Partners  
SUBDIVISION: Park Hudson – Phase 4
- 3. Site Plan. SP23-58. CREI Storage.** Site plan for three 24,000 square foot structures in the Commercial District (C-3), located off North Earl Rudder Freeway between East State Highway 21 and Wilkes Street, addressed as 1820 North Earl Rudder Freeway.  
CASE CONTACT: Mitchell Cameron (Eric Blackburn)  
OWNER/APPLICANT/AGENT: CREI Storage 1820 Owner LP/J4 Engineering  
SUBDIVISION: Progress Park – Phase 2

### REVISIONS:

- 4. Final Plat. FP23-29. Oakmont – Phase 4C.** Final plat for 20 lots on 10.74 acres of land, located at the southeast corner of the intersection of Greenstone Way and Kebler Pass.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development Properties/McClure & Browne Eng  
SUBDIVISION: Oakmont – Phase 4C
- 5. Master Plan. MP23-07. Gourd Creek Subdivision – Phase 1-5.** Master plan for five phases on 60.6 acres, located northeast of Chick Lane and Autumn Lake Drive intersection  
CASE CONTACT: Mitchell Cameron (Zachary Kennard)  
OWNER/APPLICANT/AGENT: Shian Cao/McClure and Browne Engineering  
SUBDIVISION: Ground Creek Subdivision – Phase 1-5

- 6. Preliminary Plan. PP23-22. 2818 Business Park.** Preliminary plan for one lot on 15.00 acres zoned Commercial District (C-3) located off North Harvey Mitchell Parkway between Clear Leaf Drive and Providence Avenue.  
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: 1983 Land Investments, LLC. /Schultz Engineering  
SUBDIVISION: 2818 Business Park
- 7. Preliminary Plan and Final Plat. PP23-23 and FP23-28. 2818 Green Crossing.** Preliminary plan and final plat for one lot, being 2.77 acres of land, located at the west corner of the intersection of North Harvey Mitchell Parkway and Smith Lake Boulevard.  
CASE CONTACT: Mitchell Cameron (Eric Blackburn)  
OWNER/APPLICANT/AGENT: STTC, LLC./J4 Engineering  
SUBDIVISION: Green Crossing
- 8. Replat. RP23-16. Pagosa Springs Subdivision – Phase 2.** Replat of a portion of Milton Darwin’s Subdivision to include additional unplatted property for 72 residential lots on 14 acres, generally south of West 28<sup>th</sup> Street between Cunningham Lane and Scanlin Street.  
CASE CONTACT: Allison Kay (Zachary Kennard)  
OWNER/APPLICANT/AGENT: S.E. Investments, LLC/McClure & Browne  
SUBDIVISION: Pagosa Springs – Phase 2
- 9. Replat. RP23-22. Traditions – Phase 19.** Replat to reduce common area within the 19.315-acre residential development, located near the intersection of South Traditions Drive and Traditions Boulevard.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership LP/Schultz Engineering  
SUBDIVISION: Traditions – Phase 19
- 10. Replat. RP23-28. Triangle Subdivision.** Replat of three commercial lots into one located at South College Avenue and Old College Road, addressed as 3510, 3600, & 3710 South College Avenue.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: Hyatt Development LTD/Schultz Engineering  
SUBDIVISION: Triangle Subdivision
- 11. Rezoning. RZ23-18. KinderHill Brew.** Request to rezone 2.44 acres from Residential 5000 District – (RD-5) to Planned Development – Mixed Use District (PD-M) for a potential brewpub, retail, and restaurant development, located at the corner of W 31<sup>st</sup> Street and South Logan Avenue, addressed as 505 W 31<sup>st</sup> Street.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: KinderHill Properties LLC  
SUBDIVISION: The Reserve at Cottonwood Creek
- 12. Right-of-Way Abandonment. RA23-02. Fuller Subdivision.** Right-of-way abandonment of 0.043 acre of the public alleyway located within the FM 158 Corridor at William J Bryan and Nash Street.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Katie & Jimmy Williams  
SUBDIVISION: Fuller Subdivision
- 13. Site Plan. SP22-39. Shops at Hudson Oaks.** Proposed site plan for the construction of a 15,032 square foot retail/restaurant on 2.09 acres, along the north side of University Drive East, between Corporate Center Drive and Copperfield Drive, addressed as 3349 University Drive East.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: BTX Retail/ /Walker Partners  
SUBDIVISION: Park Hudson – Phase 4

**14. Site Plan. SP23-56. Coulter Airfield Hangars.** Site plan for four hangars at Coulter Airfield, located at the east corner of East State Highway 21 and Wallis Road, addressed as 6120 East State Highway 21(SH-21).

CASE CONTACT:

Mitchell Cameron (Brianna Groves)

OWNER/APPLICANT/AGENT:

COB/Don Jackson Construction

SUBDIVISION:

SFA #10