

Subject:

SDRC Agenda: August 26, 2025



### AGENDA

Site Development Review Committee  
Tuesday - 08/26/2025

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#### **NEW ITEMS:**

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  
SUBDIVISION: Traditions Ph 38
  
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 (Sean Smith)  
OWNER/APPLICANT/AGENT: WBW Single Land Investment, LLC - Series 101/Yalgo Engineering - Keith Caldwell  
SUBDIVISION: Pleasant Hill Sec 3 Ph 1-9
  
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

## **REVISIONS:**

1. **Final Plat. FP25-000034. Rudder Pointe Ph 8.** Final plat for 15 residential lots on 3.45 acres east of State Highway 6 and adjoining Rudder Pointe Parkway.  
CASE CONTACT: Ben Johnson (Sean Smith)  
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Rudder Pointe Ph 8  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
  
2. **Final Plat. FP25-000035. Rudder Pointe Ph 7C.** Final plat for 20 residential lots on 4.7 acres east of State Highway 6 and adjoining Rudder Pointe Parkway.  
CASE CONTACT: Ben Johnson (Sean Smith)  
OWNER/APPLICANT/AGENT: Homewood, LLC - Stephen Arden/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Rudder Pointe Ph 7C  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
  
3. **Master Plan. MP25-000008. Pagosa Springs.** Master plan for five phases of residential development on 65.52 acres south of West State Highway 21 between Cunningham Lane and Scanlan Street, addressed as 2141 W 28th Street.  
CASE CONTACT: Rene Ochoa (Jon MacKay)  
OWNER/APPLICANT/AGENT: Cimarron LLC - Spencer Buchanan/McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson  
SUBDIVISON: Pagosa Springs  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
  
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, Transportation Engineer, Water Services, Fire Services
  
5. **Site Plan. SP24-000112. Richard Carter Survey.** Site plan for a 2,677 square foot office building on 0.48 acre located near the intersection of Barak Lane and Plainsman Lane, addressed as 1700 Barak Lane.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Drew Clift/Center Pole Engineering - Taylor Jordan  
SUBDIVISON: Richard Carter Survey  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, Water Services

6. **Site Plan. SP24-000137. Briar Meadows Creek Subdivision - Ph 3.** Site plan for two non-residential buildings totaling 22,641 square-feet on 1.715 acres located on the eastern side of Nash Street between William J. Bryan and Broadmoor Drive, addressed as 2735 Nash Street. (SP23-82)  
CASE CONTACT: Rene Ochoa (Sarah Green)  
OWNER/APPLICANT/AGENT: Shops On Nash LLC/Arledge Interests - Jon Arledge/RSG Engineering - Jose Jaramillo  
SUBDIVISION: Briar Meadows Creek Subdivision - Ph 3  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, BTU-Electrical Engineering, Water Services, Environmental Services, Fire Services
7. **Site Plan. SP25-000049. Traditions Ph 19.** Site plan for five residential buildings on 1.72 acres on the west side of Maroon Court and adjoining Cadet Circle.  
CASE CONTACT: Ben Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Traditions Acquisition Partnership LP - Justin Shulse/Schultz Engineering, LLC  
SUBDIVISION: Traditions Ph 19  
Attention Departments: Planning Services, Engineering Services, TxDOT