



## AGENDA

Site Development Review Committee  
Tuesday - 12/23/2025

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### **NEW ITEMS:**

1. **Site Plan. SP25-000082. Cavitt's Hillcrest Addn.** Site plan for a multi-unit development totaling 4,672 square-feet on 0.16 acres between East Duncan Street and East Carson Street, addressed as 2006 Cavitt Avenue.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: Arete Property Group - Alvin Carlile/Arete Property Group, LLC  
- Jake Carlile  
SUBDIVISION: Cavitt's Hillcrest Addn
2. **Site Plan. SP25-000083. Bryan Original Townsite.** Site plan for a new annexation building for Brazos County totaling 81,315 square feet on 1.43 acres between East 26th Street and North Houston Avenue, addressed as 101 North Texas Avenue.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Brazos County - Trevor Lansdown/PlanNorth Architectural Co.  
SUBDIVISION: Bryan Original Townsite

### **REVISIONS:**

1. **Master Plan. MP25-000010. Presidio Park (ETJ).** Master plan for a two phase subdivision on 50.98 acres east of Elmo Weedon Road between Risky's Ranch Drive and Dyess Road.  
CASE CONTACT: Katie Williams (Sean Smith)  
OWNER/APPLICANT/AGENT: WD 30, LLC - Jennifer Dunkin/RME Consulting Engineers - Rabon Metcalf  
SUBDIVISION: Presidio Park (ETJ)  
Attention Departments: Planning Services, Transportation Engineer, BTU-Electrical Engineering

2. **Replat. RP25-000031. Woodville Acres.** Replat to create four residential lots on 0.78 acres between Stevens Drive and Mariposa Court, addressed as 3722 Shirley Drive.  
CASE CONTACT: Mikaela Dickenson (Sean Smith)  
OWNER/APPLICANT/AGENT: SAMUEL RAMIREZ/ATM Surveying - Adam Wallace  
SUBDIVISON: Woodville Acres  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer, BTU-Electrical Engineering
  
3. **Site Plan. SP25-000054. Park Hudson Ph 11.** Site plan for a 8,253 square-foot building for Adamson Engineering on 2.26 acres south of Boonville Road between Pendleton Drive and Cross Park Drive.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Adamson Engineering - Kelley Adamson/Gessner Engineering - Cayden Smith  
SUBDIVISON: Park Hudson Ph 11  
Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering, Water Services
  
4. **Site Plan. SP25-000063. Lone Oak Acres.** Site plan for parking and landscape improvements on 1.59 acres south of Tabor Road (FM 974) located on the western corner of the Clarks Lane and Bellaire Street intersection, addressed as 3201 Clarks Lane.  
CASE CONTACT: Mikaela Dickenson (James Hayes)  
OWNER/APPLICANT/AGENT: CVS Rueda Investments LLC - Rafael Rueda/J4 Engineering - Glenn Jones  
SUBDIVISON: Lone Oak Acres  
Attention Departments: Planning Services, Engineering Services, Transportation Engineer
  
5. **Site Plan. SP25-000065. Oakmont Ph 5A.** 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 Ph 5A  
Attention Departments: Planning Services
  
6. **Site Plan. SP25-000076. Copperfield.** Site plan for 12 multi-family apartment buildings and 1 clubhouse totaling 420,416 square-feet on 20.40 acres north of Boonville Road between Concordia Drive and Copperfield Drive, addressed as 4251 Boonville Road.  
CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Adam Development Properties LP - Andrew Ball/Kimley-Horn and Associates - Preston Jacks  
SUBDIVISON: Copperfield

**Attention Departments:** Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services, Fire Services

7. **Site Plan. SP25-000077. Park Hudson Ph 4.** Site plan for a new office building to include RNL Homes and additional lease space totaling 13,386 square-feet for on 1.35 acres south of Boonville Road between Copperfield Drive and Corporate Center Drive, addressed as 3339 University Drive.  
CASE CONTACT: Katie Williams (James Hayes)  
OWNER/APPLICANT/AGENT: RNL Homes/Walker Partners - Clay Schroeder  
SUBDIVISION: Park Hudson Ph 4  
**Attention Departments:** Planning Services, Engineering Services, Building Services, BTU-Electrical Engineering, Solid Waste Group, Water Services
  
8. **Site Plan. SP25-000079. Beason.** Site plan for a multi-unit development totaling 6,860 square-feet 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/Quiddity Engineering - Anthony Marquez  
SUBDIVISION: Beason  
**Attention Departments:** Planning Services, Engineering Services, Transportation Engineer, Water Services