

Subject:

SDRC Agenda: January 20, 2026



AGENDA

Site Development Review Committee
Tuesday - 01/20/2026

NEW ITEMS:

1. **Conditional Use Permit. CU26-000002. W T James Resub.** Request to repair an existing accessory dwelling unit and storage on 0.28 acres north of East William Joel Bryan Parkway between North Baker Avenue and Crenshaw Street, addressed as 1111 East 23rd Street.
CASE CONTACT: Ben Johnson (James Hayes)
OWNER/APPLICANT/AGENT: Emily Mullins
SUBDIVISION: W T James Resub
2. **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

REVISIONS:

1. **Conditional Use Permit. CU25-000015. Country Club Estates Ph 2.** Request to allow for 4 townhomes on 0.4 acres between Green Street and Link Street, addressed as 315 Fairway

Drive.

CASE CONTACT: Mikaela Dickenson (Eric Blackburn)

OWNER/APPLICANT/AGENT: SC Investco LLC - Shelby Cooper/Center Pole Engineering - Taylor Jordan

SUBDIVISION: Country Club Estates Ph 2

Attention Departments: Planning Services, Transportation Engineer

2. **Site Plan. SP24-000124. Hwy 30 Business Park.** Site plan for a 5,000 square-foot office/retail structure located at the intersection of Highway 30 and Cole Lane.

CASE CONTACT: Paige Jackson (James Hayes)

OWNER/APPLICANT/AGENT: Pinemont Homeowners Association - Shan Rajan/J4 Engineering - Glenn Jones

SUBDIVISION: Hwy 30 Business Park

Attention Departments: Planning Services, Engineering Services

3. **Site Plan. SP25-000004. Cedar Creek.** Site plan for a 3,400 square-foot medical office on 1.15 acres located between Kent Street and Briarcrest Drive, addressed as 1712 Broadmoor Drive (previously SP23-44)

CASE CONTACT: Mikaela Dickenson (James Hayes)

OWNER/APPLICANT/AGENT: Tx Construction and Investments LLC /McClure and Browne Engineering/Surveying, Inc. - Jeff Robertson

SUBDIVISION: Cedar Creek

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Solid Waste Group, Environmental Services

4. **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

SUBDIVISION: Park Hudson Ph 11

Attention Departments: Planning Services, Engineering Services, BTU-Electrical Engineering

5. **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

SUBDIVISION: Copperfield

Attention Departments: Planning Services, Engineering Services, Water Services, TxDOT

6. **Site Plan. SP25-000080. Bryan Industrial Sites.** Site plan for a new 16,500 square-foot warehouse building for Bryan Texas Utilities on 1.54 acres west of Finfeather Road between Northern Street and West Carson Street, addressed as 601 Union Street.

CASE CONTACT: Katie Williams (Eric Blackburn)

OWNER/APPLICANT/AGENT: Bryan Texas Utilities - Mark Robertson/GLS - Brett Rice

SUBDIVISION: Bryan Industrial Sites

Attention Departments: Planning Services, Engineering Services, Transportation Engineer, Building Services, Solid Waste Group, Environmental Services, Fire Services