



## AGENDA

Site Development Review Committee  
Tuesday – November 22, 2022

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### NEW ITEMS:

- 1. Final Plat. FP22-36. Windmill Park Subdivision.** Final plat for five non-residential lots on 9.14 acres near the intersection of N Harvey Mitchell Parkway and Clear Leaf Drive, adjoining the western frontage of Harvey Mitchell Parkway.  
CASE CONTACT: Mitchell Cameron (Brianna Groves)  
OWNER/APPLICANT/AGENT: 5J Land & Development LLC / James Baggs, DVM / Schultz  
SUBDIVISION: Windmill Subdivision
- 2. Final Plat. FP22-37. Coulter Business Park – Phase 1 (ETJ).** Final Plat for 18 non-residential lots on 23.18 acres located within the City of Bryan Extraterritorial Jurisdiction between Coulter Field and Carrabba Road on the southern side of State Highway 21.  
CASE CONTACT: Isabel Martinez (Brianna Grove)  
OWNER/APPLICANT/AGENT: B/CS Leasing LLC/Same as Owner/McClure & Browne  
SUBDIVISION: Coulter Business Park – Phase 1
- 3. Site Plan. SP22-66. CapRock Hospital.** Site plan for 8,500 square foot 2 story expansion in the Planned Development District (PD) of Towne Centre on 2.25 acre property intersection of Wildflower Drive, addressed as 3134 Briarcrest Drive.  
CASE CONTACT: Michell Cameron (Caleb Bryant)  
OWNER/APPLICANT/AGENT: Bryan Retail/PS-Bryan/J4 Engineering  
SUBDIVISION: Bryan Towne Center

### REVISIONS:

- 4. Final Plat. FP22-35. Traditions Subdivision – Phase 20F.** Final Plat 15 residential lots on 8.06 acres along the southern side of West Villa Maria Road, east of the intersection with State Highway 47.  
CASE CONTACT: Allison Kay (Caleb Bryant)  
OWNER/APPLICANT/AGENT: TAP-Lard Development, LLC/McClure & Browne  
SUBDIVISION: Traditions Subdivision – Phase 20F
- 5. Replat. RP22-39. Country Club Lake Addition.** Replat of 206 W Villa Maria Road and 2512 Rountree Drive, being part of a Planned Development District (PD) intended for parkland and non-residential uses, into two lots on 44.13 located within Travis Bryan Midtown Park.  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: City of Bryan/Mitchell & Morgan  
SUBDIVISION: Country Club Lake Addition

**6. Site Plan. SP22-62. Dutch Brothers Coffee Shop.** Site plan for 950 square foot coffee shop in the Planned Development District (PD) on 3.17 acres located between Westwood Main and the signaled Walmart drive, addressed as 1642 West Villa Maria Road.

CASE CONTACT: Mitchell Cameron (Caleb Bryant)  
OWNER/APPLICANT/AGENT: David Foor/Sam Moore/Tectonics Design Group  
SUBDIVISION: Villa Maria Wal-Mart Addition