



## AGENDA

Site Development Review Committee  
Tuesday – November 08, 2022

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### NEW ITEMS:

- 1. 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
- 2. Site Plan. SP22-61. Crossway Auto Center.** Site plan for two Commercial buildings on 4.12 acres located between Colson Road and Tabor Road, addressed as 1860 North Earl Rudder Freeway.  
CASE CONTACT: Mitchell Cameron (Caleb Bryant)  
OWNER/APPLICANT/AGENT: Michael Kelly/Miguel Alvarado  
SUBDIVISION: Progress Park – Phase 2
- 3. 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
- 4. Site Plan. SP22-63. Popshelf.** Site plan for 10,640 square foot retail structure in the Planned Development District (PD) of Towne Centre on 8.17 acres property near the southern terminus of Wildflower Drive, addressed as 3163 Wildflower Drive.  
CASE CONTACT: Isabel Martinez (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Bryan Retail/PS-Bryan/J4 Engineering  
SUBDIVISION: Bryan Towne Center
- 5. Site Plan. SP22-64. BISD Transportation & Maintenance.** Site plan for a transportation (26,078 square foot building) and maintenance (76,462 square foot building) facilities for BISD, located at the corner of N. Harvey Mitchell Parkway and Leonard Rd.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Bryan ISD/Quiddity Engineering  
SUBDIVISION: Blinn College West Campus (BISD)

**6. Site Plan. SP22-65. Texas Communication.** Site plan for 1,530 square foot additional office space in the Planned Development District (PD), located off North Harvey Mitchell Parkway between Shiloh Avenue and Providence Avenue, addressed as 1389 North Harvey Mitchell Pkwy  
CASE CONTACT: Allison Kay (Brianna Groves)  
OWNER/APPLICANT/AGENT: Broadband Towers LLC/The Sendero Group/J4Engineering  
SUBDIVISION: Brazos County Industrial Park – Phase 3

**REVISIONS:**

- 7. Final Plat. FP22-26. Traditions Subdivision – Phase 20E.** Final plat of 13 residential lots on 9.60 acres off W Villa Maria Road, east of the intersection with State Highway 47, at the terminus of Blue Belle Drive.  
CASE CONTACT: Allison Kay (Caleb Bryant)  
OWNER/APPLICANT/AGENT: TAP-Lard Development, LLC/ McClure & Browne  
SUBDIVISION: Traditions Subdivision – Phase 20E
- 8. Master Plan. MP22-06. Reveille Business Park Subdivision.** Master plan for 42 non-residential lots and 258 residential lots within 8 phases on 102.33 acres adjoining the north side of State Highway 30, between Winding Creek and Hardy Weedon Road.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: B/CS Leasing/Same as owner/McClure & Browne Engineering  
SUBDIVISION: Reveille Business Park - ETJ
- 9. Preliminary Plan. PP22-29. Camwest Crossing – Phase 3.** Preliminary plan for one lot on 16.88 acres, located at the east corner of the intersection of HSC and Riverside Parkways, addressed as 8525 Riverside Parkway.  
CASE CONTACT: Katie Williams (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Camwest Traditions, LP / Schultz Engineering  
SUBDIVISION: Camwest Crossing – Phase 3
- 10. Preliminary Plan. PP22-33. Oakmont – Phase 2C.** Preliminary plan for 32 lots on 10.08 acres, located off Pendleton Drive between Beacon Heights and Maroon Creek Drive.  
CASE CONTACT: Allison Kay (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Adam Development Properties/ McClure & Browne  
SUBDIVISION: Oakmont Phase 2C
- 11. Preliminary Plan. PP22-35. Windmill Park Subdivision.** Preliminary plan 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: Isabel Martinez (Brianna Groves)  
OWNER/APPLICANT/AGENT: 5J Land & Development LLC / James Baggs, DVM / Schultz  
SUBDIVISION: Windmill Subdivision
- 12. Replat. RP22-33. 508 South Parker Avenue.** Replat of three lots into six on 0.21 acres, located at the northwest corner of the intersection of West 31<sup>st</sup> Street and South Parker Avenue, addressed as 508 South Parker Avenue.  
CASE CONTACT: Mitchell Cameron (Caleb Bryant)  
OWNER/APPLICANT/AGENT: Boys Clubs of Brazos County/J4 Engineering  
SUBDIVISION: Bryan Original Townsite

**13. Rezoning. RZ22-26. 508 S Parker Avenue.** Request to rezone three lots on 0.65 acres from Residential 5000 District (RD-5) to Planned Development Housing District (PD-H), located at the northwest corner of the intersection of West 31st Street and South Parker Avenue, addressed as 508 South Parker Avenue.  
CASE CONTACT: Mitchell Cameron (Caleb Bryant)  
OWNER/APPLICANT/AGENT: NN Out Properties LTD/J4 Engineering  
SUBDIVISION: Bryan Original Townsite

**14. Site Plan. SP22-53. Jose Mexican Restaurant.** Site plan of 994 square foot addition to the back of the restaurant, located off South Texas Avenue between East North Avenue and College View Drive, addressed as 3824 South Texas Avenue  
CASE CONTACT: Mitchell Cameron (Kelly Sullivan)  
OWNER/APPLICANT/AGENT: Northshore Harbor Holdings/RAI Designs  
SUBDIVISION: North Oakwood