

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



**January 16, 2014**

**MP13-05: proposed Master Plan of Carrabba Industrial Park Phases 8, 9, 10A and 10B**

**LOCATION:** 34.925 acres of land out of S.F. Austin Survey No. 10, A-63, and all of Lots 1 and 2, Block 3, of Marino Estates adjoining the southwest side of Marino Road, approximately 3,300 feet northwest from its intersection with East SH 21 in Bryan’s eastern extraterritorial jurisdiction (ETJ)

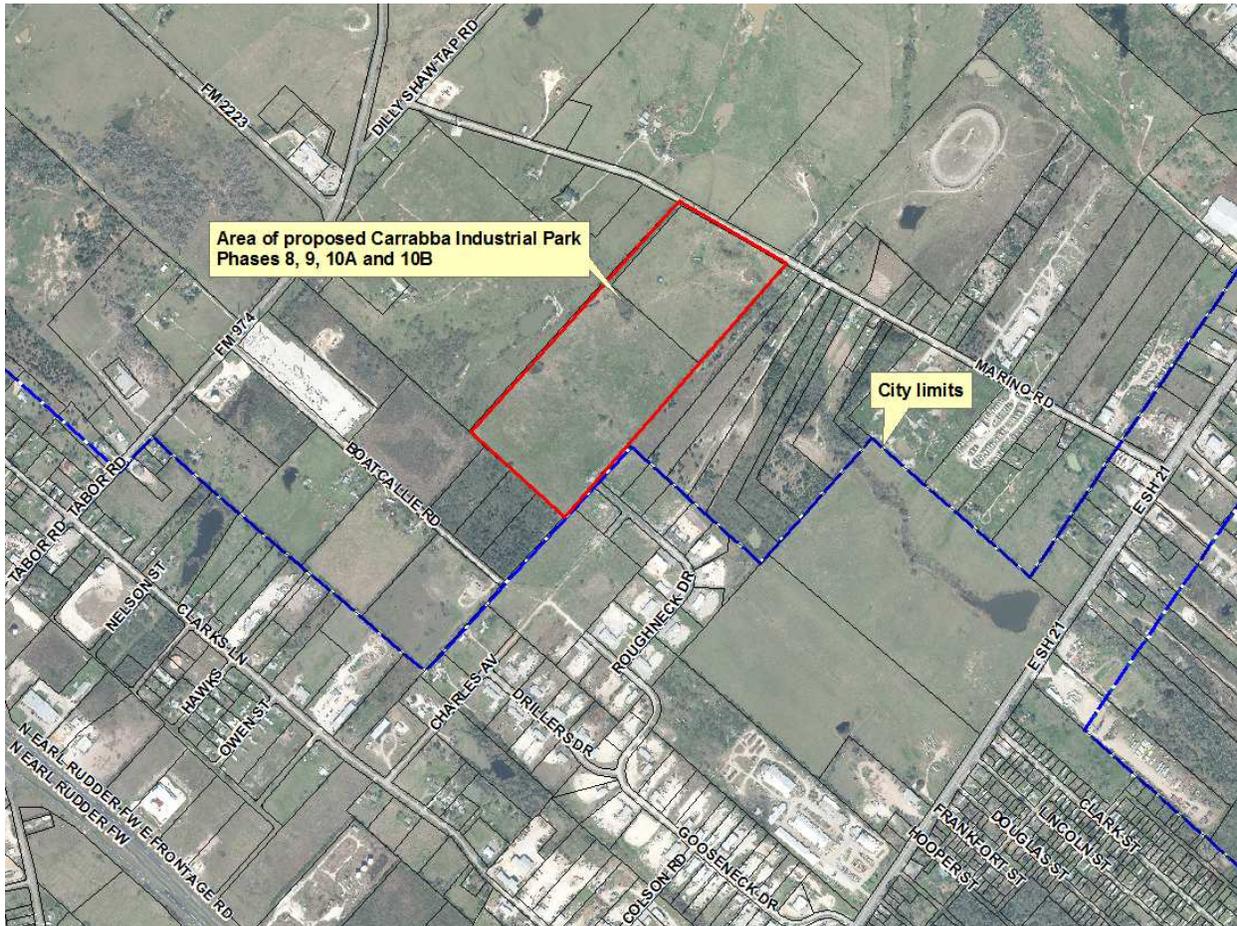
**EXISTING LAND USE:** vacant land

**APPLICANT(S):** GRT Interests, Ltd; Carrabba Brothers, Ltd.

**AGENT:** J4 Engineering

**STAFF CONTACT:** Maggie Dalton, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed master plan.



**PROPOSED SUBDIVISION:**

The proposed Master Plan of Carrabba Industrial Park, Phases 8, 9, 10A and 10B encompasses 34.925 acres of currently vacant land adjoining the southwest side of Marino Road, approximately 3,300 feet northwest of its intersection with East SH 21 in Bryan's eastern extraterritorial jurisdiction (ETJ). The master plan depicts the proposed subdivision of this land into 29 new lots intended for industrial development along a proposed extension of Roughneck Drive to Marino Road. Each new lot is proposed to be at least 1.3 acres in size. The development is proposed to occur in 4 phases. Subdivision regulations require the submission and approval of preliminary plans and final plats for each phase.

**RECOMMENDATION:**

The proposed master plan meets all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed master plan.