



**AGENDA**  
Site Development Review Committee  
Regular Meeting  
Tuesday – October 6, 2015  
*Bryan Municipal Building*

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**NEW ITEMS:**

- 1. Final Plat. FP15-30. Traditions – Phase 30.** This is a final plat for one lot with common area on 2.46 acres. This site is located on the corner on South Traditions Drive.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Bryan Traditions LP/Schultz Engineering  
SUBDIVISION: Traditions

**REVISIONS: (May not be distributed to all members)**

- 2. Preliminary Plan. PP15-26. Continental 355 Fund.** This is a revised preliminary plan for one lot on 12.727 acres. This site is located on the corner of University Drive East and FM 158.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: Bryan Development LTD/Continental 355 Fund LLC/Mitchell & Morgan  
SUBDIVISION: Continental 355 Fund
- 3. Final Plat. FP15-28. Continental 355 Fund.** This is a revised final plat for one lot on 12.727 acres. This site is located on the corner of University Drive East and FM 158.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: Bryan Development LTD/Continental 355 Fund LLC/Mitchell & Morgan  
SUBDIVISION: Continental 355 Fund
- 4. Preliminary Plan. PP15-25. Siena – Phase 4.** This is a revised preliminary plan for sixty-five lots on 17.742 acres. This site is located on Positano Loop near Old Reliance Road.  
CASE CONTACT: Martin Zimmermann (JLM)  
OWNER/APPLICANT/AGENT: BCS Development Co/Same as Owner/McClure & Browne  
SUBDIVISION: Siena
- 5. Final Plat. FP15-26. Siena – Phase 4.** This is a revised final plat for sixty-five lots on 17.742 acres. This site is located on Positano Loop near Old Reliance Road.  
CASE CONTACT: Martin Zimmermann (JLM)  
OWNER/APPLICANT/AGENT: BCS Development Co/Same as Owner/McClure & Browne  
SUBDIVISION: Siena
- 6. Replat. RP15-28. Riverstone.** This is a revised replat of two single-family residential lots. This site is located at 4700 River Bend Court and 4712 River Bend Court.  
CASE CONTACT: Randy Haynes (JLM)  
OWNER/APPLICANT/AGENT: Grant Carrabba & Leonard/Sandra Moore/Same as Owner/CEC – Stewart Kling  
SUBDIVISION: Riverstone

- 7. Conditional Use. CU15-14. Kazmeier Gardens.** This is a revised request for conditional use to allow duplexes in an area currently zoned Residential District – 5000 (RD-5). These lots are located on Cornish Court, Lamona Court and Beason Street.  
CASE CONTACT: Randy Haynes (PSE)  
OWNER/APPLICANT/AGENT: South Bryan Redevelopment, LLC/Same as Owner/William C. Boyett, Jr.  
SUBDIVISION: Kazmeier Gardens
- 8. Site Plan. SP15-50. Bryan Towne Center.** This is a revised plan to construct a shopping center with three suites for use as a retail space. This site is located on Wildflower Drive.  
CASE CONTACT: Matthew Hilgemeier (JLM)  
OWNER/APPLICANT/AGENT: Bryan Retail LLC/Same as Owner/Dynamic Engineering Consultants  
SUBDIVISION: Bryan Towne Center
- 9. Replat. RP15-33. Mitchell-Lawrence-Cavitt.** This is a revised request for replat of two lots into one. This site is located on Oak Street.  
CASE CONTACT: Stephanie Doland (MRD)  
OWNER/APPLICANT/AGENT: P&C Williams Family/Same as Owner/J4 Engineering  
SUBDIVISION: Mitchell-Lawrence-Cavitt
- 10.Replat. RP15-31. Ehlinger Place.** This is a revised replat of three lots into four. This site is located at 111 Ehlinger Drive.  
CASE CONTACT: Randy Haynes (PSE)  
OWNER/APPLICANT/AGENT: Arthur & Victoria Hughes/NN Out Properties/J4 Engineering  
SUBDIVISION: Ehlinger Place
- 11.Preliminary Plan. PP15-22. Greens Crossing.** This is a revised preliminary plan for twelve lots on 42.9 acres. This site is located near the intersection of North Harvey Mitchell Parkway and Sandy Point Road.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: STTC LLC/Jim Elzner/J4 Engineering  
SUBDIVISION: Greens Crossing
- 12.Final Plat. FP15-24. Greens Crossing.** This is a revised final plat for twelve lots on 42.9 acres. This site is located near the intersection of North Harvey Mitchell Parkway and Sandy Point Road.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: STTC LLC/Jim Elzner/J4 Engineering  
SUBDIVISION: Greens Crossing
- 13.Rezoning. RZ15-12. Greens Crossing.** This is a revised request to rezone an area from Agricultural Open (A-O) to Planned Development – Mixed Use (PD-M). This site is located near Sandy Point and North Harvey Mitchell Parkway.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: STTC LLC/Jim Elzner/J4 Engineering  
SUBDIVISION: Greens Crossing
- 14.Master Plan. MP15-01. Greens Crossing.** This is a revised master plan for property with a proposed zoning of Planned Development – Mixed Use (PD-M) and will include a convenience store, hotel and RV resort. This site is located near Sandy Point and North Harvey Mitchell Parkway.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: STTC LLC/Jim Elzner/J4 Engineering  
SUBDIVISION: Greens Crossing