



AGENDA
Site Development Review Committee
Regular Meeting
Tuesday – May 19, 2015
Bryan Municipal Building

NEW ITEMS:

- 1. Final Plat. FP15-09. Mini Plaza.** This is a final plat to create one lot on 0.775 acres. This property is located near at 3800 S College Avenue.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: S DHUKA LLC/Same as Owner/Kerr Surveying
SUBDIVISION: Mini Plaza
- 2. Planning Variance. PV15-03. Mini Plaza.** Variance request to allow off-street parking in front of building in SC-B District in conjunction with proposed redevelopment of existing convenience store at 3800-3814 South College Avenue (0.775 acres). SDRC members please review and comment on conceptual site plan drawing.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: S DHUKA LLC/Parviz Vessali/Same as Applicant
SUBDIVISION: Mini Plaza
- 3. Final Plat. FP15-10. Greenbrier – Phase 1.** This is a final plat to create twenty-seven lots on 7.927 acres. This property is located near Thornberry Drive.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: Homewood LLC/Same as Owner/McClure & Browne
SUBDIVISION: Greenbrier
- 4. Final Plat. FP15-11. The Traditions – Phase 28.** This is a final plat to create two lots on 15.54 acres. This property is located near Club Drive and South Traditions Drive.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: Parc Traditions LP/Eddie Hare/Schultz Engineering
SUBDIVISION: Traditions
- 5. Site Plan. SP15-26. Timberlake Mobile Homes.** This is a plan for improvements to an existing building and parking lot. This site is located at 102 Lakeside Drive.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: Big Moose LTD/Trevor Heaney/Bleyle & Associates – Sam Vernon
SUBDIVISION: J E Scott League
- 6. Site Plan. SP15-27. Brazos School for Inquiry.** This is a plan for to install two portable buildings. This site is located at 410 Bethel Lane.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: Chris Osgood/Same as Owner/Galindo Engineers & Planners
SUBDIVISION: Woodland Heights

7. Rezoning. RZ15-11. Bryan Original Townsite. This is a request to rezone several lots from Residential District 5000 (RD-5) to Planned Development – Housing (PD-H). This site is located at 204-206 W 31st Street.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: NN Out Properties LTD/Same as Owner/J4 Engineering
SUBDIVISION: Bryan Original Townsite

8. Rezoning. RZ15-12. Greens Crossing. Master Plan. MP15-01. Greens Crossing. This is a 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

REVISIONS: (May not be distributed to all members)

9. Site Plan. SP15-24. Napa Auto Parts. This is a revised plan to construct a metal building on less than one acre. This site is located at 2770 Osborn Lane.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: James H Woods/Same as Owner/None Specified
SUBDIVISION: Windham

10.Preliminary Plan. PP15-05. PARC at Traditions. This is a revised preliminary plan for one lot on 14.29 acres. This site is located near Club Drive & South Traditions Drive.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: PARC Traditions, LP/Christine Cook/Schultz Engineering
SUBDIVISION: Traditions

11.Preliminary Plan. PP15-10. Tommy’s Drive In. This is a revised preliminary plan to create one lot on 0.763 acres. This site is located at 1520 W 28th Street.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: AAA & Family LLC/Shamsuddin Kasamali/Schultz Engineering
SUBDIVISION: SFA #9

12.Replat. RP14-12. Highland Hills. This is a revised replat of lots 1-A and 1-B to create lots 1-B1, 1-B2 and 1-B3. This site is located at Boonville Road and Tom Light Drive.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: Hy-Lay Joint Venture/Same as Owner/Gessner Engineering
SUBDIVISION: Highland Hills

13.Site Plan. SP15-22. Bryan Hose & Gasket. This is a revised plan to construct a metal storage building. This site is located at 1800 Quality Park Lane.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: Quality Park Development/Dan Wilson/Garrett Engineering
SUBDIVISION: Three-D

14.Rezoning. RZ15-09. Follett Subdivision. This is revised request to rezone 61.52 acres currently zone Agricultural Open (A-O) to Planned Development – Mixed Use (PD-M). This site is located off of Leonard Road between FM 2818 and Jordan Loop.

CASE CONTACT: Randy Haynes (JLP)

OWNER/APPLICANT/AGENT: LEO 60 LP/Diane Lorden/Chris Peterson

SUBDIVISION: Follett