



## AGENDA

Site Development Review Committee  
Regular Meeting  
Tuesday – April 19, 2016  
*Bryan Municipal Building*

---

### NEW ITEMS:

- 1. Replat. RP16-10. Legal Monkeys.** This is a proposed replat of lots 1-2 and parts of 3 into one lot in Block 262 of the Bryan Original Townsite. This site is located at 301 N Main St.  
CASE CONTACT: Randy Haynes (MRD)  
OWNER/APPLICANT/AGENT: 301 N Main LLC/Legal Monkeys/Bleyl & Associates – Sam Vernon  
SUBDIVISION: Bryan Original Townsite
  
- 2. Replat. RP16-11. Fox Addition.** This is a proposed replat of part of lot 1 in order to create four new lots. This site is located at 3510 Cavitt Avenue.  
CASE CONTACT: Stephanie Doland (JLP)  
OWNER/APPLICANT/AGENT: Bona Fide Acquisitions/Justin Whitworth/Schultz Engineering LLC  
SUBDIVISION: Fox Addition
  
- 3. Preliminary Plan. PP16-10. Greenbrier – Phase 4.** This is preliminary plan for 33 lots on 8.8 acres. This site is located near the southwest corner of Wakefield and Thornberry Drive.  
CASE CONTACT: Randy Haynes (JLM)  
OWNER/APPLICANT/AGENT: Carter Arden Development/Same as Owner/McClure & Browne  
SUBDIVISION: Greenbrier

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

- 4. Easement Release. ER16-01. The Traditions – Phase 28.** This is a revised request to abandon a 6,686 square foot easement. This site is located along Club Drive.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Parc Traditions LP/Eddie Hare/Schultz Engineering LLC  
SUBDIVISION: Traditions
  
- 5. Preliminary Plan. PP16-05. Jones Road Business Park.** This is a revised preliminary plan for one lot on 7.507 acres. This site is located at 5969 Jones Road.  
CASE CONTACT: Stephanie Doland (JLP)  
OWNER/APPLICANT/AGENT: Larakeyah Investments LLC/CapRock Texas – J. Durden/Schultz Engineering  
SUBDIVISION: Jones Road Business Park
  
- 6. Preliminary Plan. PP16-02. Sierra Ridge Estates – Phase 2.** This is a revised preliminary plan for twenty-six lots on 6.16 acres. This site is located near Elkhorn Trail and Tabor Road.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Bill Stroman/Same as Engineer/Payne Land Surveying  
SUBDIVISION: Sierra Ridge Estates

- 7. Final Plat. FP16-06. Cunningham Oaks – Phase 3.** This is a revised final plat for four lots on 9.081 acres. This site is located on the southeast corner of Cunningham Lane and West 28<sup>th</sup> Street.  
CASE CONTACT: Matthew Hilgemeier (PSE)  
OWNER/APPLICANT/AGENT: Linda Cunningham Guyden/Same as Owner/Kerr Surveying LLC  
SUBDIVISION: Cunningham Oaks
- 8. Replat. RP16-07. Martin’s.** This is proposed replat combining six existing lots and .196 acres of right-of-way in order to create one new lot on a total of 1.078 acres. This site is located at 3411 S College Avenue.  
CASE CONTACT: Matthew Hilgemeier (PSE)  
OWNER/APPLICANT/AGENT: BK Home Development/JC Wall III/Gattis Engineering  
SUBDIVISION: Martin’s
- 9. Conditional Use. CU16-01. Martin’s Subdivision.** This is a revised request to allow four 4-unit condominium buildings in an area currently zoned South College Business District (SC-B). This site is located at 3411 S College Avenue.  
CASE CONTACT: Matthew Hilgemeier (PSE)  
OWNER/APPLICANT/AGENT: JC Wall III/Same as Owner/Gattis Engineering  
SUBDIVISION: Martin’s
- 10. Site Plan. SP16-08. Sam Houston Elementary.** This is a revised site plan for additions to Sam Houston Elementary School. This site is located at 4501 Canterbury Drive.  
CASE CONTACT: Stephanie Doland (MRD)  
OWNER/APPLICANT/AGENT: Bryan ISD/Jeff Windsor/Gessner Engineering  
SUBDIVISION: BIRD
- 11. Site Plan. SP16-21. Bryan Urban Farmers Market.** This is a revised site plan for a farmers market. This site is located at 502 E 26<sup>th</sup> Street.  
CASE CONTACT: Matthew Hilgemeier (MRD)  
OWNER/APPLICANT/AGENT: City of Bryan/Design Build Studio/Megan Zhang  
SUBDIVISION: Bryan Original Townsite