



CITY OF BRYAN  
The Good Life, Texas Style™

## AGENDA

Site Development Review Committee  
Regular Meeting  
Tuesday – September 22, 2015  
*Bryan Municipal Building*

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### NEW ITEMS:

- 1. Preliminary Plan. PP15-26. Continental 355 Fund.** This is a 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
- 2. Final Plat. FP15-28. Continental 355 Fund.** This is a 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
- 3. Conditional Use. CU15-13. Briar Meadows Creek.** This is a request for conditional use to allow zero lot line patio homes in an area currently zoned Residential District – 5000 (RD-5). This site is located on Red River Drive.  
CASE CONTACT: Stephanie Killam (MRD)  
OWNER/APPLICANT/AGENT: 7 Oaks Development LTD/Brazos Trace LLC/Bleyl & Associates  
SUBDIVISION: Briar Meadows Creek
- 4. Final Plat. FP15-29. Traditions – Phase 29.** This is a final plat for one lot on 10.76 acres. This site is located on Atlas Pear Drive.  
CASE CONTACT: Randy Haynes (JLM)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Bryan Traditions LP/Schultz Engineering  
SUBDIVISION: Traditions
- 5. Site Plan. SP15-52. Hawthorne At Traditions.** This is a plan to construct nine apartment buildings. This site is located on Atlas Pear Drive.  
CASE CONTACT: Randy Haynes (PSE)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Traditions Apartments Phase II/Schultz Eng  
SUBDIVISION: Schultz Engineering LLC
- 6. Site Plan. SP15-51. Weatherford.** This is a plan for additional parking and paved areas. This site is located at 820 Industrial Boulevard.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: Weatherford/Brian Jernigan/RME Consulting Engineers  
SUBDIVISION: Brazos County Industrial Park

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

- 7. Site Plan. SP13-48. Marino Estates Hwy 21E.** This is a revised plan proposing to construct a truck stop on approximately 3.98 acres. This site is located at 5943 SH 21 East.  
CASE CONTACT: Matthew Hilgemeier (WPK/JLP)  
OWNER/APPLICANT/AGENT: Texas LS Investments/Rabon Metcalf/RME Consulting Engineers  
SUBDIVISION: Marino Estates Hwy 21E
- 8. Final Plat. FP15-20. North Campus.** This is a revised final plat for 19 lots on 6.390 acres. This site is located on Old College Road.  
CASE CONTACT: Matthew Hilgemeier (JLM)  
OWNER/APPLICANT/AGENT: Bona Fide Acquisitions/Justin Whitworth/Schultz Engineering  
SUBDIVISION: North Campus
- 9. Site Plan. SP15-49. Bryan Texas Utilities.** This is a revised plan to redevelop an existing 11,190 square foot warehouse. This site is located at 2200 Fountain Avenue.  
CASE CONTACT: Stephanie Killam (MRD)  
OWNER/APPLICANT/AGENT: City of Bryan/Deven Doyen/Schultz Engineering  
SUBDIVISION: Bryan Industrial Sites
- 10. Site Plan. SP15-44. Bakery Feeds.** This is a revised plan to construct a fleet maintenance shop. This site is located at 601 Liberty Drive.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Darling International/Steve Duncan/Jones & Carter  
SUBDIVISION: Bryan Industrial Park
- 11. Preliminary Plan. PP15-11. Austin's Colony – Phase 14 & 15.** This is a revised preliminary plan to create sixty-seven lots on 21.012 acres. This site is located near Thornberry Drive.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Grant Carrabba/Same as Owner/Michael G. Hester  
SUBDIVISION: Austin's Colony
- 12. Final Plat. FP15-14. Austin's Colony – Phase 14 & 15.** This is a revised final plat for sixty-seven lots of 21.01 acres. This site is located on Thornberry Drive.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Grant Carrabba/Same as Agent/Michael G Hester  
SUBDIVISION: Austin's Colony
- 13. 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
- 14. Preliminary Plan. PP15-14. Hwy 30 Business Park.** This is a revised preliminary plan for six lots on 9.76 acres. This site is located on Highway 30 near Cole Lane and Winding Creek.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: SF Business Investments LLC/Same as Owner/J4 Engineering  
SUBDIVISION: Hwy 30 Business Park

**15.Final Plat. FP15-16. Hwy 30 Business Park.** This is a revised final plat for six lots on 9.76 acres. This site is located on Highway 30 near Cole Lane and Winding Creek.

CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: SF Business Investments LLC/Same as Owner/J4 Engineering  
SUBDIVISION: Hwy 30 Business Park

**16.Site Plan. SP15-47. Family Dollar.** This is a revised plan to construct a Family Dollar store and a separate shell building with suites. This site is located at 1200-1208 W. William Joel Bryan Parkway.

CASE CONTACT: Stephanie Killam (JLP)  
OWNER/APPLICANT/AGENT: Bryan-West G2K Partners LLC/Same as Agent/David H. Recht  
SUBDIVISION: Stephen F Austin