



AGENDA
Site Development Review Committee
Regular Meeting
Tuesday – April 26, 2016
Bryan Municipal Building

NEW ITEMS:

- 1. Replat. RP16-12. Highland Park.** This is a proposed replat of two lots in order to create three new lots in Block 9B. This site is located at 4204 & 4206 Oaklawn Street.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: Naicam Real Estate Holdings LTD/Kyle Grant/McClure & Browne Engineering
SUBDIVISION: Highland Park
- 2. Site Plan. SP16-25. Save Our Streets Ministries.** This is a proposed site plan for a 3,750 square foot building for use as a residential men's home along with a 5,000 square foot mixed-use building. This site is located in the 1700 block of Groesbeck Street.
CASE CONTACT: Stephanie Doland (JLP)
OWNER/APPLICANT/AGENT: Save Our Streets Ministries/Kyle Salmon/CEC Engineering – S. Kling
SUBDIVISION: Save Our Streets
- 3. Site Plan. SP16-26. Mid-South Bakery.** This is proposed site plan for concrete work to include the conversion of an existing gravel lot to paved concrete, a concrete equipment pad for an air conditioner unit, and the installation of a sidewalk. This site is located at 600 Phil Gramm Boulevard.
CASE CONTACT: Stephanie Doland (JLM)
OWNER/APPLICANT/AGENT: Bryan Baking INC/Same as Agent/Troy Moore, P.E.
SUBDIVISION: Bryan Industrial Park

REVISIONS: (May not be distributed to all members)

- 4. Right-of-Way Abandonment. RA16-03. Oak Grove Park.** This is a revised request to abandon 0.12 acres of right-of-way in Block 43 of the Oak Grove Park addition. This site is located near Ash Street.
CASE CONTACT: Stephanie Doland (JLM)
OWNER/APPLICANT/AGENT: Luis Rodriguez/Same as Owner/Dante Carlomagno
SUBDIVISION: Oak Grove Park
- 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. PP16-09. Bittle Place Addition.** This is a revised preliminary plan for 45 lots on 9.69 acres. This site is located off of Bittle Lane and Northcrest Drive.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: Charles Szabuniewicz/Richard Cross/Cross Companies
SUBDIVISION: Bittle Place Addition
- 7. Replat. RP16-10. Legal Monkeys.** This is a revised 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
- 8. Replat. RP16-11. Fox Addition.** This is a revised 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
- 9. 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 Reese Street.
CASE CONTACT: Matthew Hilgemeier (PSE)
OWNER/APPLICANT/AGENT: South Bryan Redevelopment, LLC/Same as Owner/William C. Boyett, Jr.
SUBDIVISION: Kazmeier Gardens
- 10. 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
- 11. Rezoning. RZ16-05. Clay Street Townhomes.** This is a revised request to rezone 0.23 acres, currently zoned Residential District - 5000 (RD-5), to Planned Development – Housing (PD-H). This site is located at 4201 College Main Street.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: Julian & Jan McMurrey Properties/Rockwater Investments LP/J4 Engineering
SUBDIVISION: Highland Park
- 12. Site Plan. SP15-70. Wings-n-More.** This is a revised plan to construct a secondary driveway to an existing restaurant location. This site is located at 2612 E State Highway 21.
CASE CONTACT: Matthew Hilgemeier (MRD)
OWNER/APPLICANT/AGENT: 21 Wings Inc/Same as Agent/Mitchell & Morgan
SUBDIVISION: 21 Wings
- 13. Site Plan. SP16-24. The Eagle Newspaper.** This is a revised site plan for the expansion of an existing building. This site is located at 1739 Briarcrest Drive.
CASE CONTACT: Stephanie Doland (JLP)
OWNER/APPLICANT/AGENT: BH Media Group Inc/Same as Owner/Schultz Engineering LLC
SUBDIVISION: Eagle Printing Company