



AGENDA
Site Development Review Committee
Regular Meeting
Tuesday – April 5, 2016
Bryan Municipal Building

NEW ITEMS:

- 1. 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
- 2. Replat. RP16-08. Miramont.** This is proposed replat of two lots in order to create lot 9-R on 1.563 acres. This site is located at 4719 and 4721 Miramont Circle.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: Kevin J & Bernadine J Sherry/Same as Owner/J4 Engineering
SUBDIVISION: Miramont
- 3. Preliminary Plan. PP16-06. Austin's Estates – Phase 6.** This is preliminary plan for 11 lots on 14.869 acres. This site is located near the intersection of Austin's Estates and Thornberry Drive.
CASE CONTACT: Martin Zimmermann (MRD)
OWNER/APPLICANT/AGENT: Highland Interests/Grant Carrabba/Michael G. Hester
SUBDIVISION: Austin's Estates
- 4. Preliminary Plan. PP16-07. Austin's Colony – Phases 16 & 17.** This is preliminary plan for 61 lots on 29.06 acres. This site is located on the southeast corner of the intersection of Bullinger Creek and Thornberry Drive.
CASE CONTACT: Martin Zimmermann (JLM)
OWNER/APPLICANT/AGENT: Highland Interests/Grant Carrabba/Michael G. Hester
SUBDIVISION: Austin's Colony
- 5. Preliminary Plan. PP16-08. Autumn Ridge.** This is preliminary plan for 45 lots on 9.32 acres. This site is located off of Autumn Lake Drive near Chick Lane.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: TDG Management LP/Alton Ofczarzak/CEC – Stewart Kling
SUBDIVISION: Autumn Ridge

REVISIONS: (May not be distributed to all members)

- 6. Site Plan. SP15-41. Mini Mart.** This is a revised site plan for the construction of a convenience store/gas station on 0.775 acres of land located on the corner of West North Avenue and South College Avenue (3800 South College Avenue).
CASE CONTACT: Randy Haynes (JLM)
OWNER/APPLICANT/AGENT: Sadiq Dhuka/Parviz Vessali/Doans Associates
SUBDIVISION: Mini Plaza

- 7. 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
- 8. 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
- 9. Site Plan. SP16-16. Cole Stop Convenience Store.** This is a revised site plan for the construction of a convenience store. This site is located at 11701 State Highway 30.
CASE CONTACT: Matthew Hilgemeier (MRD/JLP)
OWNER/APPLICANT/AGENT: SF Business Investments/Same as Owner/J4 Engineering
SUBDIVISION: Hwy 30 Business Park
- 10. Site Plan. SP16-19. Legal Monkeys.** This is a revised site plan for an addition to an existing building. This site is located at 301 N Main Street.
CASE CONTACT: Randy Haynes (MRD)
OWNER/APPLICANT/AGENT: 301 N Main LLC/Legal Monkeys/Bleyle & Associates – Sam Vernon
SUBDIVISION: Bryan Original Townsite
- 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 26th Street.
CASE CONTACT: Matthew Hilgemeier (MRD)
OWNER/APPLICANT/AGENT: City of Bryan/Design Build Studio/Megan Zhang
SUBDIVISION: Bryan Original Townsite
- 12. Preliminary Plan. PP15-18. Greenbrier – Phase 13.** This is a revised preliminary plan for Phase 13 which has 34 lots intended for single-family residential use. The revised plan has been edited to include Phase 14 and Phase 16 with additional lots. This site is located off Thornberry Drive, north of FM 1179.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: Carter Arden Development LLC/Same as Owner/McClure & Browne
SUBDIVISION: Greenbrier
- 13. Final Plat. FP15-36. Scott Properties.** This is a revised final plat for two lots on 6.494 acres. This site is located at 2701 E State Highway 21.
CASE CONTACT: Matthew Hilgemeier (JLP)
OWNER/APPLICANT/AGENT: Aggieland Chicken LLC/Todd Scott/George Lucas – Celco Surveying
SUBDIVISION: Scott Properties
- 14. Final Plat. FP16-02. Save Our Streets.** This is a revised final plat for one lot on 2.34 acres. This site is located on Leonard Drive.
CASE CONTACT: Stephanie Doland (JLP)
OWNER/APPLICANT/AGENT: SOS Ministries/Will Agnor/CEC – Stewart Kling
SUBDIVISION: Save Our Streets

15.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 28th Street.

CASE CONTACT: Matthew Hilgemeier (PSE)
OWNER/APPLICANT/AGENT: Linda Cunningham Guyden/Same as Owner/Kerr Surveying LLC
SUBDIVISION: Cunningham Oaks

16.Amending Plat. AP16-01. Traditions – Phase 15. This is revised request to amend a plat in order to adjust lot lines. This site is located at 3109 Palmetto Lane.

CASE CONTACT: Randy Haynes (JLM)
OWNER/APPLICANT/AGENT: Bryan Traditions LP/Eddie Hare/Kerr Surveying LLC
SUBDIVISION: Traditions

17.Replat. RP16-04. Seale Addition. This is a revised replat of lot 1 in order to create lots 1-R1 through 1-R4. This site is located at 211 Sulphur Springs Drive.

CASE CONTACT: Matthew Hilgemeier (MRD)
OWNER/APPLICANT/AGENT: Paul Torres/Alberta Real Estate Holdings/McClure & Browne Engineering
SUBDIVISION: Seale Addition

18.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