



**AGENDA**  
Site Development Review Committee  
Regular Meeting  
Tuesday – June 14, 2016  
***Bryan Municipal Building***

---

**NEW ITEMS:**

- 1. Replat. RP16-22. Traditions – Phase 27.** This is a replat of lots 1 and 2 in order to adjust a lot line on 3.38 acres. This site is located at the northeast corner of Lake Atlas and South Traditions Drive.  
CASE CONTACT: Randy Haynes (JLM)  
OWNER/APPLICANT/AGENT: Bryan Traditions LP/Same as Owner/Schultz Engineering LLC  
SUBDIVISION: Traditions – Phase 27
  
- 2. Site Plan. SP16-38. Atlas Retail Building.** This is proposed site plan for a single story 7,482 square foot building for retail use. This site is located at the northeast corner of Lake Atlas and South Traditions Drive.  
CASE CONTACT: Randy Haynes (JLM)  
OWNER/APPLICANT/AGENT: Bryan Traditions LP/Same as Owner/Schultz Engineering LLC  
SUBDIVISION: Traditions – Phase 27
  
- 3. Site Plan. SP16-39. Brazos County Clinic & Voter Building.** This is proposed site plan for improvements to an existing building. This site is located at 300 E. William Joel Bryan Parkway.  
CASE CONTACT: Stephanie Doland (MRD)  
OWNER/APPLICANT/AGENT: Brazos County/Same as Owner/Schultz Engineering LLC  
SUBDIVISION: Bryan Original Townsite
  
- 4. Site Plan. SP16-40. Tommy's Drive In Gas Station & Washateria.** This is proposed site plan for a gas station, washateria, and commercial lease space. This site is located at 1520 W. 28<sup>th</sup> Street.  
CASE CONTACT: Randy Haynes (PSE)  
OWNER/APPLICANT/AGENT: AAA & Family LLC/Shamsuddin Maredia/RSK Engineering  
SUBDIVISION: Tommy's Drive In

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

- 5. Preliminary Plan. PP16-06. Austin's Estates – Phase 6.** This is a revised 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
  
- 6. Preliminary Plan. PP16-07. Austin's Colony – Phases 16 & 17.** This is a revised 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

- 7. Master Plan. MP16-03. Hope Subdivision.** This is a revised preliminary master plan for development in five phases. This site is located near Imperial Valley and Silkwood Drive.  
CASE CONTACT: Stephanie Doland (MRD)  
OWNER/APPLICANT/AGENT: B/CS Habitat for Humanity/Jim Davis/CEC – Fred Paine  
SUBDIVISION: Hope
- 8. Final Plat. FP16-09. Hope – Phase 1.** This is a revised final plat for twenty-two lots on 4.73 acres. This site is located near Imperial Valley Drive.  
CASE CONTACT: Stephanie Doland (MRD)  
OWNER/APPLICANT/AGENT: B/CS Habitat for Humanity/Jim Davis/CEC – Fred Paine  
SUBDIVISION: Hope
- 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.Replat. RP16-07. Martin’s.** This is revised 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
- 11.Replat. RP16-20. Nancy Whitlock.** This is a revised replat of lots 1 and 2 in order to create three new lots. This site is located at 1811 Nuches Lane.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: Robert Horton and David Lott/Robert Horton/Galindo Engineers  
SUBDIVISION: Nancy Whitlock
- 12.Site Plan. SP16-02. Fire Station #2.** This is a revised plan to construct a new fire station. This site is located at 414 Lawrence Street.  
CASE CONTACT: Matthew Hilgemeier (MRD)  
OWNER/APPLICANT/AGENT: City of Bryan/Jennifer Bettli – Project Manager/BRW Architects  
SUBDIVISION: Mitchell-Lawrence-Cavitt
- 13.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
- 14.Site Plan. SP16-34. Physician’s ER.** This is revised site plan for an emergency room facility. This site is located at 2401 Boonville Road.  
CASE CONTACT: Randy Haynes (JLM)  
OWNER/APPLICANT/AGENT: Carrabba Interests/Same as Agent/CEC – Fred Paine  
SUBDIVISION: Colony Commercial