



AGENDA

Site Development Review Committee
Regular Meeting
Tuesday – September 9, 2016
Bryan Municipal Building

NEW ITEMS:

- 1. Master Plan. MP16-04. Osborn Business Park.** This is a proposed master plan for development in two phases on a total of 11.814 acres. This site is located on the southeast corner of Osborn Lane and Prairie Drive.
CASE CONTACT: Stephanie Doland (JLM)
OWNER/APPLICANT/AGENT: Wellborn Development Group/Same as Owner/J4 Engineering
SUBDIVISION: Osborn Business Park – Phase 1
- 2. Preliminary Plan. PP16-16. Osborn Business Park – Phase 1.** This is a proposed preliminary plan for nine lots on 5.803 acres. This site is located on the southeast corner of Osborn Lane and Prairie Drive.
CASE CONTACT: Stephanie Doland (JLM)
OWNER/APPLICANT/AGENT: Wellborn Development Group/Same as Owner/J4 Engineering
SUBDIVISION: Osborn Business Park – Phase 1
- 3. Final Plat. FP16-16. Osborn Business Park – Phase 1.** This is a proposed final plat for nine lots on 5.803 acres. This site is located on the southeast corner of Osborn Lane and Prairie Drive.
CASE CONTACT: Stephanie Doland (JLM)
OWNER/APPLICANT/AGENT: Wellborn Development Group/Same as Owner/J4 Engineering
SUBDIVISION: Osborn Business Park – Phase 1
- 4. Preliminary Plan. PP16-17. Forest Pines.** This is a proposed preliminary plan for one lot on 15.57 acres. This site is located on the northeast corner of N. Harvey Mitchell Parkway and Leonard Road.
CASE CONTACT: Martin Zimmermann (JLP)
OWNER/APPLICANT/AGENT: John & Joan Krog/Ray M. Bridges, P.E./Urban Engineering
SUBDIVISION: Forest Pines
- 5. Final Plat. FP16-17. Forest Pines.** This is a proposed final plat for one lot on 15.57 acres. This site is located on the northeast corner of N. Harvey Mitchell Parkway and Leonard Road.
CASE CONTACT: Martin Zimmermann (JLP)
OWNER/APPLICANT/AGENT: John & Joan Krog/Ray M. Bridges, P.E./Urban Engineering
SUBDIVISION: Forest Pines
- 6. Replat. RP16-32. Windover Place – Phase 2.** This is replat of an existing lot on a total of 0.6788 acres. This site is located on the northwest corner of E Villa Maria and Kent Street.
CASE CONTACT: Lindsay Hackett (MRD)
OWNER/APPLICANT/AGENT: Barry R. McLeod & Matthew G. McLeod/Same as Agent/ATM Surveying
SUBDIVISION: Windover Place – Phase 2

- 7. Replat. RP16-33. Kubin.** This is replat of an existing lot in order to create nine new lots on a total of 1.248 acres. This site is located on the southeast corner of W. 28th and Kubin Streets.
CASE CONTACT: Lindsay Hackett (PSE)
OWNER/APPLICANT/AGENT: Contreras Construction Co Inc./Same as Owner/J4 Engineering
SUBDIVISION: Kubin
- 8. Amending Plat. AP16-03. Cavitt's Southmore Addition.** This is an amending plat for lots 2-R and 3-R in Block 6 on a total of 1.897 acres. This site is located at 1211 E 31st Street.
CASE CONTACT: Lindsay Hackett (PSE)
OWNER/APPLICANT/AGENT: Chris Briggs/Timothy R. Jones/Kerr Surveying
SUBDIVISION: Cavitt's Southmore Addition
- 9. Conditional Use. CU16-10. Memorial Forest.** This is a request to allow residential use in an area currently zoned Commercial District (C-1). This site is located at 2402 Broadmoor Drive.
CASE CONTACT: Stephanie Doland (MRD)
OWNER/APPLICANT/AGENT: Doug Enterprises LLC/Twin City Properties/Doug Pederson
SUBDIVISION: Memorial Forest
- 10. Conditional Use. CU16-11. Bryan Original Townsite.** This is a request to allow residential use in an area currently zoned Commercial District (C-3). This site is located at 405 E. 21st Street.
CASE CONTACT: Randy Haynes (PSE)
OWNER/APPLICANT/AGENT: Miguel Flores/Same as Owner/R.A.I. – John Thomas Rhodes
SUBDIVISION: Bryan Original Townsite

REVISIONS: (May not be distributed to all members)

- 11. Conditional Use. CU16-08. Northview.** This is a revised request to allow an existing residence in an area currently zoned Commercial District (C-3). This site is located at 2316 Boatwright St.
CASE CONTACT: Stephanie Doland (MRD)
OWNER/APPLICANT/AGENT: Upward Soaring Properties LLC/Terry Roberts/Same as Applicant
SUBDIVISION: Northview
- 12. Final Plat. FP15-08. Miramont – Section 8.** This is a revised final plat to create 28 lots on 9.873 acres. This property is located near FM 158 and FM 1179.
CASE CONTACT: Randy Haynes (JLP)
OWNER/APPLICANT/AGENT: Adam Development Properties/Same as Owner/McClure & Browne
SUBDIVISION: Miramont
- 13. Replat. RP16-31. Country Club Estates No. 2.** This is revised replat of an existing lot in order to create three new lots on a total of 0.399 acres. This site is located at 317 Fairway Drive.
CASE CONTACT: Stephanie Doland (JLM)
OWNER/APPLICANT/AGENT: Bonafide Acquisitions LLC/Same as Owner/Kerr Surveying LLC
SUBDIVISION: Country Club Estates No. 2
- 14. Site Plan. SP16-50. Baylor Scott & White Health.** This is a revised site plan for an approximately 10,400 square foot building to be used as a health clinic. This site is located at 2612 W. Villa Maria Road.
CASE CONTACT: Stephanie Doland (JLP)
OWNER/APPLICANT/AGENT: Baylor Scott & White Health/Same as Agent/Joel Bock, P.E.
SUBDIVISION: Autumn Lake

15.Site Plan. SP16-56. GCR Bridgestone. This is a revised site plan for a 10,500 square foot single-story metal building. This site is located in the 1800 block of N Earl Rudder Freeway.

CASE CONTACT: Randy Haynes (MRD)
OWNER/APPLICANT/AGENT: Carrabba Brothers LTD/Same as Owner/J4 Engineering
SUBDIVISION: Progress Park

16.Site Plan. SP16-63. Sterling Kia Garage Add-On. This is a revised site plan for the expansion of an existing garage. This site is located at 197 N. Earl Rudder Freeway.

CASE CONTACT: Randy Haynes (JLM)
OWNER/APPLICANT/AGENT: Wayne & William Light/Manuel Gonzalez/Schultz Engineering LLC
SUBDIVISION: Richard Carter

17.Site Plan. SP16-66. CapRock Emergency. This is a revised site plan for the construction of a 20,360 square foot medical building. This site is located at 3134 Briarcrest Drive.

CASE CONTACT: Stephanie Doland (PSE)
OWNER/APPLICANT/AGENT: CapRock Emergency LLC/Same as Owner/McClure & Browne Engineering
SUBDIVISION: Bryan Towne Center