



SITE DEVELOPMENT REVIEW COMMITTEE Third Action Notification

DATE: August 18, 2026 SUBDIVISION: Reveille Park – Phase 2
PROJECT NAME: Final plat for 22 non-residential lots on 25.28 acres between Hardy
Weedon Road and Winding Creek Road, addressed as 11057 State
Highway 30.
OWNER: Spencer Buchanan – CASE NO.: FP26-000012
Cimarron LLC
APPLICANT: McClure & Browne PLANNER: Benjamin Johnson
Engineering/
Surveying, Inc.
AGENT: Same as Applicant ENGINEER: Sarah Green

COMMITTEE ACTION:	Revisions suggested and pending line design with BTU
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All decisions of the Site Development Review Committee may be appealed to the Planning and Zoning Commission by written request addressed to the Chairman of the Site Development Review Committee. **All submittals are valid for a 1 year period.**

The Site Development Review Committee has reviewed the above referenced case. Comments and/or recommendations from the committee are listed below.

Drawings reflecting these comments may be submitted by noon on Wednesdays for review by the following Tuesday. The portal allows our customers to manage their development projects online, on a computer or mobile device, without needing to visit Bryan City Hall in person.

www.citizenserve.com/cityofbryantx

We appreciate feedback from all of our customers. Please take our quick three minute survey and tell us about your experience with the City of Bryan. The survey can be found at www.bryantx.gov/dev-survey.

City of Bryan – Development Services
PO Box 1000 Bryan, Texas 77805
Tel (979) 209-5030 Fax (979) 209-5035

SDRC Chair (Lauren Hovde):

- ❑ This plat will not be scheduled for P&Z prior to a Line Design project being initiated with BTU.
- ❑ Following Final Plat approval by the Planning and Zoning Commission, please proceed with the following steps:
 - Please submit a mylar copy of the *approved* plat (without City of Bryan stamp).
 - Please provide an original Tax Certificate to the City showing no outstanding taxes being owed on subject acreage 30 days prior to the filing of the plat. The City will submit the certificate to the Brazos County Clerk's Office when filing the plat.
 - Please upload an electronic version of the *approved* plat document in dwg, dxf, or dgn format to the CitizenServe Portal for installation on the landbase. For digital copies of final plats, files must be saved down to be compatible with AutoCad 2007.

Transportation Engineer (Elizabeth Pedersen):

- ❑ *Staff suggestion:* Since the last submittal, there has been two pre-development meetings for Phase 1. In both meetings, the customer was concerned about the City limitation on access to limit to one access per lot. Staff believes that reducing the number of easements would provide clarity to buyers as to what access will be granted to each lot. Staff recommends removing the access easements that have been crossed out in the image below.



See revised plat.