



June 11, 2024

Benjamin Johnson  
City of Bryan  
Planning & Development Services  
PO Box 1000  
Bryan, Texas 77805

Re: Response to Comments dated May 14, 2024  
Taco Bell (RP24-16)  
HEA # 24-001-FP

Dear Mr. Johnson:

This letter is a response to the comments on the Replat submittal for the Piriano Subdivision (Taco Bell) project. These comments are addressed in the plans as I have noted below.

*Comments from Lauren Hovde, SDRC Chair*

- o Please submit a mylar copy of the *approved* plat.
- o 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.
- o Please e-mail an electronic version of the *approved* plat document in dwg, dxf, or dgn format to [sdrc@bryantx.gov](mailto:sdrc@bryantx.gov) for installation on the landbase. For digital copies of final plats, files must be saved down to be compatible with AutoCad 2007.

RESPONSE: All will be submitted upon approval

*Comments from Benjamin Johnson, Planning Services*

- 1) *Repeat Comment:* Please adjust the County Clerk certificate to be depicted as below. The certification should be placed within a text box that is 2-inches tall and 4-inches wide. Please note that this will be the new format for the certificate for all replats, and final plats.

RESPONSE: The County Clerks certification has been updated.

*Comments from Engineering Services, James Hayes*

- 1) Due to small inaccuracies of georeferencing, the previously mentioned locations are approximate. Staff would strongly prefer if the underground water, wastewater, and gas lines to be located independently through survey. However, if left as is, please revise Note 4 to "The location of underground water, wastewater and gas lines within the East State Highway 21

right-of way are approximate and based off the latest City of Bryan GIS information at the time of recording.”

RESPONSE: Note #4 was added to the plat

- 2) As an FYI: The following items will be required by Engineering Services for approval of the Site Plan:
- a. One PDF copy of a drainage report prepared by a licensed engineer assessing the site drainage plan and mitigation efforts.
  - b. Floodplain Development Permit (Supplement G) with associated exhibits and fees for grading/work within the FEMA floodplain and for documentation purposes since the platted boundary has FEMA floodplain on it. The permit will not be processed if the application is incomplete.

RESPONSE: The Floodplain Development Permit has been submitted and is under review by the City


Comments from TXDOT, Vincent Espinoza

- 1) Please show “Cross Access Easement” to the neighboring property to the southwest documented on the replat.

RESPONSE: A Cross Access Easement has been added

I hope that you find this information adequate. Should you need anything further, please contact me at your earliest convenience at (512) 244-1546.

Sincerely,  
HAGOOD ENGINEERING ASSOCIATES

  
Raquel Saenz  
Project Assistant

/rs