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Harker Heights, TX 76548

October 17, 2025

City of Bryan
PO Box 1000
Bryan, TX 77805

To Whom it May Concern,

This letter is to provide a response to the comments dated July 15, 2025 for Case Number PP25-000027. The original City comments are listed below. Our response follows each comment in bold print.

SDRC Chair (Lauren Hovde):

- ❑ The related master plan cannot be forward to the Planning and Zoning Commission for consideration at this time. The proposed layout shown on that master plan requires City Council's approval of a rezoning request to amend the existing PD District zoning. This preliminary plan cannot be approved until the related master plan is approved by the Planning and Zoning Commission. If the zoning is revised and a new master plan is approved by the Planning and Zoning Commission, then any site notes on this final plat referencing ordinance numbers and meeting dates must be updated.

The master plan was approved on 10/16/2025 and the zoning was approved on 10/07/2025.

Planning Services (Katie Williams):

- ❑ The ownership information provided in the title block of this preliminary plan does not match the ownership information provided on the resubmitted master plan. Please ensure the ownership information is up to date and consistent among all plans. If ownership information has changed, the new owner will also need to be updated on the permitting portal, Citizenserve.

The owner information block has been updated.

Engineering Services (Sean Smith):

- ❑ Please indicate preliminary drainage information, including the location and approximate size of detention ponds and preliminary sizes of drainage facilities.

Drainage labels updated.

- Please label all detention pond as "Detention Ponds."

Detention pond label updated.

- ❑ Please depict and label all existing and proposed utilities centerline. The size, type, and existing/proposed status should be noted for all utilities.

Utilities have been updated to indicate size. Existing utilities are shown as grey.

- ❑ FYI: these comments are subject to change if the Master Plan is revised and a new Preliminary Plan is submitted.

Noted.

- ❑ For any sites that require electrical power, please log into <https://www.btutilities.com/new-construction> to register your project with BTU.

Project has been registered with BTU.

- ❑ FYI: As communicated at the end of May 2024, the City of Bryan has adopted the PROWAG (Public Right Of Way Accessibility Guidelines) standards and all new applications for projects (Subdivisions, site plans, etc.) and subsequent designs submitted to the City for development projects after October 1, 2024 must comply with those standards.

Noted.

Transportation Engineer (Elizabeth Pedersen):

- ❑ Please label material of proposed streets.

Label added.

BTU-Electrical Engineering (TBD Line Designer):

- ❑ All existing electrical lines need to be shown.

All electrical lines are shown.

- ❑ For any sites that require electrical power, please log into <https://www.btutilities.com/new-construction> to register your project with BTU.

Site has been registered.

- ❑ BTU has developed service entrance requirements manual to assist with securing electric service. The manual is located at <http://www.btutilities.com/wp-content/uploads/2020/08/2020-Service-Entrance-Manual.pdf>

Noted.

- ❑ E-mail an electronic version of the approved plat document in dwg, dxf, or dgn format to gburkhalter@btutilities.com for installation on the landbase. For digital copies of final plats, files must be referenced to TX State Plane 1983 in order to be compatible with BTU software.

Noted.

- ❑ FYI: Submittal may need to be revised post BTU line design review. Regarding Planning comment above, BTU easement may not be released until the overhead line is relocated.

Overhead line has been removed and easement has been abandoned.

Water Services (Jayson Barfknecht):

- ❑ Please show and label the sizes of the proposed water and sewer mains

Sewer and water sizes are indicated.

Fire Services (Robert Williamson):

- ❑ FYI - City of Bryan has adopted 2021 IFC (International Fire Code) as amended, including Hydrant locations and access requirements where applicable. Please call 979-209-5960 with fire code questions.

Noted.

Other Services:

- ❑ Optimum/Altice Communications –Robert Bosquez: 979-204-8263 or robert.bosquez@AlticeUSA.com
- ❑ Atmos Gas – Nicholas Hopkins: 979-229-2406 or Nicholas.hopkins@atmosenergy.com
- ❑ Frontier Communications - Mac Ortiz: 972-365-9198 or mac.ortiz@ftr.com
- ❑ MetroNet – Rachel Morales: Rachel.morales@metronet.co