

August 1, 2024

**Conditional Use Permit case no. CU24-06: Greens Crossing Center, LLC**

**CASE DESCRIPTION:** a new request for approval of a Conditional Use Permit to allow a motor fuel retail use on property zoned Planned Development – Mixed Use District (PD-M).

**LOCATION:** 2.771 acres of vacant land out of the H. Jones League, Abstract No. 145, adjoining the west corner of N. Harvey Mitchell Parkway (FM2818) and Smith Lake Boulevard

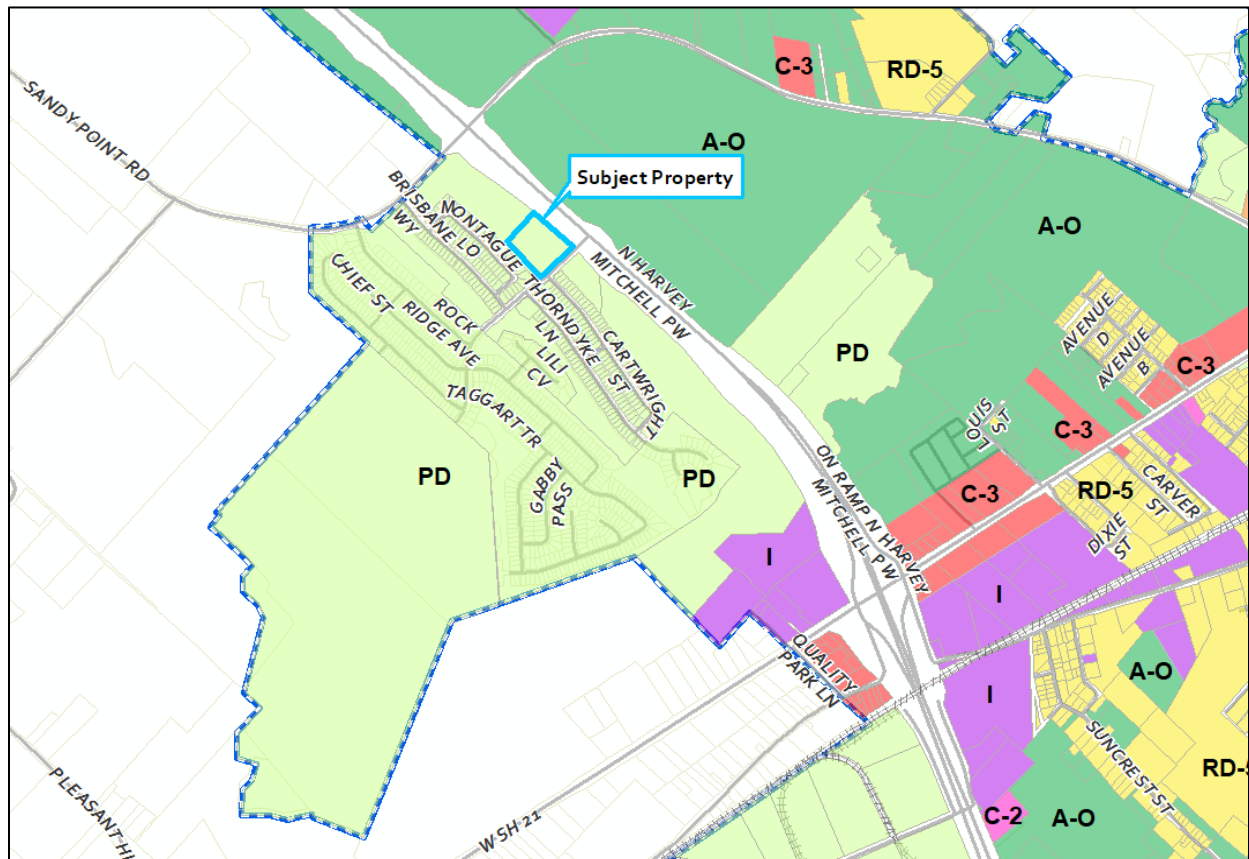
**EXISTING LAND USE:** vacant acreage

**PROPERTY OWNER:** STTC, LLC

**APPLICANT(S):** Greens Crossing Center, LLC

**STAFF CONTACT:** Katie Williams, AICP, Senior Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the requested Conditional Use Permit.



**2022 AERIAL:**



**BACKGROUND:**

The applicants, Greens Crossing Center, LLC, on behalf of property owners, STTC, LLC, are requesting approval of a Conditional Use Permit (CUP) to allow a motor fuel retail use on the subject property. The 2.771-acre property adjoins the west corner of Harvey Mitchell Parkway (FM2818) and Smith Lake Boulevard and is currently zoned Planned Development – Mixed Use District (PD-M).

This proposal was previously scheduled to be considered at the July 18, 2024 Planning and Zoning Commission (P&Z) meeting. Due to the unexpected delay of the meeting time, the applicants requested to postpone the hearing of the case to the August 1, 2024 P&Z meeting.

On April 4, 2024, the Planning and Zoning Commission considered a previous proposal by the same applicants (conditional use permit case no. CU24-01) that sought to utilize the property for a motor fuel retailer. The motion to approve the requested conditional use permit for a motor fuel retailer failed to receive the required five (5) votes necessary for approval. The motion failed by a vote of four (4) to four (4), effectively denying the request. At the time, Commissioners shared concerns regarding the proximity of the requested motor fuel retailer to existing fuel retailers, as well as the proximity to homes.

The applicants chose not to pursue an appeal of this decision to the City Council. Instead, since the April 4, 2024 Planning and Zoning Commission meeting, the applicant sought to allay some of the concerns of

the Pleasant Hill subdivision residents by identifying a location for a covered bus shelter intended for Bryan Independent School District (BISD) students. With the Homeowner Association's (HOA) approval, the applicant is proposing to pay for the construction of the bus shelter. The maintenance of the shelter will fall under the responsibility of the HOA. In addition, an online survey was emailed to 490 Pleasant Hill Subdivision residents requesting feedback on the proposed development. The results of the survey were provided to staff on July 12, 2024 and are attached to this staff report as Attachment 4. A total of 169 residents responded to the survey, with 91 in support of the proposal and 78 against.

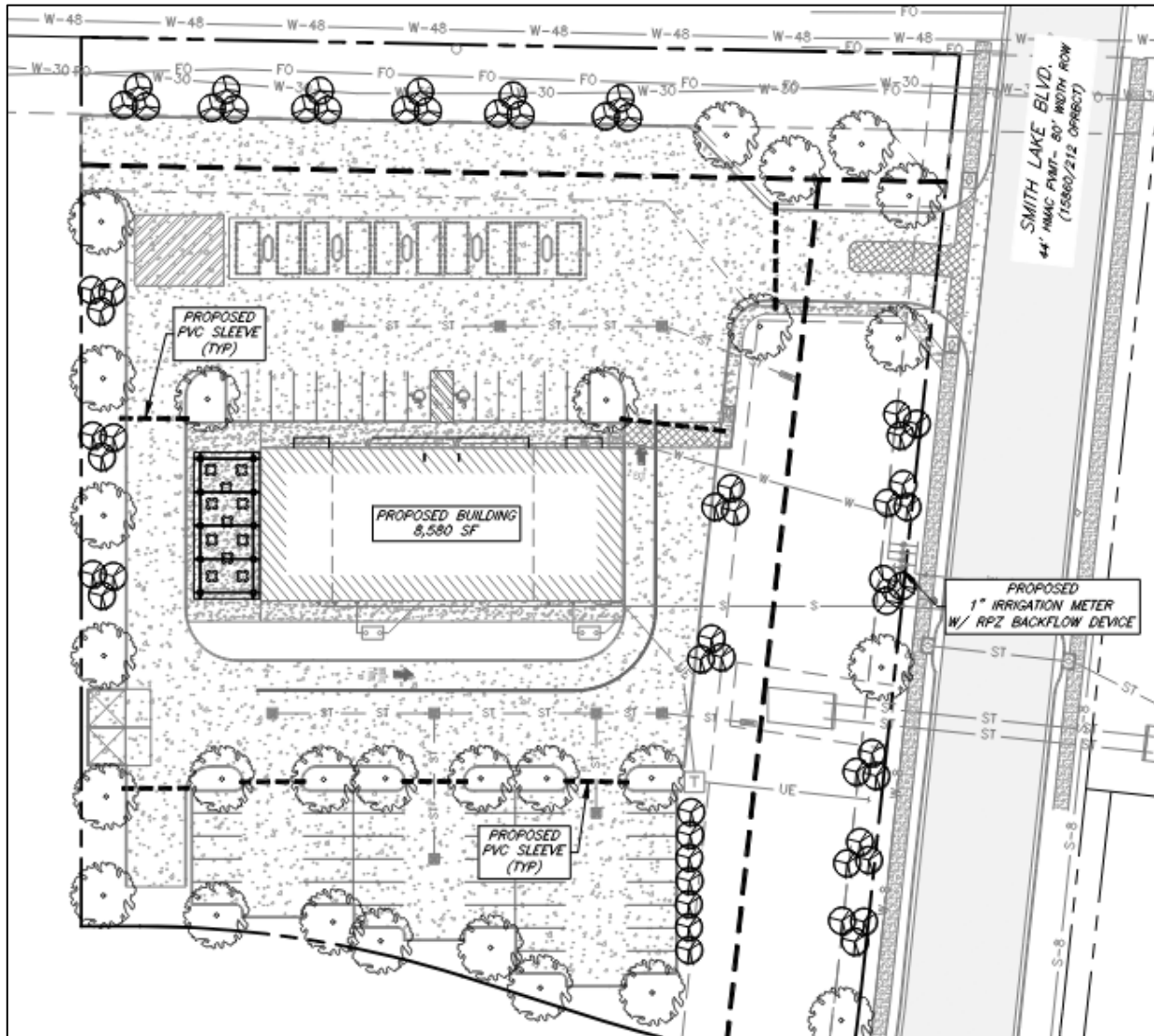
The subject 2.771 acres is part of a larger parent tract of land that was previously annexed into City limits in 2008. The subject property and surrounding acreage has been the subject of three previous owner-requested rezonings, RZ08-05, RZ15-12 and RZ18-21.

- RZ08-05 – Approved on March 25, 2008 (Ordinance No. 1757). This request rezoned the subject property from Agricultural – Open District (A-O) to Planned Development – Housing District (PD-H), in anticipation of low-density residential development.
- RZ15-12 – Approved on November 24, 2015 (Ordinance No. 2125). This request rezoned the subject property and surrounding 161 acres from the previously-approved PD-H District to Planned Development – Mixed Use District (PD-M). This request removed any opportunity for residential development, and provided framework for a mix of commercial and retail uses, including a hotel, Recreational Vehicle (RV) Park and a convenience store/truck stop.
- RZ18-21 – Approved on November 13, 2018 (Ordinance No. 2306). This request amended the previously-approved PD-M District zoning to reintegrate residential land uses, and as a result, Pleasant Hill Subdivision began construction in 2019. The subject 2.771 acres is identified as part of the Commercial – Retail Zone established by this PD-M District.

The Commercial – Retail Zone established under the existing PD-M District zoning contains a variety of uses permitted both by right and with prior approval of a CUP, but generally follows the uses found within the Retail District (C-2) zoning.

On November 14, 2023, in response to the proliferation of motor fuel retail establishments along major corridors, the Bryan City Council adopted Ordinance No. 2654. This ordinance defined the use of motor fuel retail and introduced standards to help guide future development. As a result of this ordinance adoption, motor fuel retail became a use permitted only conditionally in the C-2 zoning district. This subject conditional use is the first request since the adoption of Ordinance No. 2654.

**PROPOSED SITE PLAN:**



**PROPOSED FRONT ELEVATION:**



**PROPOSED REAR AND SMITH LAKE BLVD. SIDE ELEVATION:**



**PROPOSED INTERIOR SIDE ELEVATION**



**PROPOSED BUS SHELTER:**



## PROPOSED BUS SHELTER SPECIFICATIONS:



### Specifications:

- 14-Ft L x 6.5-Ft W x 9-Ft H
- Surface Mounted with concrete foundation
- Steel frame with powder coat finish
- Skillion metal roof
- Plexi-glass side panels
- Aluminum frame seat (bench)
- ADA Compliant
- Final color TBD



FRONT ELEVATION  
NFS

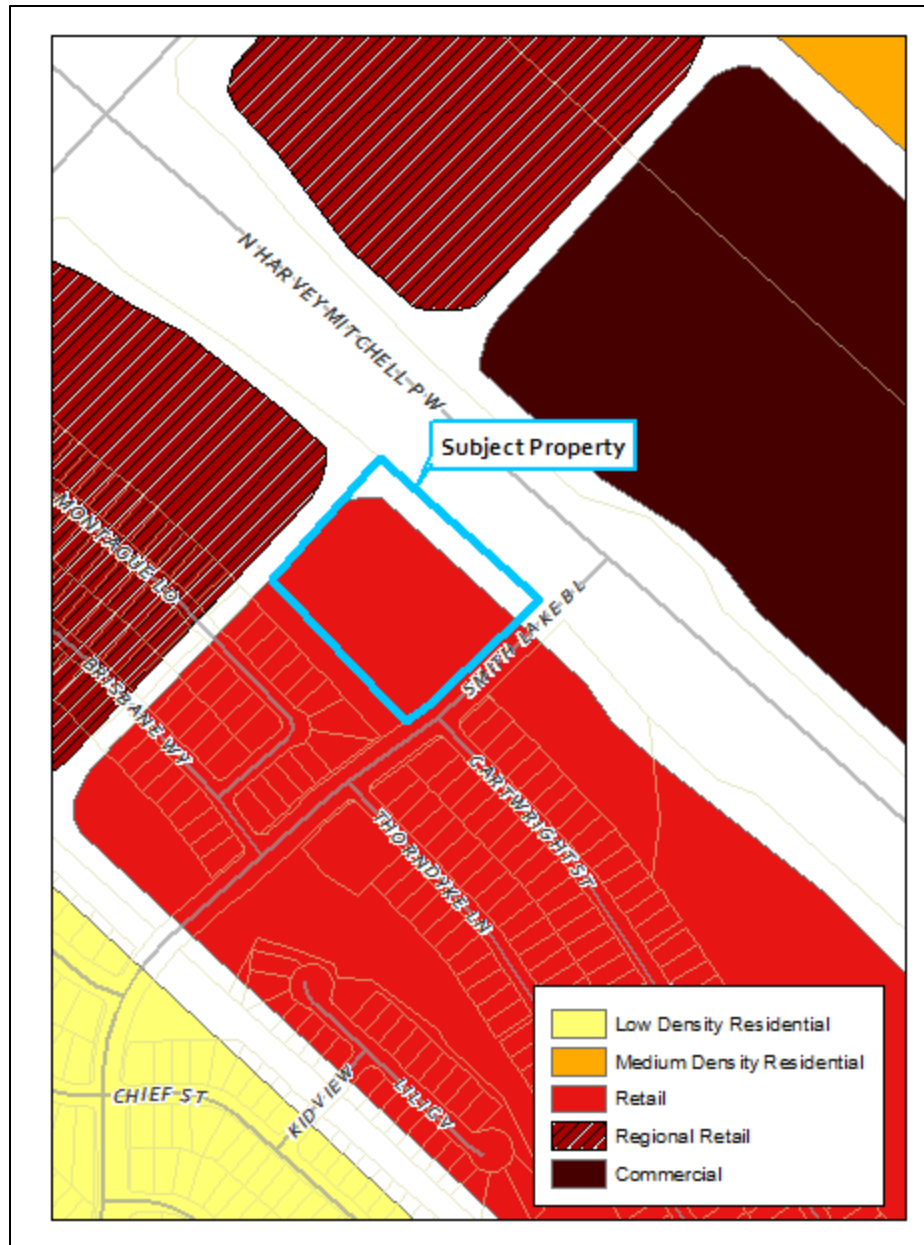


SIDE ELEVATION  
NFS



REAR ELEVATION  
NFS

**EXCERPT FROM FUTURE LAND USE PLAN MAP:**



**RELATION TO BRYAN'S COMPREHENSIVE PLAN:**

Blueprint 2040, adopted October 25, 2016, serves as the framework for the establishment of zoning and other regulatory tools. The plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives.

The Future Land Use Plan (as shown above) identifies the subject property as being located in an area of the City reserved for retail uses. Staff submits that given the present circumstances and existing pattern of development, the Planning and Zoning Commission should consider the following when making a decision



regarding this particular request:

Retail establishments have goods for purchase by the general public and have the benefit of directly contributing to the support of the community as a whole by generating sales tax revenue. Retail uses require high visibility locations such as along arterial roadways. Examples of retail uses include clothing stores, dry cleaners, restaurants, and branch banks. Low intensity office uses are also permitted or encouraged in retail areas. The following are policies to guide retail areas:

Chapter 5: Land Use

- Retail should be located at high points of visibility.
- Retail should serve as a buffer and transition between higher and lower intensity uses.

**ANALYSIS:**

Approval of a Conditional Use Permit by the Planning and Zoning Commission shall be based upon the following criteria.

1. Whether the proposed conditional use conforms to applicable regulations and standards established by the Zoning Ordinance.

**The development plan established by the approved PD-M District identifies the subject 2.771 acres as being located in the Commercial – Retail Zone, where development shall generally comply with standards and limitations applicable to properties zoned Retail District (C-2).**

**Upon City Council’s adoption of Ordinance No. 2654 in November 2023, supplementary standards focused on improving the safety and aesthetic environment for users were established within Section 130-34(t) of the Bryan Code of Ordinances. Planning staff and the Site Development Review Committee (SDRC) reviewed the site plan and elevations provided above for conformance with these new standards.**

**If approved, the development will conform to all applicable regulations and standards established by the PD-M District and the supplementary regulations established under Zoning Ordinance Section 130-34(t). No variations from existing development standards are being requested.**

2. Whether the proposed conditional use is compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

**Staff believes that the 8,580-square foot building proposed on the subject property will be compatible with the existing and permitted uses in the area. All surrounding land is part of the existing PD-M District. Specifically, the surrounding 20 acres are also located within the Commercial – Retail Zone of the PD-M District, which allows for uses that are compatible with motor fuel retail.**

3. Whether and the extent to which the proposed conditional use potentially creates greater unfavorable effect or impacts on other existing or permitted uses on abutting sites than those which reasonably may result from the use of the site by a permitted use.

**Staff cannot discern any unfavorable effects or impacts that may result from the installation of the proposed motor fuel retail establishment on this site. Staff believes that the proposed**

**development would not create greater unfavorable effects or impacts on surrounding properties than other uses permitted by-right under the existing PD-M District, such as restaurants, personal services shops or retail stores.**

4. Whether and the extent to which the proposed conditional use affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

**Staff does not anticipate the proposed motor fuel retail establishment at this location to have any adverse effects on vehicular and pedestrian traffic in this vicinity. As detailed on the site plan, no direct access will be taken from North Harvey Mitchell Parkway (FM2818). One proposed driveway will access Smith Lake Boulevard, with future cross access anticipated as the surrounding Commercial-Retail Zone acreage develops.**

**Further, staff has reviewed the site plan to ensure that it complies with the pedestrian-oriented standards established under Zoning Ordinance Section 130-34(t). Specifically, a continuous internal pedestrian walkway will be provided from the perimeter public sidewalk to the entrance of the building, and all internal pedestrian walkways will be distinguished from driving surfaces through the use of simulated brick pavers.**

5. Whether and the extent to which the proposed conditional use would reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

**The proposed motor fuel retail development will be required to meet all City regulations concerning erosion, flood, fire and other hazards and impacts.**

6. Whether and the extent to which the proposed conditional use adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

**Staff acknowledges that the addition of a motor fuel retail establishment is likely to increase the amount of the traffic in the immediate vicinity, however staff argues that North Harvey Mitchell Parkway and Smith Lake Boulevard, a super arterial and a minor collector as identified on the City's thoroughfare plan, are capable of accommodating the traffic typically associated with motor fuel retail.**

**Further, all lighting associated with the development will comply with the standards recently established under Zoning Ordinance Section 130-34(t), which require light fixtures to be designed in a way that fully shields and aims light away from adjacent properties.**

7. Whether and the extent to which the proposed conditional use provides adequate and convenient off-street parking and loading facilities.

**Staff contends that the proposed conditional use will provide adequate and convenient off-street parking. Per the Land and Site Development Ordinance requirements, 43 off-street parking spaces are required and 63 spaces are being provided.**

8. Whether the proposed conditional use conforms to the objectives and the purpose of the zoning district in which the development is proposed.

The development plan established by the approved PD-M District identifies the subject 2.771 acres as being located in the Commercial – Retail Zone, where development shall generally comply with standards and limitations applicable to properties zoned Retail District (C-2).

The C-2 District is established to provide locations for various types of general retail trade, business and service uses. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, residential neighborhoods. The motor fuel retail establishment will conform to these objectives by providing over 8,000 square feet of retail space within walking distance to Pleasant Hill Subdivision, a neighborhood that will contain over 1,000 residential lots at buildout. Therefore, staff believes that the proposed development conforms to the objectives and purpose of both the PD-M District and the underlying C-2 zoning district.

9. Whether the proposed conditional use will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

**Staff believes that the proposed development will have few (if any) ill effects on properties or improvements in the vicinity.**

10. Whether the premises or structures are suitable for the proposed conditional use.

**Staff believes that the subject property and proposed development meet all of the requirements of both the PD-M District zoning and the supplementary regulations found within Zoning Ordinance Section 130-34(t). The proposed motor fuel retail establishment provides substantial off-street parking and pedestrian-friendly maneuvering in addition to enhanced building materials on both the retail building and the gas canopy columns.**

#### **RECOMMENDATION:**

Staff recommends **approving** a Conditional Use Permit to allow development of a motor fuel retail establishment on the subject property.

#### **ATTACHMENTS:**

1. Excerpt of minutes from the April 4, 2024 Planning and Zoning Commission meeting;
2. Pleasant Hill Subdivision HOA letter of approval for bus stop location;
3. Bryan Independent School District (BISD) letter of approval for bus stop location; and
4. Results of Pleasant Hill resident online survey conducted by applicant.

**ATTACHMENT 1: EXCERPT OF MINUTES FROM APRIL 4, 2024 PLANNING AND ZONING COMMISSION MEETING**

**4. Request for Approval of Conditional Use Permits – A Public Hearing will be held for each item (Commission has final approval; appeals may be directed to City Council).**

**a. Conditional Use Permit CU24-01: Greens Crossing Center, LLC**

*A request for approval of a Conditional Use Permit to allow a motor fuel retail use on property zoned Planned Development – Mixed Use District (PD-M), specifically on 2.771 acres of vacant land out of the H. Jones League, Abstract No. 145, adjoining the west corner of N. Harvey Mitchell Parkway (FM 2818) and Smith Lake Boulevard in Bryan, Brazos County, Texas. (K. Williams)*

Ms. Williams presented the staff report (on file in the Development Services Department). Staff recommends approval of this request.

In response to Commissioners' questions, Ms. Williams confirmed that the renderings presented are connected to the decision for this case. She also stated there are two existing gas stations to the north and south of the property, however they do not conform with the recently amended zoning ordinance, which defines standards and aesthetic regulations for the use of motor fuel retail uses.

The public hearing was opened.

Glenn Jones, J4 Engineering, agent of the proposal, stated the nearest gas stations are 5,500 feet to the south and 3.3 miles to the north of the property. He provided the history of the surrounding area and discussed the extension of Cartwright Street with an additional 100-foot of greenspace to prevent any development directly on the property line adjacent to residences. Mr. Jones stated the elevated planting buffer would include enhanced landscaping and streetscaping. He mentioned developers have increased parking above city standards and included mechanical screening to shield utility use. He discussed access to the site would be an entrance off of FM 2818 with secondary access points along Smith Lake Boulevard and Sandy Point Road. He stated the developers worked hard to provide an aesthetically pleasing development that is higher than minimum City standards.

Tom Hinga, 1969 Lili Cove, stated there are 10 gas stations within a 4-mile radius from the Pleasant Hill Subdivision. He discussed concerns regarding crime at gas stations and convenience stores which bring safety concerns to the community. Mr. Hinga also addressed concerns regarding environmental quality to the soil and the health issues that would impact families who reside in this area.

Arthur Lloyd, 5210 Montague Loop, Bryan, Texas, stated his concerns regarding the disruption to his home and how he will have to live with the traffic, trash, and safety concerns if the request was granted.

Andrea Robledo, 5224 Montague Loop, Bryan, Texas, discussed traffic concerns at the intersection of FM 2818 and Sandy Point Road. Ms. Robledo stated the school bus pick up is next to this proposed development which would create an unsafe area for students and families.

Alex Tabrizi, 1941 Chief Street, Bryan, Texas, addressed his concerns regarding traffic at the intersection of Smith Lake Boulevard and FM 2818. He discussed grease and electrical fires that create an unsafe environment right next to a housing development.

Dahlia Guido, 1918 Thorndyke Lane, Bryan, Texas, discussed her concerns regarding the existing bus stop location which would be adjacent to the proposed development. She believes the proposed development does not benefit the neighborhood and creates an unsafe area for their children.

Pamela Lloyd, 2114 Chief Street, Bryan, Texas, stated her concern for the children within the neighborhood due to the clientele gas stations attract.

Christopher Whitz, 1807 Thorndyke Lane, Bryan, Texas, discussed the safety of the neighborhood and his concerns regarding the proposed development.

Jean Byassee, 5200 Montague Loop, Bryan, Texas, stated her biggest concern is the children's safety and believes the proposed use is not the best use for this area. She discussed her work with a grant that included the removal of abandoned gas tanks from a previously-built gas station due to a childhood cancer cluster.

Rebecca Maine, 1962 Cartwright Street, Bryan, Texas, discussed her concern regarding 24-hour industries and increase in noise pollution close to their homes.

Joseph Maine, 1962 Cartwright Street, Bryan, Texas, stated his concerns regarding safety and crime increase in the neighborhood.

Christian Guido, 1918 Thorndyke Lane, Bryan, Texas, reiterated the concerns regarding the impact to the neighborhood and the increase in traffic along Smith Lake Boulevard, which is a primary entrance to the subdivision.

Dan Williams, 1929 Cartwright Street, Bryan, Texas, provided response times from the National Fire Protection Association (NFPA) within this neighborhood. He stated response times are an issue causing many safety concerns to this area. Mr. Williams also stated the bus stop is not likely to move the drop-off area to a different location due the existing street width within the Pleasant Hill Subdivision.

LaTreva Collins, 2116 Chief Street, Bryan, Texas, reiterated concerns brought forward tonight and stated concerns regarding the proposed development affecting the value of the homes in the Pleasant Hill Subdivision.

Wes Tindle, 1964 Thorndyke Lane, Bryan, Texas, stated the proposed development will affect the property value of their home.

The public hearing was closed.

In response to Commissioners' questions, Mr. Jones stated the developers did consider an alternate location at the intersection of Sandy Point Road and FM 2818. He mentioned TxDOT would not provide an alternate driveway off of FM 2818 due to it being too close to the intersection. He also stated the proposed motor fuel retail development would open at 6:00 AM and close at midnight.

**Commissioner Bush moved to approve Conditional Use Permit CU24-01 and to adopt the written staff report and analysis as the report, findings and evaluation of this Commission.**

**Commissioner Beckendorf seconded the motion.**

Commissioners discussed the placement of the proposed development and whether there is a better area for this type of development. They also discussed the number of existing gas stations within a 4-mile radius of the site.

**The motion failed to receive the five affirmative votes required to approve conditional use permits by a vote of four (4) to four (4) with Commissioners Bush, Beckendorf, Gonzalez, and Valerius in affirmation and Commissioners McBroom Balke, Clark, Cooper, and Rodriguez in opposition.**

**ATTACHMENT 2: PLEASANT HILL SUBDIVISION HOMEOWNER'S ASSOCIATION  
LETTER OF APPROVAL FOR BUS STOP LOCATION**



May 31st, 2024

Glenn Jones, P.E.  
J4 Engineering  
1135 N Earl Rudder Fwy  
Bryan, TX 77803

Dear Mr. Jones,

I am writing to express my approval of the proposed location for the school bus stop on the south side of the crosswalk on Smith Lake Blvd.

After careful consideration, I believe this location is both convenient and safe for the students who will be using the bus stop. Its proximity to the crosswalk ensures that children have a safe, designated place to cross the street, and the visibility in this area is good, which will help ensure that drivers are aware of the bus stop and the children waiting there.

I appreciate the efforts made to select a suitable location that prioritizes the safety and convenience of our children and community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronan O'Connor', written in a cursive style.

Ronan O'Connor, AICP  
VP of Land Development

**ATTACHMENT 3: BRYAN INDEPENDENT SCHOOL DISTRICT LETTER OF APPROVAL  
FOR BUS STOP LOCATION**



Claudell Lipscomb  
Assistant Director Operations  
Transportation

Date: July 3, 2024

To: Glenn Jones

Re: Bus Stop

Dear Mr. Jones

I am writing this letter to express my approval for the proposed bus stop location on Smith Lake.

After careful consideration, we have decided that this location is safe and secure for the students who would utilize this location. The area will be located where it would be visible to the oncoming traffic and ultimately safe for students to cross the street to travel to their homes. Also, the location is safe for students to wait for an undisclosed timeframe without danger of through traffic.

Thanks,

Claudell Lipscomb

*Claudell Lipscomb*

Assistant Director of Transportation Operations  
979-209-7134



**ATTACHMENT 4A: RESULTS OF PLEASANT HILL RESIDENT ONLINE SURVEY CONDUCTED BY APPLICANT - RESIDENTS IN SUPPORT**

First and Last Name	Address	Is this a project you would support?	If you would like to hear more or have thoughts/feedback, please write them below.
Phil Howell	1914 Cartwright Street Bryan, Texas 77807	Yes	My only concern is the speed limit in this area of proposed construction is 60 mph. The increased traffic to a side area could result in congestion and collisions. A reduced speed limit might be prudent.
Joel Franklin	1956 Cartwright Street Bryan, Texas 77807	Yes	Where is exactly with this be at?
Avondra Grimes-Thomas	2176 Chief Street Bryan, TX 77807	Yes	I love the sound of this it would be great for our community.
Thomas Trevino	1920 Cartwright Street Bryan, Texas 77801	Yes	Can you add a Tesla charger?
Eric Leland	2048 Chief Street Bryan, Texas 77807	Yes	While I am largely indifferent to the development, I am concerned about nuance light pollution. I would like the developer to ensure that all lighting is purely downward facing, not angled upwards. Light fixtures should be appropriate to illuminate only the retail property and not scatter into the neighborhood. Dumpsters should contained behind a fence and a wall of trees or landscaping should separate the store from adjacent houses. Also, the store should not be 24 hours and should not have high flow diesel or overnight parking for 18 wheelers.
Doma Golakai	2157 Chief Street Bryan, TX 77807	Yes	I think it would be great to have a store close
Jose F Rios	2151 Chief St, Bryan, TX, 77807	Yes	Yes I would like to hear more about this project.
Nicholas Alexander	1965 Chief Street, Bryan TX 77807	Yes	This development can't happen soon enough- would love to have some retail/convenience within walking distance for our neighborhood.
Sylvia Lee Henley	1922 Thorndyke Lane Bryan, Texas 77807	Yes	
Thomas Smith	5232 Montague Loop Bryan, Texas 77807	Yes	I would like to see a map of where it will be.
Tashauna Green	5311 Samuel Run Bryan, TX 77807	Yes	
Brianna Long	5305 Samual Run, Bryan, TX 77807	Yes	
Natali Lopez	1952 Chief Street Bryan, TX 77807	Yes	We would like to know more! We'd also like to know what kind of store and/or what type of businesses would be going in. Also, if any spaces were going to be leased.
Joe Rocha	1910 Chief Street Bryan, TX 77807	Yes	I think this is a great idea, only if it is well maintained and stays a really nice gas station. Other wise it would make the community look trashy.
James Steffen	2063 Chief Street Bryan, Texas 77807	Yes	As long as it's a nice looking building and restaurant I'm all for it!
Priscilla Garcia	1961 Lili Cove Bryan, TX 77807	Yes	Would like to hear more, location, type of restaurant, c-store? Groceries? Gas? Gambling? Atm? Beer wine? Liquor? Tobacco/vape?
Tiffany Newton	2030 Brisbane Way Bryan, Texas 77807	Yes	I would love to hear more about when this project will start/completed and what all will be built in this area.
Bradley Kerr	2113 Chief Street, Bryan, TX 77807	Yes	
Deanna Gutierrez	2005 Chief Street Bryan, TX 77807	Yes	
Michael Bailey	5304 Hedley Place Bryan, Texas 77807	Yes	With traffic already getting worse, what about a light at the corner of smith Lake and 2818?
Daniel Maldonado	1940 Taggart Trail Bryan, TX 77803	Yes	Will the store be a gas station?
Sydney Verbal	1960 Thorndyke Lane Bryan, Texas 77807	Yes	I request that the entrance to the location be from the main road, 2818, and no entrance/exit on Smith Lake Blvd. As well as does not go past the community sign for the neighborhood.
Sophia Platt	1942 Taggart Trail Bryan, TX 77807	Yes	
Miles Bonner	2174 Chief Street Bryan, TX 77807	Yes	
George Tays	2032 Rock Ridge Ave Bryan, Texas 77807	Yes	
Jean West	2110 Chief Street Bryan, TX 77807	Yes	First put a light at the corner of Sandy and Harvey
Abraham jimenez	2049 Brisbane Way, Bryan, TX 77807	Yes	

Jeff Everman	1808 Thorndyke Lane Bryan, Texas 77807	Yes	
James Curley	2145 Chief Street Bryan, TX 77807	Yes	
Caleb Lipko	2037 Brisbane Way Bryan, Texas 77803	Yes	I personally loved the idea of the TXB. Any other gas station other than a TXB would be a no from me though. Other great options would be a gym (like trufit), coffee shop, liquor store, or restaurants. I do not want a dollar store/tree.
Ryan Bradley	1966 Chief Street Bryan TX, 77840	Yes	This would be a great addition to the neighborhood.
			<p>I hope this message finds you well. I am writing to express my appreciation for the information shared regarding the proposed 5,000 SF retail/corner store development at the front of the Pleasant Hill Subdivision, along with an interior restaurant.</p> <p>I commend your initiative in seeking input from the residents before proceeding with this development. It is heartening to see that you value our opinions and are keen on understanding our thoughts and concerns regarding this proposal. This inclusive approach is vital in ensuring that new developments align with the needs and expectations of the Pleasant Hill community.</p> <p>As a resident of Pleasant Hill, I believe that the proposed development holds promise in enhancing our community experience by providing convenient shopping and additional services closer to home. However, I do have some concerns, particularly regarding potential impacts on traffic flow, noise levels, and the overall aesthetics of the area. I strongly believe that addressing these concerns during the planning phase will be crucial in ensuring the successful integration of the development within our community.</p> <p>I am grateful for the opportunity to share my thoughts on this proposal and appreciate your receptiveness to resident feedback. I look forward to participating in further discussions and contributing to the shaping of this development in a manner that benefits all residents of Pleasant Hill.</p> <p>Thank you once again for involving us in this decision-making process and for your commitment to creating a community that thrives and grows in value.</p> <p>Warm regards</p> <p>email would be better to reach out to me for further contact amcdjster@gmail.com</p>
Cris DeJesus	1936 Thorndyke Lane Bryan, Texas 77807	Yes	
Shasta haynes	5243 Montague Loop Bryan, Texas 77807	Yes	
Joshua Galvan	2146 Chief Street Bryan, TX 77807	Yes	
Gerardo Lozano	2043 Brisbane Way Bryan, Texas 77807	Yes	Yes. Would like to see what is going to be in this retail center, before it moves forward
Nathan Andersen	1938 Chief Street Bryan, TX 77807	Yes	I selected yes, but it is really a maybe. I don't want a smoke/vape shop, nor a liquor store. Gas station and restaurant fine. But I want to make sure our neighborhood is safe and not attracting late night drinkers.
Jack Moore	1919 Thorndyke Lane Bryan, Tx 77807	Yes	Concerns with traffic at entry to neighborhood(2818)
Joshua Moore	1946 Cartwright Street Bryan, Texas 77807	Yes	<p>What business is planned, a gas station? Dollar store?</p> <p>Will customers be entering the business through our neighborhood?</p>

William St Jean	1973 Lili Cove Bryan, Texas 77807	Yes	
Karl Griswold-Kuhn	1949 Chief Street Bryan, Texas 77807	Yes	Would love a sit down cafe/coffee shop. If a gas station something more upscale.
Belinda Kirchner	2025 Chief Street Bryan TX, 77807	Yes	I support this as long as it's not a development that would have late hours or 24 hrs
Jennifer Garza	1903 Thorndyke Lane Bryan, Texas 77807	Yes	It is important for the development company to remember that this is a neighborhood with families and small children. The businesses in this area need to benefit the families and not attract vagrants or cause trouble of any sort. Please avoid gas stations, liquor stores, quick marts, etc. Many have mentioned really desiring an HEB. We also have talked about needing restaurants, a nail shop, a donut shop, and a hair salon. Our developer has also dropped the ball on some promised amenities for children that are now being backtracked. Any establishment that would be fun for kids, or if your company wanted to build a playground, would be amazing.
Keith Wells Jr	1962 Chief Street Bryan, TX 77807	Yes	I would love to hear updates on this. The neighborhood needs this!
Leigha Myers	1951 Lili Cove Bryan, TX 77807	Yes	I would like to know what kind of retail stores would be out here?
Terri Pantuso	1906 Cartwright Street Bryan, Texas 77807	Yes	I want to know what stores/restaurants are proposed because there are some that will increase property values and some that will negatively impact our community. I am not in favor of just any retail strip.
Victor Torres	1924 Chief Street Bryan, TX 77807	Yes	
Latoya Taylor	2017 Rock Ridge Avenue Bryan, Texas 77807	Yes	
Cirilo Sanchez	2035 Brisbane Way Bryan, Texas 77801	Yes	Yes
Amanda Ayala	1810 Thorndyke Lane Bryan, Texas 77807	Yes	
Lazarus Carter	2164 Chief Street Bryan, TX 77807	Yes	None
Robyn williams	5251 Montague Loop, Bryan, TX 77807	Yes	
Sharnell Shirley	5247 Montague Loop Bryan, Texas 77807	Yes	I think it is a great idea, the development would be a great asset to our community.
Gary Walleck	5301 Samuel Run Bryan, TX 77803	Yes	Buccee's would be nice
Dantavis Felton	5312 Hedley Place Bryan, Texas 77807	Yes	N/a
Janneth Najera	2007 Chief Street, Bryan, TX 77807	Yes	Would simply not like a liquor store.
Christina Crenshaw	2018 Chief Street Bryan, TX 77807	Yes	What will this all include?
Kenneth Kerry	2014 Chief Street Bryan TX 77807	Yes	
Jenna Mueller	2040 Rock Rdg Avenue Bryan, TX 77807	Yes	
Franchesca Edmonson	1986 Taggart Trail Bryan, TX 77807	Yes	I don't want to bring crime in the neighborhood. There also needs to be a light so that there aren't any wrecks with people traveling up and down the road. We also don't need to bring down the look of the neighborhood and lower its value.
Lane Rathmann	2072 Chief Street Bryan, TX 77807	Yes	What kinda stores, food etc. will be in the development?
Raul Esparza	5253 Montague Loop Bryan, Texas 77803	Yes	Let's do it! I'm Game!
Sarah O'Leary	1950 Chief Street Bryan, TX 77807	Yes	I think something like this could boost the economic growth of this area and bring the value of our homes up.
Edgar García	1948 Cartwright Street Bryan, Texas 77807	Yes	
Ricardo Martinez	1929 Thorndyke Lane Bryan, Texas 77807	Yes	Yes I'll want to hear more
Gustavo Gonzalez	5300 Hedley Place Bryan, Texas 77807	Yes	Yes
Ed McMahan	1977 Lili Cove Bryan, Texas 77807	Yes	I would only support this if a working stop light is installed at the intersection of Smith Lake and FM2818.
Stephen Payne	2023 Brisbane Way Bryan, Texas 77807	Yes	I would just like to be informed of all further developments regarding this matter.
David Belk	2020 Brisbane Way, Bryan, TX 77807	Yes	Perhaps the gas station bit should be Sunoco. There's already an Exxon and Shell just down at Villa Maria.
Amanda Garwood	2044 Brisbane Way Bryan, Texas 77807	Yes	This sounds great! Is there any way we could add a gym into the plan?
Tiffany Hurst		Yes	I would support the project IF the retail location has its own entrance, is higher end shops (not a dollar store, laundry mat, etc)
Ashton Mayfield	1973 Taggart Trail Bryan, TX 77808	Yes	

Austin Ham	1954 Taggart Trail Bryan, TX 77807	Yes	Love the idea! We also would love a park or walking trails!
TeShawn Washington	1951 Thorndyke Lane Bryan, Texas 77807	Yes	Please continue to share details about this project.
Pat venteicher	1929 Chief Street Bryan, TX 77807	Yes	Would love to hear more. Moved here from vegas and many subdivisions there had this same concept.
Charles Horton	2006 Rock Ridge Avenue Bryan, TX 77807	Yes	It depends on the retail establishments that occupy the retail establishment. If it is a good nice restaurant, yes, but a fast food place, no!
Tyrone Fenner	1965 Taggart Trail Bryan, TX 77807	Yes	
Ellen Martinez	2041 Brisbane Way Bryan, Texas 77807	Yes	Brunch place, playground, splash pad, dollar tree/family dollar
Cary Cary	2005 Rock Ridge Avenue Bryan TX, 77807	Yes	Would like to hear more,possibly a exercise gym also
Angie Bertling	1988 Taggart Trail Bryan, TX 77807	Yes	
Ron Duzenack	2163 Chief Street Bryan, TX 77807	Yes	I would prefer not to have a gas station for safety reasons so close. The idea of an indoor restaurant with outdoor seating is appealing and I would support.
Kenneth Morris	1930 Thorndyke Lane Bryan, Texas 77807	Yes	Looking forward to it. My concern is increase in taxes.
André Adams	2010 Chief Street Bryan, TX 77807	Yes	N/A
Zuleika Braden	5239 Montague Loop Bryan, Texas 77807	Yes	
Rebecca Maine	1962 Cartwright Street Bryan, Texas 77807	Yes	Please no dollar stores
Debbie S. Fiske	1990 Taggart Trail Bryan, TX 77807	Yes	Yes strongly agree a convent store would be welcomed. A restaurant would be an additional plus.
Brendan Steele	1967 Taggart Trail Bryan, TX 77807	Yes	
Inocensia Gomez	5256 Montague Loop Bryan, Texas 77807	Yes	I would like to know if there will be enough space between the center and my back fences . Is there a will to see layout of the project.
Matthew Hassenplug	5303 Samuel Run Bryan, TX 77803	Yes	It should not be a fast food restaurant
Amanda Williams	1935 Chief Street Bryan, TX 77807	Yes	
Kelley Wiederhold	2125 Chief Street Bryan, TX 77807	Yes	
John Seifert	2047 Rock Ridge Avenue Bryan, TX 77807	Yes	
Terry Howard	1959 Thorndyke Lane Bryan, Texas 77807	Yes	First off, in the future please put all of the email addresses in the BCC field so that they aren't visible to the almost 500 email addresses in the list. I support the project. It does look like the previous proposal earlier this year, which is fine with me. I think that a little education might help overcome the NIMBY's as I'm guessing few residents understand that the whole 22 acre strip between Smith Lake and Sandy Point is zoned commercial. I also doubt that most residents here know what a PDM District is and how it governs the development of Pleasant Hill. Anyway, I think it would be nice to have a gas station and restaurant close by.
Taryn Hastings	1952 Taggart Trail Bryan, TX 77803	Yes	Would love to hear more!! Would be super convenient to have a small grocery store within walking distance

**ATTACHMENT 4B: RESULTS OF PLEASANT HILL RESIDENT ONLINE SURVEY CONDUCTED BY APPLICANT - RESIDENTS NOT IN SUPPORT**

First and Last Name	Address	Is this a project you would support?	If you would like to hear more or have thoughts/feedback, please write them below.
Alanna Schultz	2045 Brisbane Way Bryan, Texas 77807	No	I am against any and all developments that include a gas station, fast food, or convenience stores and would consider moving AWAY from the area if any of these options are proposed.
Alex Tabrizi	1941 Chief Street Bryan, TX 77807	No	I think it would attract unwanted attention/visitors to close to the neighborhood, especially at night. It would also bring in more traffic. It is already hard enough to get out of the neighborhood at times. We already have gas stations and restaurants just down the road from us. No need to put it right in front of the neighborhood. One of the big selling points was exclusion.
Allison Aguilar	1975 Thorndyke Lane Bryan, Texas 77807	No	We do not need another gas station/convenience store here. I would be open to a Trader Joe's or something like that but we truly do not have the space to accommodate all the traffic that whatever business is placed there will bring. There also is no reason as to why the traffic should be diverted to Smith Lake Blvd. Whoever made this plans doesn't seem to care about Pleasant Hill and our neighbors. We deserve better than all of the chaos that will come from having this business right in front of our neighborhood, especially right in front of the pool (which is the only amenity we have). Maybe create a park or something that the community can enjoy.
Andrea Stout	5307 Hedley Place Bryan, Texas 77807	No	It would be nice to have grocery, retail, or restaurants, not a gas station. Something that the residents would benefit from and that is needed in this area. There are several gas stations already off 2818 already, less than 2 miles away.
Angela Wilder	1974 Chief Street	No	
Anna Sprouse	1913 Thorndyke Lane Bryan, Tx 77807	No	My concern is more people and more traffic to our subdivision. It seems we have a pool that may or may not have people who live here and the more exposure we have to our area, the more people may stray to our pool and properties causing theft/vandalism to
Bradley Henkelman	2018 Brisbane Way Bryan, Texas 77807	No	Please negate my previous vote of "yes." The email was deceptive and concealed the fact that this was a gas station. My only
Bryan Dupuy		No	A gas station invites more crime into our neighborhood and will lower property values. We specifically bought our house in an area that was not surrounded by gas stations for this reason. We do not need a gas station in the front of our neighborhood, we do not need people driving drunk around our neighborhood at night. Gas stations invite loitering, littering, and worse. It has been proven time and time again being that close to a gas station lowers property values and increases crime. This community has already spoken out against this proposal, it is not wanted or needed. Build it somewhere else.
Bryn polly	2024 Chief Street Bryan, TX 77807	No	This is a gas station not a corner store. That creates dangerous through traffic and we have families with young children. This also means we will have an influx of people entering the neighborhood and more traffic
Caitlin Kurwitz	2051 Chief Street Bryan, Texas 77807	No	
Carolyn Moir	1972 Lili Cove Bryan, Texas 77807	No	It looks like this is the same project that recently didn't pass in city council. I do not want a gas station at the entrance of the neighborhood. There are enough of them, including a brand new Valero, just down the road. It'll bring down property value, have an unwanted increase in traffic/noise, and increase the likelihood of trespassers/crime to the area.
Cartwright Resident		No	We don't need anything that brings traffic down Smith Lake. We don't need high traffic retail across from the community pool. We don't need a building shown in plans to be a gas station. We don't need a building that is 26 feet tall in a neighborhood of single story homes. We don't need smelly grease or trash from 3 potential commercial kitchens stinking up our pool and back yards. Thank you for sending a mass email to the entire community with out using BCC, it has helped further unite us beyond our 500 person FB group.
Damian Melendez	1934 Thorndyke Lane Bryan, Texas 77807	No	No need for corner store plenty within driving distance
David harris	1977 Cartwright Street College Station, Texas 77807	No	What is the outlay and where is it going to be expected ?
David Vogt	2008 Brisbane Way Bryan, Texas 77803	No	I'm good with retail and restaurants. But the deal breaker is the gas station. While it is a higher end one, it is still too close to the neighborhood and pool (and school bus pickup/drop off points) for my comfort. If the gas station were at the sandy point intersection instead of smith lake intersection, I would support.

Dayana Wells	1969 Thorndyke Lane Bryan, Texas 77807	No	This appears to be a gas station which we, as community, have voted against.
Dillon Martinez		No	No
Eric Burgos	5240 Montague Loop Bryan, TX 77807	No	I believe that you should prioritize a playground or even another pool because the community is rapidly growing and the need for more community areas are necessary.
Eric Davenport	1960 Cartwright Street Bryan, Texas 77807	No	What kind of retail shops are we talking about?
Erin Buttrey	1981 Thorndyke Lane Bryan, Texas 77803	No	I believe that the project would be a more appealing option if there was an entrance off of 2818. This would help alleviate congestion on smith lake blvd which is a huge concern for the residents.
Evan Kirk (estate) submitted by executor, Annette Kirk	1972 Cartwright Street Bryan, Texas 77807	No	If this is a gas station/convenience store disguised as a restaurant/retail space, then the answer is no. We would also not support a Dollar Tree or Dollar General or similar venture.
Heather Hutton	1927 Thorndyke Lane Bryan, Tx 77807	No	
Jeanell Climer	2017 Brisbane Way Bryan, Texas 77840	No	I would need more information before I could determine whether or not this is something that I would support. It states that it would be a 5000 square-foot building with a restaurant inside. How many retail businesses would be in this retail space? How would patrons enter the retail space? Would there be a designated entrance that is not on Smith Lake?
JEFF NILES	5254 Montague Loop Bryan, Texas 77807	No	IT'S A GAS STATION PRIMARLY - JUST LIKE 4 OTHERS THAT ARE BEING BUILT ON THE SAME STREET. THE OPEN SHOPS COULD BE A LAUNDRY MAT AND OTHER FACILITIES THAT WOULD BRING DOWN PROPERTY VALUES. COME TO ME WITH SOMETHING WITHOUT A
Jessica Stuart	1973 Thorndyke Lane Bryan, Texas 77807	No	If this project ends up getting approved and moves forward, please highly consider moving the entrance from Smith Lake Rd. There are too many children that ride bikes/scooters and play in the neighborhood. It is also the pickup/drop off location for several busses. Making this one change can prevent potential safety issues for our families. If the entrance location cannot be moved, please consider providing a gated entrance to our community to keep out unwanted or dangerous guests.
Job Alonso	1985 Lili Cove Bryan, Texas 77807	No	
John Tebbetts	2001 Chief Street Bryan, TX 77807	No	We are not that far from food and shopping on villa Maria and downtown. Purchased a house here to be a little bit away from retail spaces would be heavily disappointed if retail spaces moved into the neighborhood and brought with them their traffic, noise, and
Jordan Camerino	5244 Montague Loop Bryan, Texas 77807	No	Howdy, we're on Montague Loop with our back fence facing what would be this new gas station. That is the side for the project correct? How far back will the proposed lot come? My concern is that we'll have cars or their dumpster up against our fence. I'm not crazy about it being a gas station and the lights that come with it. I do understand and want business closer but I just want to see if there's any separation or what privacy we'll lose. Thank you for bringing it to our attention.
Julio Martinez	2055 Chief Street Bryan, Texas 77807	No	
Karen Noyes	5228 Montague Loop Bryan, Texas 77803	No	This development would most likely back up to my property creating noise and unsightly view.
Katherine Peters	5235 Montague Loop Bryan, Texas 77807	No	I think a gas station/corner store would take away from the residential feel of the subdivision. Personally, I feel like building a play ground, more walking trails, or some sort of recreational area would be better suited.
Kathleen Martinez	2051 Brisbane Way Bryan, Texas 77807	No	Our neighborhood is full of families with small children and pets. We need safe playgrounds areas and walking trails. A "corner store" could be harmful to the our area and bring homeless to wonder our neighborhood. I strongly disagree with this development idea.
Kayla McGee	2029 Chief Street Bryan, TX 77807	No	This will significantly decrease our property values and bring more crime to the area. This is at the front of our community; a community that does not have gates or fences around it. Our children get on the bus at Smith Lake and Cartwright. Being a neighborhood that is further out from the city, this makes it a prime location for Human Traffickers to pick up our children and teenagers. I would not oppose this development on the north side of Sandy Point and Harvey Mitchell Pkwy, but I do not support this
Kayleah Hall	1925 Chief Street Bryan, TX 77807	No	
Kirby Cathey	1962 Lili Cove Bryan, TX 77807	No	From what I've heard, most of our community does not support the project. However, I understand that, in the future, something will most likely will be built here. We just ask that we have more input when that is occurring.

Kyle Haynes	1976 Taggart Trail Bryan, TX 77807	No	If there is no truck stop or space for that to be a possibility I could see it as more favorable. Also I would prefer it to be closer to the flashing light intersection then right outside our neighborhood so I say no.
Kylie Bradfield	1951 Chief Street Bryan, Texas 77807	No	I don't think that ANY development should be allowed right at the entrance of our neighborhood. This will bring in people and possible negative activity that wouldn't normally be in the area. There are plenty of gas stations nearby, I see no reason for another one at the neighborhood entrance. Our community pool is close to the proposed area, and we already have enough problems with non-residents trespassing and vandalizing that area. We do not NEED any development there, the trees that were there to seclude our neighborhood was much preferred. Also, Bryan City Council already shot putting a gas station there, isn't that the same plan you're proposing?
Laci Watkins	1994 Taggart Trail Bryan, TX 77807	No	possibly would support but more details needed. What kind of store? What type of restaurant?
Logan Reynolds	2021 Chief Street Bryan, TX 77807	No	We need more information. I'm reading that it's a gas station and do not want one near our neighborhood. Small retail shops like a neighborhood Walmart or convenience store would be different.
Mackenzie Kirkpatrick	2059 Brisbane Way Bryan, Texas 77840	No	I would feel more comfortable with it being built at Sandy Point. With the traffic light going in there, I think it would be better for traffic.
Marc Luther	2063 Brisbane Way Bryan, Texas 77807	No	
Maria Ritter	2022 Brisbane Way Bryan, Texas 77803	No	
marisela cruz	2004 Rock Ridge Avenue Bryan, TX 77807	No	
Mary Treybig	1980 Cartwright Street Bryan, Texas 77807	No	I do not want gas pumps at the entrance to our neighborhood. I am fine with upscale stores, coffee shop, etc that would enhance the city of Bryan. Similar to what College Station has in the TowerPoint center. I don't want any sort of business that would bring bad company to our family oriented neighborhood. (No washateria, vape shop, liquor store) Access to this shopping development would need to be from 2818- not our neighborhood road Smith Lake.
Michael Sanguino	1922 Cartwright Street Bryan, Texas 77807	No	The development of a gas station/ corner store near a family-oriented subdivision poses significant risks to the community's safety and quality of life. This development can attract increased traffic and potential criminal activity, such as loitering and vandalism, which can jeopardize the safety of residents, especially children. Additionally, the presence of a gas station can lead to environmental concerns, such as soil and groundwater contamination from fuel leaks and spills, negatively impacting the health and well-being of the neighborhood. Preserving the family-friendly atmosphere and ensuring the safety and environmental integrity of the subdivision should be prioritized.
Neil wleczyk	5252 Montague Loop Bryan, Texas 77807	No	
Nikki Langston	1965 Cartwright Street, Bryan, TX 77807	No	We have enough options close to us. Part of the charm of living here is being where there are open spaces.
RH		No	The neighborhood does not need a gas station at the entrance. We don't need a restaurant at the entrance. There is a perfectly fine intersection at Sandy Point. There is not enough traffic on 2818/Harvey Mitchell to warrant it. There is a gas station at Hwy 6. There is a new one opening right down 2818. There is one at 21 and 2818. This is NOT needed and I will fight it.
Robert Waters	5310 Samuel Run Bryan, TX 77807	No	
Rosalin Conn	2016 Rock Ridge Avenue Bryan, TX 77807	No	We do not want a gas station in our community causing increased traffic, air pollution and decreasing our property value
Sabrina Clark	1927 Cartwright Street Bryan, Texas 77807	No	Your current project still has a gas station at the entry way of our neighborhood. Remove the gas station or move it up the road away from our neighborhood entry way. I will support any other development.. restaurants, cafes, coffee shops, gym, convenience store, boutique, office space, pretty much anything else, just please no gas stations. Additionally move the entry way to the road instead of turning into our neighborhood and I will be completely on board.
Samantha Eaton	1986 Chief Street Bryan, Texas 77807	No	I would like to hear more about these plans but I do not support these types of developments in residential neighborhoods.
Sara McMullen	1911 Thorndyke Lane Bryan, Texas 77807	No	After seeing the mock photos and plans, I whole heartedly disagree with this development. This is not retail space, this is a gas station. No. Absolutely not. PLEASE RESPECT THESE HOME OWNERS and the residential property, families and children that live here. DO NOT BUILD THIS GAS STATION there are 3 within LESS than 2 miles distance. NO NO NO.

Sarah Benstock	1938 Cartwright Street Bryan, Texas 77807	No	We, as a community, have been explicitly clear that we do NOT want a gas station on the corner of Harvey Mitchell Parkway and Smith Lake. I still do not support putting a gas station, regardless of if there is a convenience store and retail space, directly on the corner at the entrance of our neighborhood. This was also already turned down by the city of Bryan after numerous people attended the planning committee meeting, so it is frustrating to see it continue to be pushed. I have no qualms against a restaurant or other retail space, and a small store would be incredibly convenient. However, I do not want increased traffic due to fuel pumps, especially when there are at least 4 other places to easily refuel within a 2 mile radius.
Shanaemia Henderson	1972 Chief Street Bryan, Texas 77807	No	Coffee shop, breakfast place indoor playground
Shelby Tebbetts	2001 Rock Ridge Avenue Bryan, Texas 77807	No	I am AGAINST this project regardless of if it is truly a shopping are or a gas station. My family moved to this division with the understanding that there would be more houses, parks, trails, etc... built over time as family amenities some distance away from shopping/ dining districts in the area. This proposed project would likely increase traffic and degrade property values for the whole subdivision. We also do not appreciate it being marketed as a "nice shopping building" when there are gas station pumps shown in the photo mock-ups.
Susan Stansbery	1935 Thorndyke Lane Bryan, Texas 77807	No	There should be a "not sure" option above. "retail development" is very vague. Another high priced convenience store and gas station are definitely not needed and not supported.
Tamia Thomas	2133 Chief Street Bryan, TX 77807	No	
Terri Turner	1949 Thorndyke Lane Bryan, Texas 77807	No	I request my first survey to be deleted. I fell for the sly "internal restaurant " language and didn't realize it would be inside a gas
Thao ShaBazz	2004 Chief St Bryan, TX 77807	No	Location is too close to the community, congestion and safety is a concern. Perhaps in a different location along 2818 with its own entrance that is not off Smith Lake Blvd
Tiffanie Rodriguez	1979 Cartwright Street Bryan, Texas 77807	No	No
Tim Gerszewski	1812 Thorndyke Lane Bryan, TX 77807	No	The email didn't have any contextual info. Who is Riverstone? What types of businesses besides an "interior restaurant" are being considered? The communications seems strategically vague. Please provide more details if you want usable feedback.
tinghe zhao	2061 Brisbane Way Bryan, Texas 77807	No	
Tom Hinga	1969 Lili Cove Bryan TX 77840	No	Thoughts: 1. No entry from Smith Lake Blvd. This road will be very busy once the neighborhood is fully developed and there is a school bus stop there already. 2. 2818 needs to be widened to three lanes to accommodate a left turn lane for cars entering businesses. 3. No restaurants that fry food. The stench of grease will be very strong for our neighbors on Montague Loop. Essentially we need a "no fry zone". Sandwich shops, ice cream parlors, coffee shops and smoothie stores are welcome. 4. 10 foot fencing required on the back property line of all businesses. 5. A buffer zone of 90 feet from the back property lines of all businesses and the back property lines of all residences. 6. No businesses open from 10 pm to 6 am. 7. Professional services that support a community with lots of children such as daycare centers, doctors offices and dental offices are
Troy Metcalfe	1944 Thorndyke Lane Bryan, Texas 77807	No	I do not want a gas station in front of my neighborhood. Most gas stations attract criminal activity at night and may put our quiet neighborhood in danger. I do think that a few restaurants and maybe a small grocery store (Walmart neighborhood market) would
Ty smith	1975 Taggart Trail Bryan, TX 77807	No	We do not desire a gas station or retail space at that location. Please move it to the sandy point and 2818 corner
Wesley Baker	1928 Cartwright Street Bryan, Texas 77807	No	This is the same proposal we as a community had a meeting about at city hall because we, as a community, do not want a gas station there. Calling it a "shopping center" and "restaurant" when it is not, and the conceptual images are the same as the original gas
Zachary Howard	1953 Thorndyke Lane Bryan, Texas 77807	No	This includes a gas station. Statistically they do not improve home value of the associated neighborhood 5-10 years after establishment. We are not interested in any installments that bring a potential decrease in home value nor rise in crime.
Zachary Sheehan	1927 Chief Street Bryan, TX 77807	No	Greater explanation of what is all included in this project, as well as how it would affect traffic flow to the neighborhood.



Zhenning Kang	1975 Cartwright Street Bryan, Texas 77807	No	we do not have security gate or code at front, it is impossible to avoid non-residences to walk into the community and to perform potential damage- children are walking freely in the community, those strangers will put them into danger - increased traffic will make it too difficult to get off the highway or get into the community - our community is clean and quite, the shops will make the environment too noisy and dirty - the large Walmart and food plaza is just 5 minutes away, no need to have local shops in the community
Araon Hernandez	1955 Lili Cove Bryan, TX 77807	No	We do not support.
Jason O'Kane	1803 Thorndyke Lane Bryan, Texas 77807	No	
austin foerster	1901 Thorndyke Lane Bryan, Texas 77807	No	
Savannah Burleson	1978 Thorndyke Lane Bryan, Texas 77807	No	This will attract too much traffic to the area and also increase crime rates. Maybe build the playground y'all said you would build nearly 3 years ago. A store by our homes would be straight TRASH
Casey		No	It's unsafe for families in the neighborhood.
Iveth Alviar	2028 Brisbane Way Bryan, Texas 77807	No	Won't be safe for the subdivision
Chelsea Means	1980 Taggart Trail Bryan, TX 77807	No	I think building a convenient store or a so called retail building in front of a subdivision would lower the value of the homes in that subdivision. Why not just add more homes to that location? If you're dead set on building a retail store front, build a Walgreens or CVS and offer a few additional retail stores on the side, this is something more appealing to residents like myself since there isn't a store like that on this side of town. That would be a better option and investment than a gas station because let's be honest that is what you are proposing to build and gas stations no matter how pretty they look brand new all turn out the same, dirty and grungy looking and do not offer the best curb appeal, all while bringing more congestion and traffic to a subdivision where kids run around and play. Thank you for your time in reading this response/feedback.
Cristian Ortiz	5309 Hedley Place, Bryan, TX	No	