

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: February 25, 2014		DATE SUBMITTED: February 6, 2014	
DEPARTMENT OF ORIGIN: Development Services		SUBMITTED BY: Martin Zimmerman	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input checked="" type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input checked="" type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Consideration of a request to amend the City of Bryan's Thoroughfare Plan, specifically to realign suggested major collector street and super arterial street connections in the area surrounding the intersection of Steep Hollow and Elmo Weedon Roads in Bryan's extraterritorial jurisdiction (ETJ) in eastern Brazos County, Texas.			
SUMMARY STATEMENT: The City of Bryan Thoroughfare Plan provides a long-term vision of the major street network necessary to meet the future travel needs of the residents of the City of Bryan and the surrounding area. The Thoroughfare Plan was adopted by the City Council with Resolution No. 3078 in January 2007 as part of the City's Comprehensive Plan.			
<p>The applicant, Mr. Kyle, is proposing to develop an 83+ acre property located north of the intersection of Elmo Weedon and Steep Hollow Roads into a new rural residential subdivision in the City's extraterritorial jurisdiction (ETJ). The subject property is located approximately 2.7 miles from the City of Bryan corporate limits. The City's current Thoroughfare Plan identifies a future public thoroughfare, classified as a major collector street, to bisect the subject property. In addition, the current Plan envisions a super arterial street to extend along the existing Elmo Weedon Road right-of-way and along the southeast side of the subject property.</p> <p>The applicant is requesting that the City's Thoroughfare Plan be amended to show the proposed major collector street to follow the existing Steep Hollow Road right-of-way and to realign the envisioned super arterial street to follow the existing Elmo Weedon Road right-of-way.</p>			
STAFF ANALYSIS AND RECOMMENDATION: Staff recommends approving the requested amendment to the City of Bryan's Thoroughfare Plan, as requested. This proposed Thoroughfare Plan amendment preserves thoroughfares for future growth and maximizes the potential of the proposed development as well. While the new alignment of the super arterial will now potentially affect several property owners that were not previously affected and could affect the location and alignment of other thoroughfares in this area, the requested amendment will follow existing improved major roadways in this area (Steep Hollow and Elmo Weedon Roads, respectively) compared to the current alignment, which would require significant land dedication by area property owners and/or right-of-way acquisition by the City of Bryan. The proposed new alignment of Elmo Weedon Road will also improve the safety near its intersection with Steep Hollow Road, where several fatal accidents have occurred. The proposed amendment will allow the proposed development of a rural subdivision to proceed without any significant burden. The Brazos County Engineer has studied the request and concurs with City staff's recommendation in this particular case.			
During its regular meeting on February 6, 2014, the Planning and Zoning Commission concurred with staff and unanimously recommends approving this request.			

OPTIONS (In Suggested Order of Staff Preference):

1. approve the requested amendment to the City of Bryan's Thoroughfare Plan
2. approve the request with modifications, which may require consideration at a future City Council meeting
3. deny the request

ATTACHMENTS:

1. location map/current Thoroughfare Plan
2. draft resolution
3. excerpt from P&Z meeting minutes
4. staff report to the P&Z

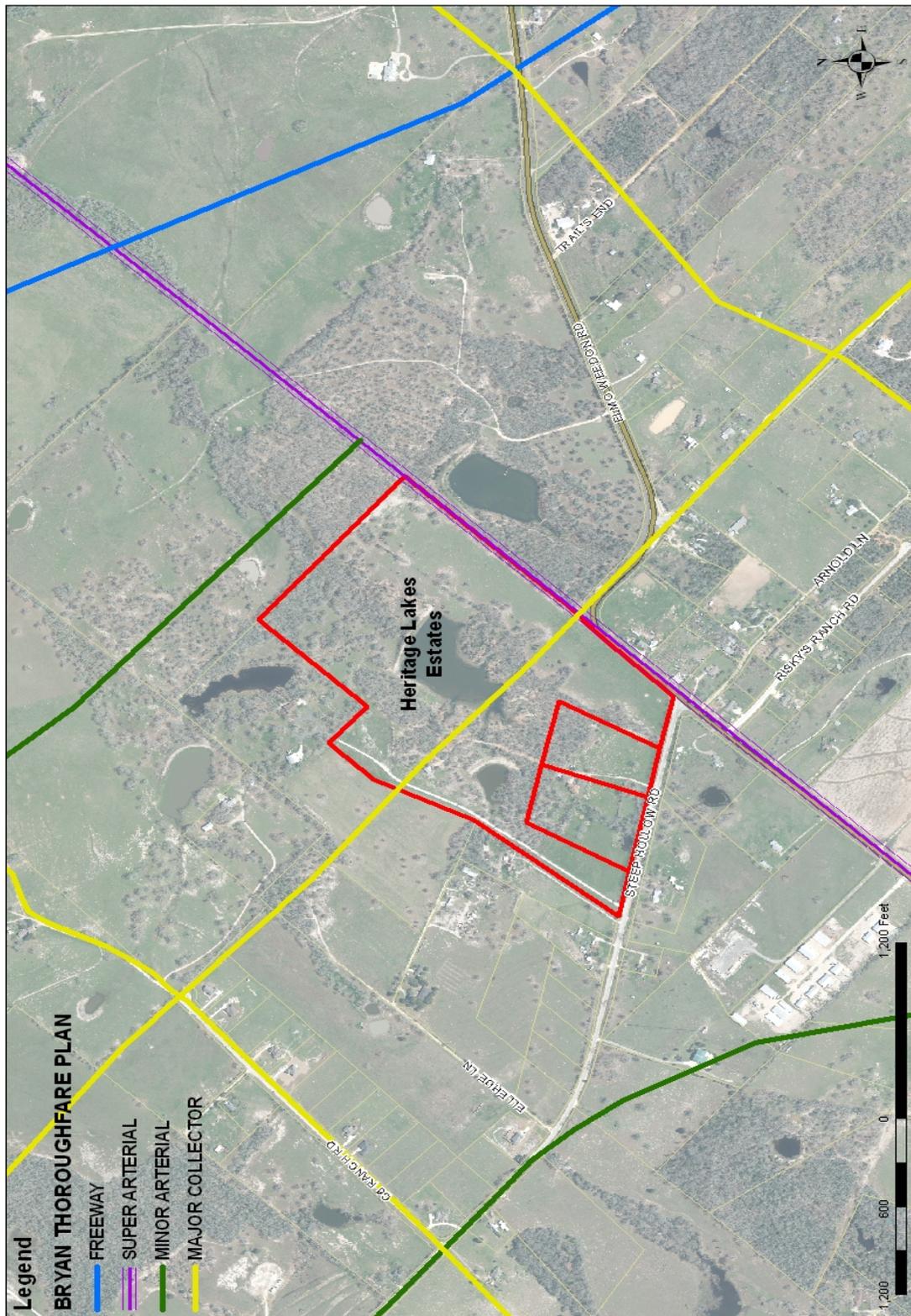
FUNDING SOURCE: N/A

APPROVALS: Kevin Russell 2-5-14; Joey Dunn, 2-6-14; Hugh R. Walker, 02/12/2014

APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 2/14/2014

APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 2/17/2014

Revised 04/2013



LOCATION MAP/CURRENT THOROUGHFARE PLAN:

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BRYAN THOROUGHFARE PLAN, BEING FIGURE 6-2 OF THE CITY OF BRYAN COMPREHENSIVE PLAN, ADOPTED BY CITY COUNCIL RESOLUTION NO. 3078 ON JANUARY 9, 2007, TO REALIGN SUGGESTED MAJOR COLLECTOR AND SUPER ARTERIAL STREET CONNECTIONS IN THE AREA SURROUNDING THE INTERSECTION OF STEEP HOLLOW AND ELMO WEEDON ROADS IN BRYAN'S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS.

WHEREAS, the City of Bryan adopted a new Comprehensive Plan with the adoption of City Council Resolution No. 3078 on January 9, 2007; and

WHEREAS, Figure 6-2 of said Comprehensive Plan is the City of Bryan Thoroughfare Plan that provides a long-term vision of the major street network necessary to meet the future travel needs of the residents of the City of Bryan and the surrounding area; and

WHEREAS, the citizens of Bryan require a transportation system that provides mobility in the face of ever-increasing population and traffic; and

WHEREAS, the City of Bryan Thoroughfare Plan must be amended periodically to adapt to new patterns of development and changes in existing or expected traffic conditions; and

WHEREAS, the proposed development of the Heritage Lakes Estates Subdivision on 83.92 acres of land out of the Richardson Perry League, located at the north corner of Steep Hollow and Elmo Weedon Roads in Brazos County, Texas, creates a need to adjust the current alignment of proposed thoroughfares shown on the City of Bryan Thoroughfare Plan, to allow for better traffic flow and future development;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

Section 1.

That the City of Bryan Thoroughfare Plan, being Figure 6-2 of the City of Bryan Comprehensive Plan, adopted by City Council Resolution No. 3078 on January 9, 2007, is hereby amended to realign suggested major collector street and super arterial street connections in the area surrounding the intersection of Steep Hollow and Elmo Weedon Roads in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas, as set forth in Exhibit "A" attached hereto and made a part hereof.

Section 2.

That this Resolution shall become effective immediately upon adoption.

APPROVED and ADOPTED by the City Council of the City of Bryan on this 25th day of February, 2014.

ATTEST:

CITY OF BRYAN:

Mary Lynne Stratta, City Secretary

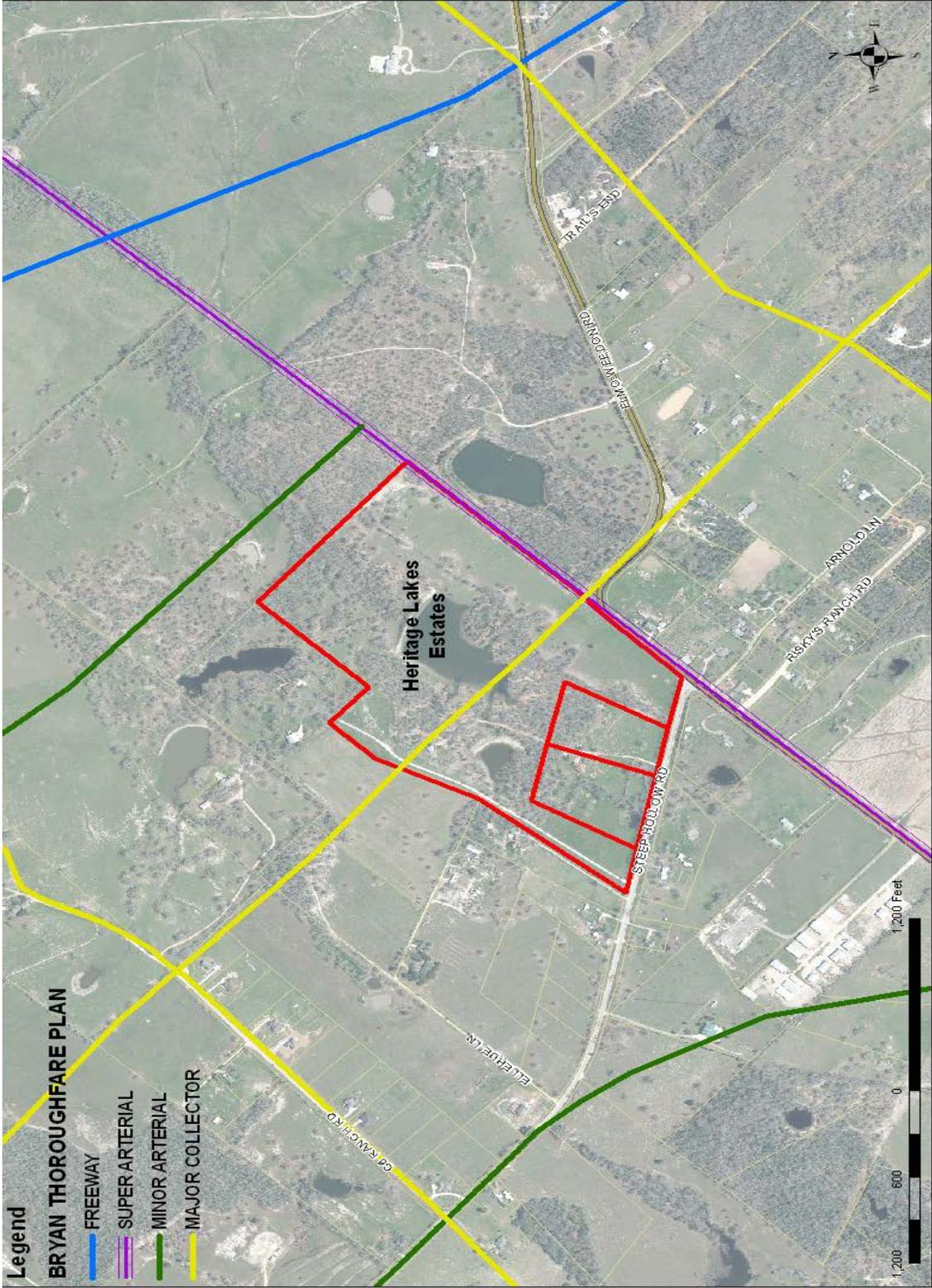
Jason P. Bienski, Mayor

APPROVED AS TO FORM:

Janis K. Hampton, City Attorney

EXHIBIT "A":

EXISTING THOROUGHFARE PLAN



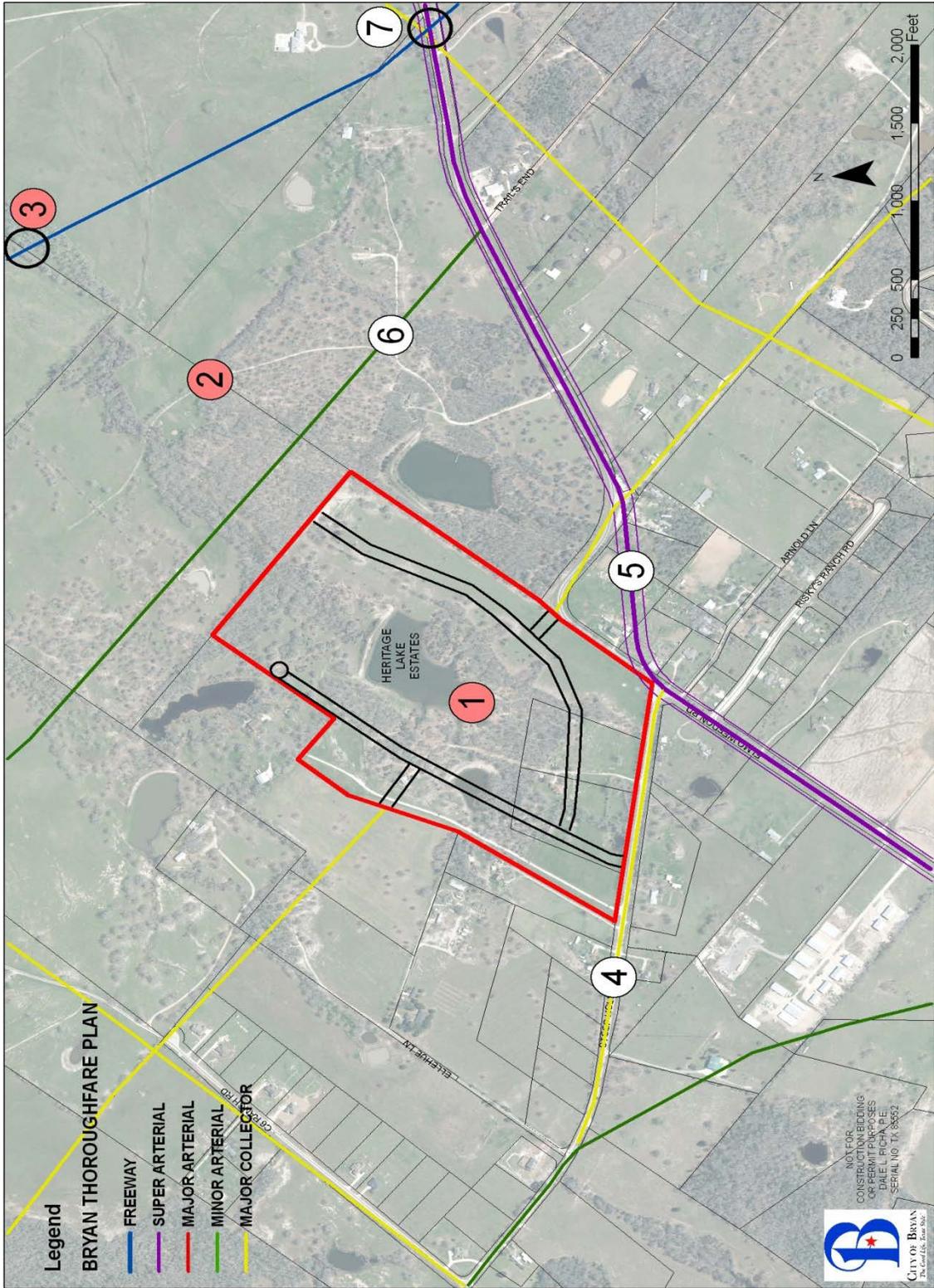


EXHIBIT "B"

AMENDED THOROUGHFARE PLAN

Amendments to the City of Bryan Thoroughfare Plan, being Figure 6-2 of the City of Bryan Comprehensive Plan, as it was adopted with City Council Resolution No.

3078 on January 9, 2007

- Note #1 – major collector removed
- Note #2 – super arterial removed north of Steep Hollow Road
- Note #3 – future interchange removed
- Note #4 – major collector added to follow Steep Hollow Road alignment
- Note #5 – super arterial added to follow Elmo Weedon Road alignment (min. curve radii approx. 1,000ft. per AASHTO)
- Note #6 – minor arterial amended to extend to Elmo Weedon Road (to new super arterial alignment)
- Note #7 – proposed interchange added

**EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING
MINUTES OF FEBRUARY 6, 2014:**

9. REQUESTS RELATED TO THE PROPOSED HERITAGE LAKES ESTATES SUBDIVISION ON 83.92 ACRES OF VACANT LAND LOCATED AT THE NORTH CORNER OF STEEP HOLLOW AND ELMO WEEDON ROADS IN BRYAN'S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS. – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation concerning the Comprehensive Plan amendment; City Council has final approval; Commission has final approval concerning master plan and planning exception).

a. Comprehensive Plan Amendment CPA14-01: Heritage Lakes Estates Subdivision

A request to amend the City of Bryan's Thoroughfare Plan, specifically to realign suggested major collector street and super arterial street connections in the area surrounding the intersection of Steep Hollow Road and Elmo Weedon Road. (M. Zimmermann)

Mr. Zimmermann presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed comprehensive plan amendment.

The public hearing was opened.

Mr. Joe Schultz, 2730 Longmire Drive, College Station, Texas, project engineer, came forward as to make himself available for questions.

The public hearing was closed.

Commissioner Gutierrez moved to recommend approval of Comprehensive Plan Amendment CPA14-01 to the Bryan City Council , and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.

Commissioners discussed:

- that this change makes sense
- flexibility in planning
- commending the applicant and city staff working together on a solution

The motion passed unanimously.

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



February 6, 2014

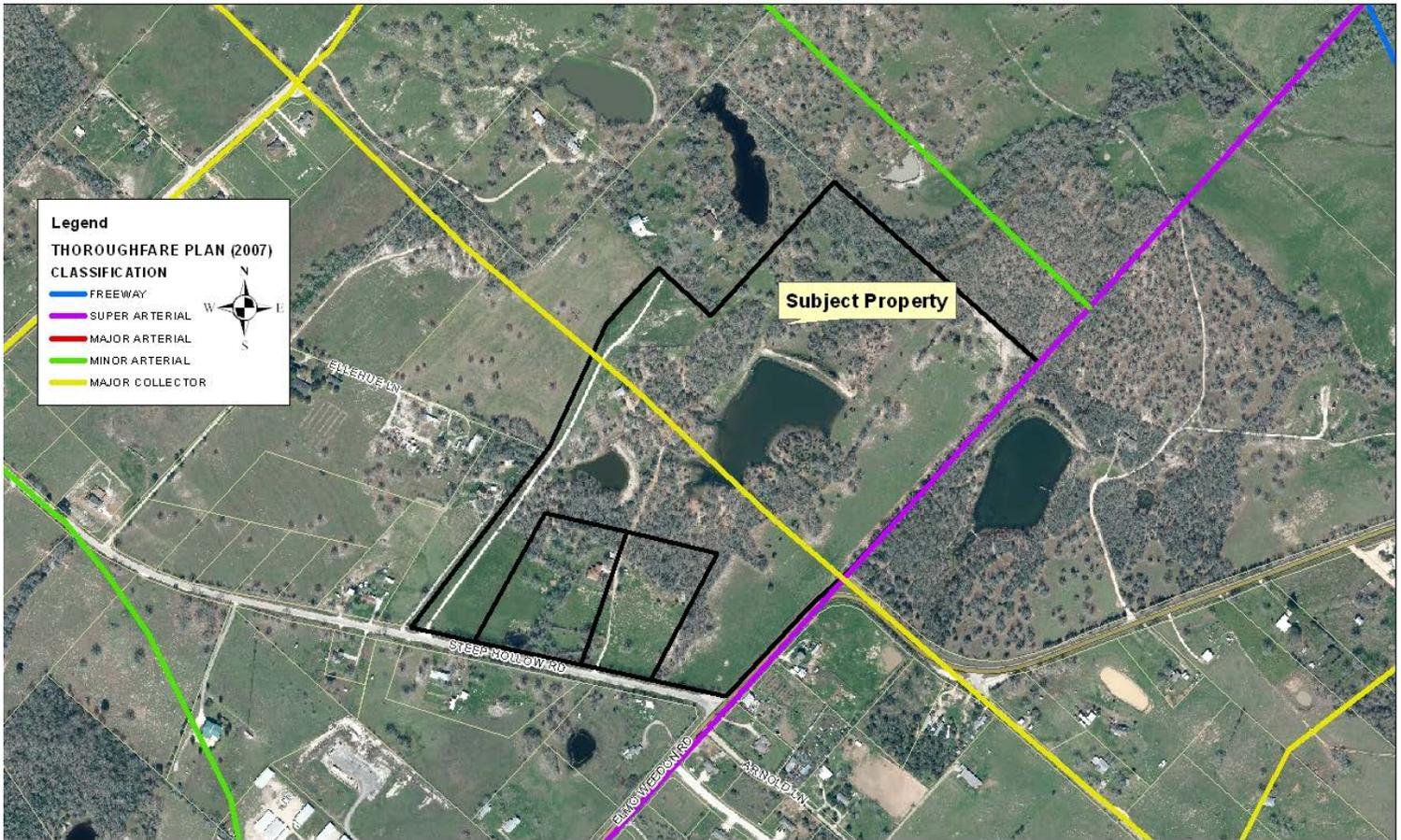
Comprehensive Plan Amendment CPA14-01: Heritage Lakes Estates Subdivision

LOCATION: a request to amend the City of Bryan’s Thoroughfare Plan, specifically to realign suggested major collector street and super arterial street connections in the area surrounding the intersection of Steep Hollow Road and Elmo Weedon Road

APPLICANT(S): Don Kyle for Kyle Family Living Trust

AGENT: Joe Schultz of Schultz Engineering, LLC

LOCATION AND CURRENT THOROUGHFARE PLAN:



BACKGROUND:

The applicant, Mr. Kyle, is proposing to develop an 83+ acre property located north of the intersection of Elmo Weedon and Steep Hollow Roads into a new rural residential subdivision in the City's extraterritorial jurisdiction (ETJ). The subject property is located approximately 2.7 miles from the City of Bryan corporate limits.

The City's current Thoroughfare Plan, which was adopted by the City Council in January 2007 as part of the City's Comprehensive Plan, identifies a future public thoroughfare, classified as a major collector street, to bisect the subject property. Thoroughfares classified as major collector streets typically have a right-of-way width of 80 feet and pavement widths of 54 feet. The current Thoroughfare Plan places this envisioned major collector street through the subject property and through a 5-acre lake on the property around which the applicant is proposing to develop a new low-density residential subdivision. The applicant is requesting that the Thoroughfare Plan be amended to show the proposed major collector street to follow the existing Steep Hollow Road right-of-way. The existing Steep Hollow Road right-of-way measures approximately 85 feet in width with a pavement width of 35 feet.

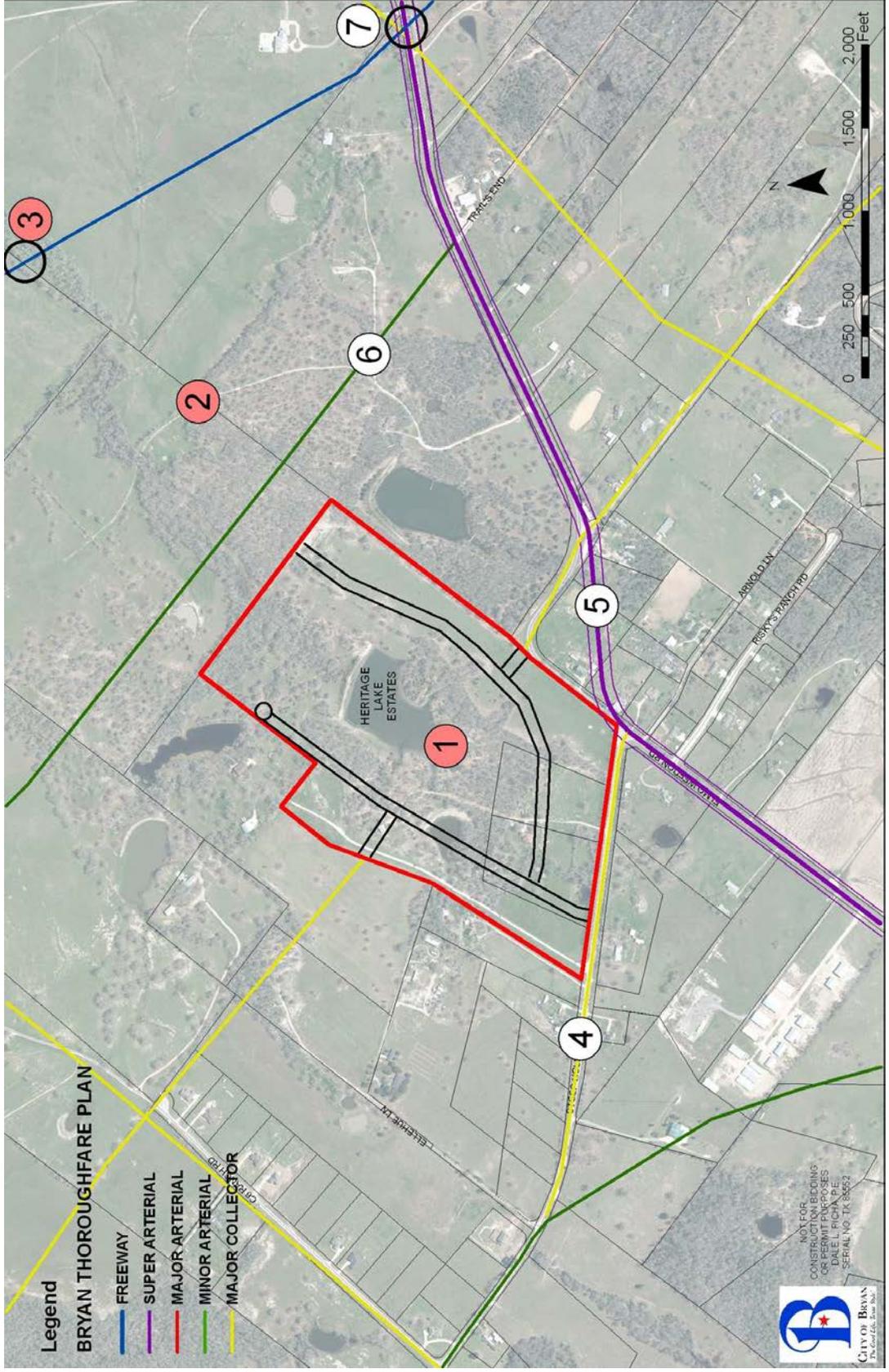
Secondly, Mr. Kyle is requesting to amend the Thoroughfare Plan with regard to a super arterial street which is currently envisioned to extend along the existing Elmo Weedon Road right-of-way and along the southeast side of the subject property. Typically, thoroughfares classified as super arterial streets should have a right-of-way width of 120 feet with a pavement width of 96 feet. The current alignment places the super arterial along the southeast side of the subject property along the existing Elmo Weedon Road right-of-way.

Approximately 665 feet north of the intersection of Elmo Weedon and Steep Hollow Roads, Elmo Weedon Road turns 90 degrees to the east. The current alignment of the super arterial does not follow the Elmo Weedon Road right-of-way at this point, but continues north following the subject property's southeastern property line. The proposed realignment would have the super arterial generally following the existing Elmo Weedon Road right-of-way to the east and then back again north. However, instead of a hard eastern turn along the existing Elmo Weedon Road right-of-way, the new alignment would be a gradual turn east and then north again consistent with American Association of State Highway and Transportation Officials (AASHTO) design criteria. The new alignment will bisect five properties on the east side of Elmo Weedon Road. Please see the notes and graphic below and for further explanation.

PROPOSED AMENDMENTS TO THE THOROUGHFARE PLAN:

(Note: **Bold Note** denotes a removal on the Thoroughfare Plan)

- **Note #1** – major collector removed
- **Note #2** – super arterial removed north of Steep Hollow Road
- **Note #3** – future interchange removed
- Note #4 – major collector added to follow Steep Hollow Road alignment
- Note #5 – super arterial added to follow Elmo Weedon Road alignment (min. curve radii approx. 1,000ft. per AASHTO)
- Note #6 – minor arterial amended to extend to Elmo Weedon Road (to new super arterial alignment)
- Note #7 – proposed interchange added



Acting on behalf of the general public, only the City Council is authorized to officially amend the City of Bryan's Thoroughfare Plan through a Comprehensive Plan amendment. The Planning and Zoning Commission hears and makes a recommendation on proposals to amend the Thoroughfare Plan.

ANALYSIS:

The primary advantages of the proposed new alignment are that both the major collector and the super arterial will follow existing improved major roadways in this area (Steep Hollow and Elmo Weedon Roads, respectively) compared to the current alignment which would require significant land dedication by area property owners and/or right-of-way acquisition by the City of Bryan. The proposed new alignment of Elmo Weedon Road will also improve the safety near its intersection with Steep Hollow Road, where several fatal accidents have occurred in the past. The proposed amendment will allow the proposed development of a rural subdivision to proceed without any significant burden.

Potential disadvantages to the proposal include that the new alignment of the super arterial now will affect several property owners that were not previously affected and could affect the location and alignment of other thoroughfares in this area. The ultimate alignment of the new super arterial as it approaches the County Line to the northeast is still to be determined and will require further study.

RECOMMENDATION:

Staff recommends **approving** the requested amendment to the City of Bryan's Thoroughfare Plan, as presented. This proposed Thoroughfare Plan amendment preserves thoroughfares for future growth and maximizes the potential of the proposed development as well. The Brazos County Engineer has studied the request and concurs with City staff's recommendation in this particular case.