

## ACTION FORM BRYAN CITY COUNCIL

<b>DATE OF COUNCIL MEETING:</b> April 8, 2014		<b>DATE SUBMITTED:</b> March 19, 2014	
<b>DEPARTMENT OF ORIGIN:</b> Development Services		<b>SUBMITTED BY:</b> Martin Zimmermann	
<b>MEETING TYPE:</b>	<b>CLASSIFICATION:</b>	<b>ORDINANCE:</b>	<b>STRATEGIC INITIATIVE:</b>
<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
<b>AGENDA ITEM DESCRIPTION:</b> Consideration of an amendment to the City of Bryan's Thoroughfare Plan for the realignment of collector and arterial street connections in two areas generally located northeast of Texas State Highway 6 between Old Reliance Road, University Drive and Merka Road in Bryan, Brazos County, Texas, and extending into Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas.			
<b>SUMMARY STATEMENT:</b> 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 Transportation chapter of the 2007 Comprehensive Plan identified as its number one goal the need to provide a safe, efficient, and convenient transportation system. The first objective in the process of achieving that goal is the development of a unified thoroughfare system linked to land use. According to the plan, two actions are crucial to the accomplishment of that objective: 1) to refine the level of detail for the extension of thoroughfares into the ETJ; and, 2) to update the Thoroughfare Plan annually.</p>			
<p>City staff from the Engineering Services and Development Services Departments have been working to identify specific elements of the adopted Thoroughfare Plan that, were they to be adjusted, will make for a more useable, common sense transportation system planning tool. Specifically, staff proposes that the adopted Thoroughfare Plan be amended in two areas: an area generally located northeast of Texas State Highway 6 between Old Reliance Road, Briarcrest Drive/F.M. 1179 and Merka Road, as well as an area generally located northeast of Texas State Highway 6 between Briarcrest and University Drives (case no. CPA14-02 and CPA14-03). The proposed changes to the envisioned major street network in each area are depicted on the maps and described in the notes attached to this Council Action Form (CAF). In both areas, collector and/or arterial streets and street projections are being aligned with existing streets, or eliminated, to provide a more realistic vision for future transportation system connectivity.</p>			
<p>During the coming months, City staff intends to present to the Planning and Zoning Commission and City Council more amendments that will both help refine and update the existing Thoroughfare Plan. The Plan amendments will be organized generally by geographic area and the sequence in which they are presented is not intended to denote any order of importance.</p>			
<p>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.</p>			

**STAFF ANALYSIS AND RECOMMENDATION:** As development patterns progress and conditions change over time, plan amendments reflecting those changes and refining the level of detail in a specific area will ultimately result in improved opportunities for orderly development. Individually and as a whole the proposed Thoroughfare Plan amendments will help create a more useable, common sense transportation system planning tool. Potential disadvantages to the proposals include how new alignments could potentially affect property owners that were not previously affected or conversely had long range plans that relied upon original alignments. Staff contends that the nature of the proposed changes is such that negative effects are minimal, if not unlikely. Staff recommends approving the proposed amendments to the City of Bryan's Thoroughfare Plan, as presented. These proposed changes will help preserve thoroughfares for future growth while also maximizing the potential of future development.

During its regular meeting on March 6, 2014, the Planning and Zoning Commission concurred with staff and unanimously recommended **approving** the proposed amendments to the Thoroughfare Plan in these two areas.

**OPTIONS (In Suggested Order of Staff Preference):**

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

**ATTACHMENTS:**

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

**FUNDING SOURCE:** N/A

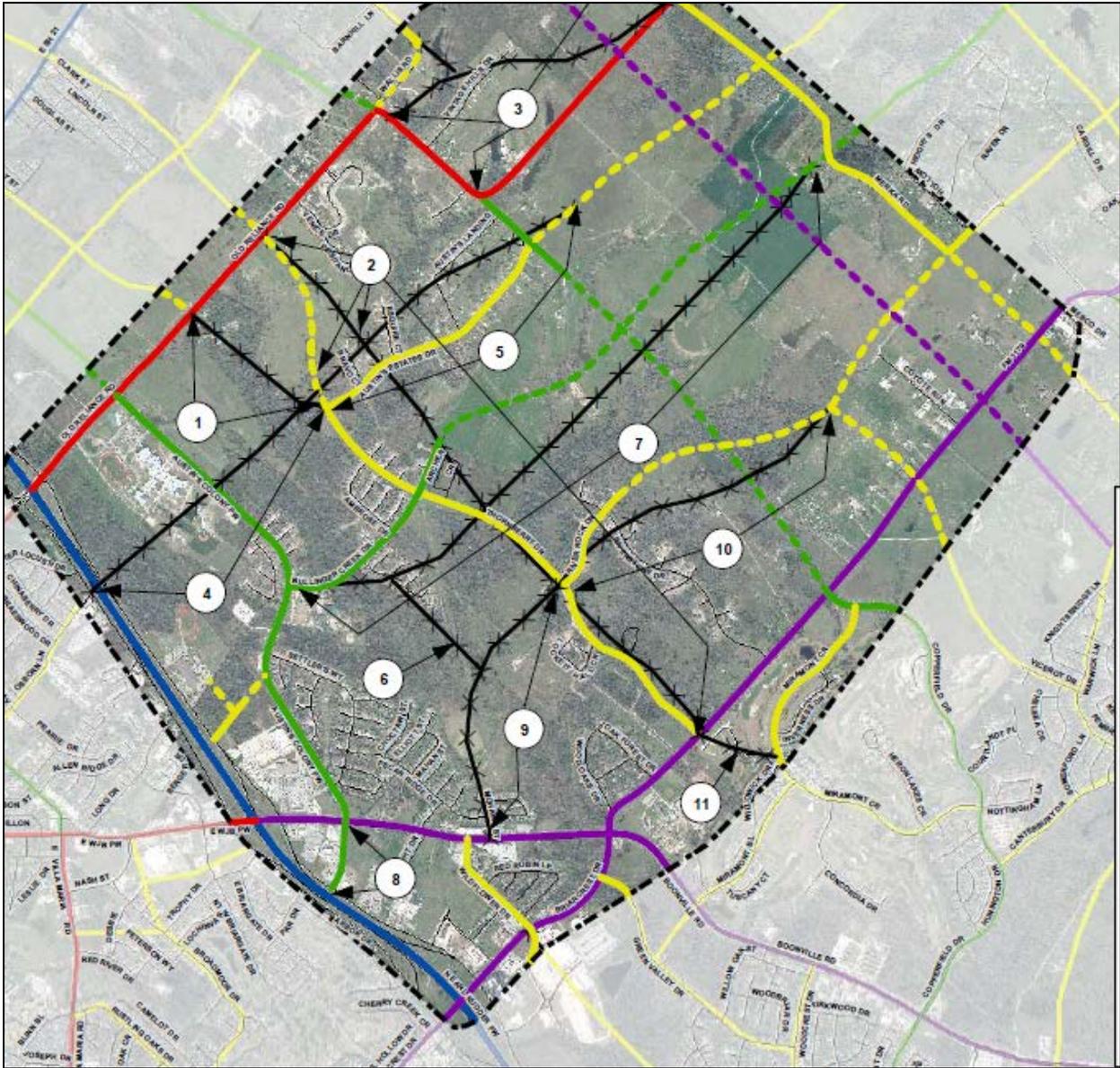
**APPROVALS:** Kevin Russell, 3-20-14; Joey Dunn, 3-21-14; Hugh R. Walker, 03/27/2014

**APPROVED FOR SUBMITTAL: CITY MANAGER** Kean Register, 03-30-2014

**APPROVED FOR SUBMITTAL: CITY ATTORNEY** Janis K. Hampton, 03-31-2014

## LOCATION MAP/CURRENT THOROUGHFARE PLAN AND PROPOSED CHANGES

CASE NO. CPA14-02:



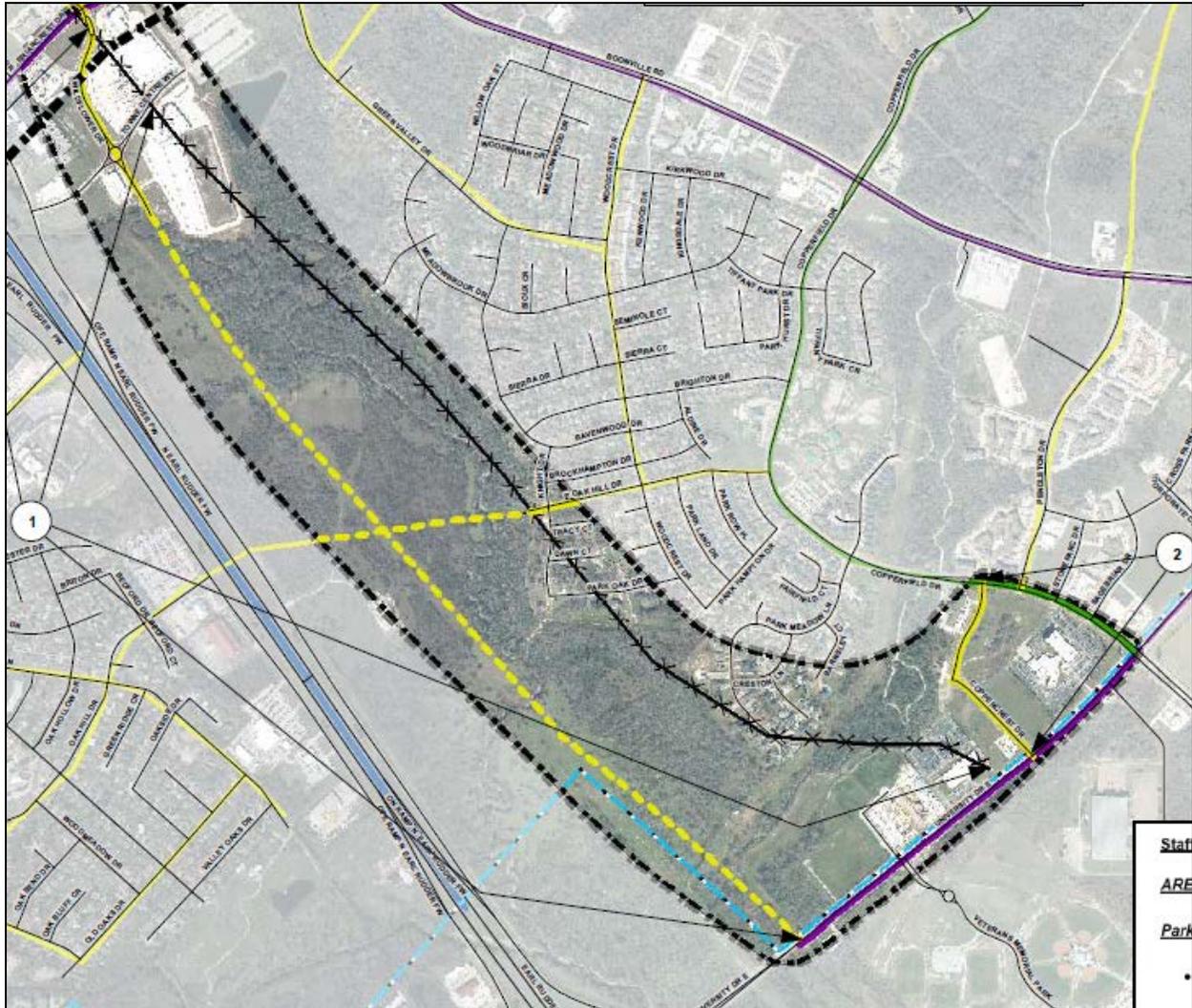
**Amendments to the City of Bryan Thoroughfare Plan, being Figure 6-2 of the City of Bryan Comprehensive Plan, as it was adopted with City Council Resolution No. 3078 on January 9, 2007**

- Note – 1 Remove Major Collector that is in the Floodplain from Old Reliance Road. to Thornberry Drive
- Note – 2 Remove Major Collector section and realign it with actual Thornberry Drive location from Old Reliance Road. to Austin Estates Drive
- Note – 3 Remove Major Arterial (Old Reliance Road. re-route) from Wallis Road to Merka Road. and hold to original alignment due to crossing an existing Subdivision & Messina Hof Vineyards.

- Note – 4 Remove section of Major Collector between SH-6 (Bypass) and Thornberry Drive that crosses two large sections of Floodplain & Rudder High School Campus.
- Note – 5 Realign section of Major Collector along actual location on Austin's Estates Drive from Thornberry Drive to City Limits.
- Note – 6 Remove Major Collector from original location of Bullinger Creek Drive to removed section of proposed extension of Mohawk to Thornberry Drive
- Note – 7 Realign Major Collector to Actual alignment of Bullinger Creek Drive from Austin's Colony Drive to Merka Road.
- Note – 8 Amend Minor Arterial on Austin's Colony Drive to the existing extension of that road from Boonville Road. to SH-6 (Bypass)
- Note – 9 Remove Major Collector that extends form Mohawk Drive to Thornberry Drive that crosses through a large section of Floodplain.
- Note – 10 Realign Major Collector to existing alignment of River Rock Drive to avoid crossing a small lake/pond from Thornberry Drive to proposed Major Collector intersection.
- Note – 11 Remove Major Collector from FM 1179 to Miramont Circle along Miraloma Drive which is a private Drive in a Gated Subdivision.

## LOCATION MAP/CURRENT THOROUGHFARE PLAN AND PROPOSED CHANGES

CPA14-03:



**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 Relocate Proposed Major Collector to align with Wildflower Drive thru Bryan Towne Center at Current dead-end to University Drive East to avoid going through Existing Subdivisions and Developments.
- Note - 2 Add a Major Collector on Coppercrest Drive from University Drive East to Copperfield Drive

**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 TWO AREAS GENERALLY LOCATED NORTHEAST OF TEXAS STATE HIGHWAY 6 BETWEEN OLD RELIANCE ROAD, UNIVERSITY DRIVE AND MERKA ROAD IN BRYAN, BRAZOS COUNTY, TEXAS AND EXTENDING INTO 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**, as development patterns progress and conditions change over time, there becomes 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 collector street and arterial street connections in two areas generally located northeast of Texas State Highway 6 between Old Reliance Road, University Drive and Merka Road in Bryan, Brazos County, Texas and extending into Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas, as set forth in Exhibits "A" and "B" 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 8<sup>th</sup> day of April, 2014.

**ATTEST:**

**CITY OF BRYAN:**

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

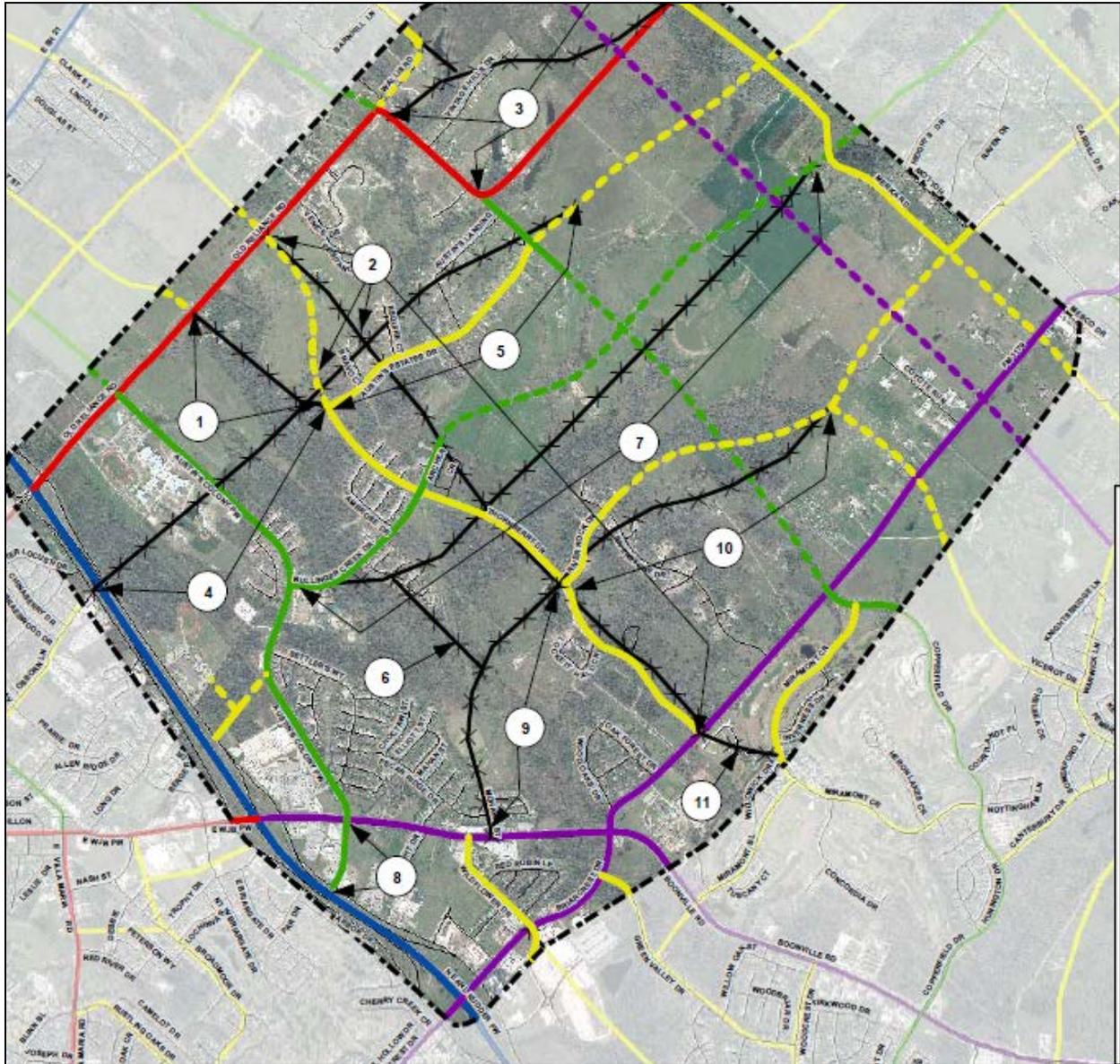
\_\_\_\_\_  
Jason P. Bienski, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Janis K. Hampton, City Attorney

## EXHIBIT "A":

### EXISTING THOROUGHFARE PLAN WITH PROPOSED AMENDMENTS

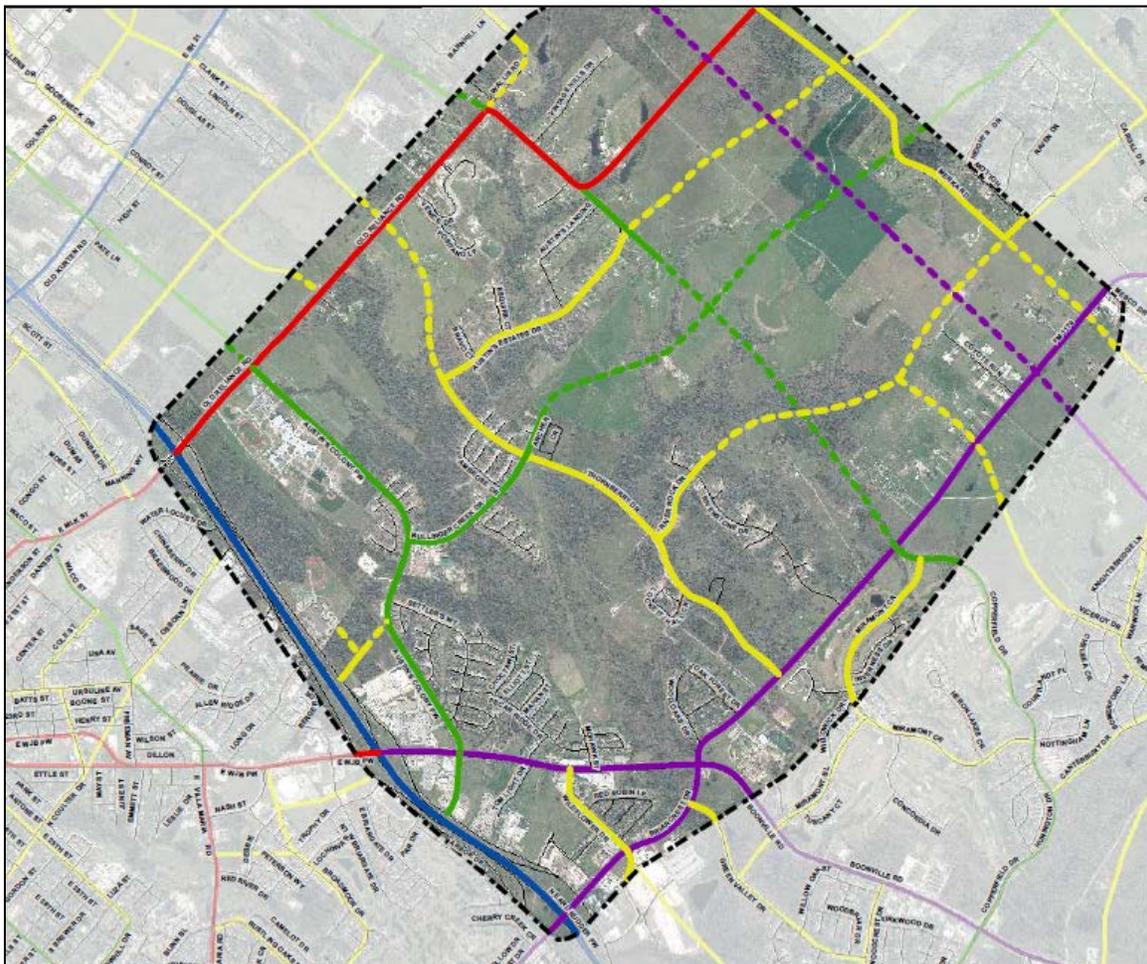


**Amendments to the City of Bryan Thoroughfare Plan, being Figure 6-2 of the City of Bryan Comprehensive Plan, as it was adopted with City Council Resolution No. 3078 on January 9, 2007**

- Note – 1 Remove Major Collector that is in the Floodplain from Old Reliance Road. to Thornberry Drive
- Note – 2 Remove Major Collector section and realign it with actual Thornberry Drive location from Old Reliance Road. to Austin Estates Drive
- Note – 3 Remove Major Arterial (Old Reliance Road. re-route) from Wallis Road to Merka Road and hold to original alignment due to crossing an existing Subdivision & Messina Hof Vineyards.

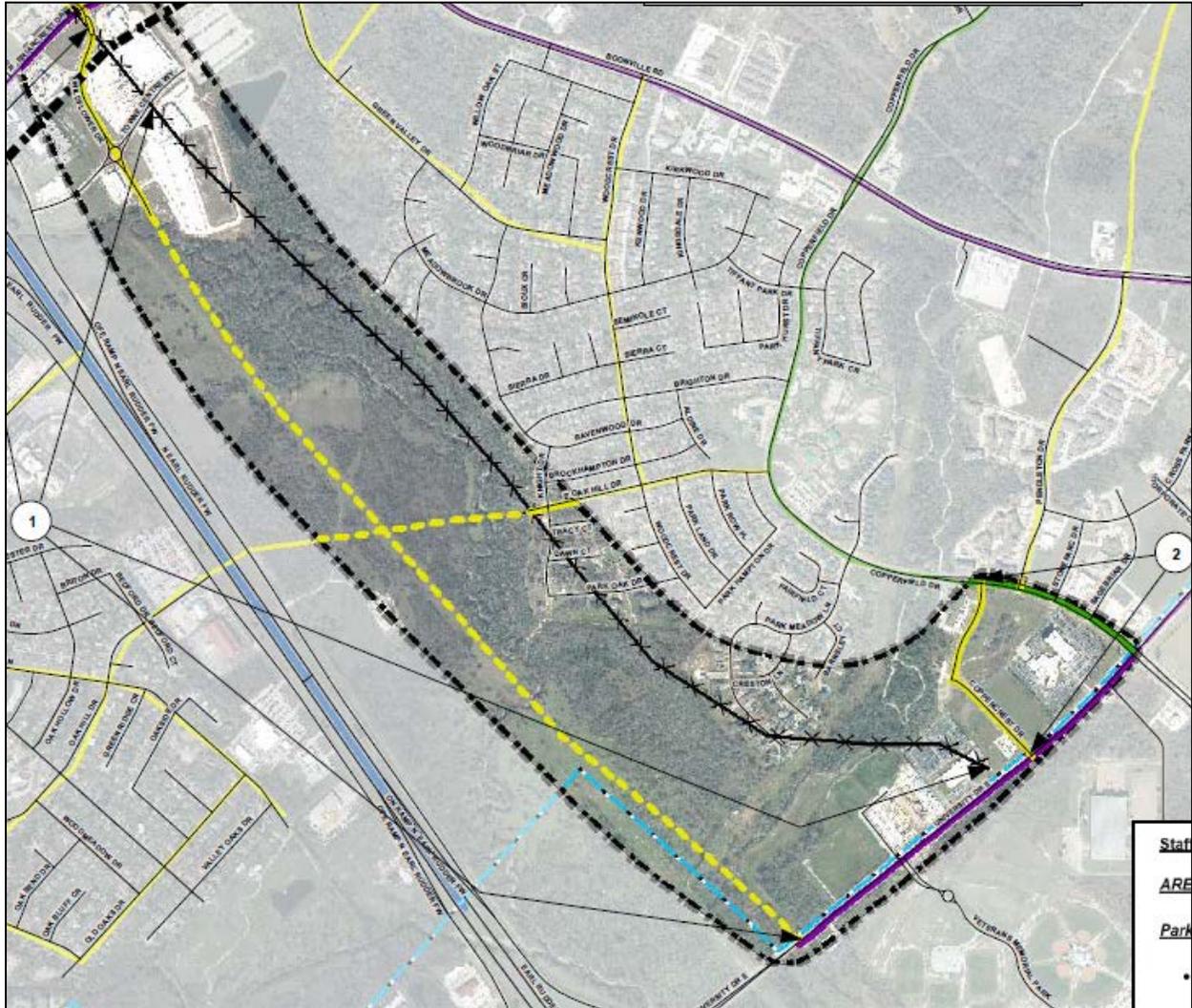
- Note – 4 Remove section of Major Collector between SH-6 (Bypass) and Thornberry Drive that crosses two large sections of Floodplain & Rudder High School Campus.
- Note – 5 Realign section of Major Collector along actual location on Austin’s Estates Drive from Thornberry Drive to City Limits.
- Note – 6 Remove Major Collector from original location of Bullinger Creek Drive to removed section of proposed extension of Mohawk to Thornberry Drive
- Note – 7 Realign Major Collector to Actual alignment of Bullinger Creek Drive from Austin’s Colony Drive to Merka Road.
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- Note – 9 Remove Major Collector that extends form Mohawk Drive to Thornberry Drive that crosses through a large section of Floodplain.
- Note – 10 Realign Major Collector to existing alignment of River Rock Drive to avoid crossing a small lake/pond from Thornberry Drive to proposed Major Collector intersection.
- Note – 11 Remove Major Collector from FM 1179 to Miramont Circle along Miraloma Drive which is a private Drive in a Gated Subdivision.

### AMENDED THOROUGHFARE PLAN



## EXHIBIT "B":

### EXISTING THOROUGHFARE PLAN WITH PROPOSED AMENDMENTS



**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 Relocate Proposed Major Collector to align with Wildflower Drive thru Bryan Towne Center at Current dead-end to University Drive East to avoid going through Existing Subdivisions and Developments.
- Note - 2 Add a Major Collector on Coppercrest Drive from University Drive East to Copperfield Drive



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

**7. PROPOSALS TO AMEND THE CITY OF BRYAN COMPREHENSIVE PLAN (Commission makes recommendation; City Council has final approval).**

**a. Comprehensive Plan Amendment CPA14-02: City of Bryan**

*A proposal to amend the City of Bryan's Thoroughfare Plan for the area generally located northeast of Texas State Highway 6 between Old Reliance Road, Briarcrest Drive/F.M. 1179 and Merka Road. (R. Haynes)*

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

In response to a question, Mr. Haynes responded that he had not received any feedback.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of Comprehensive Plan Amendment CPA14-02 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 thanked staff for their work on these amendments.

**The motion passed unanimously.**

**b. Comprehensive Plan Amendment CPA14-03: City of Bryan**

*A proposal to amend the City of Bryan's Thoroughfare Plan for the area generally located northeast of Texas State Highway 6 between Briarcrest and University Drives. (R. Haynes)*

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

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of Comprehensive Plan Amendment CPA14-03 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gonzalez seconded the motion and the motion passed unanimously.**

**March 6, 2014**



**Comprehensive Plan Amendments CPA14-02 and CPA 14-03: City of Bryan**

**CASE DESCRIPTION:** a proposal to amend the City of Bryan's Thoroughfare Plan, specifically to realign suggested collector street and arterial street connections

**LOCATION:** two areas generally located northeast of Texas State Highway 6 between Old Reliance Road, Briarcrest Drive/F.M. 1179 and Merka Road

**BACKGROUND:**

The Texas Local Government Code requires that cities wishing to govern land use within their corporate limits do so in accordance with a Comprehensive Plan. It is in the context of this plan that zoning ordinances and other development regulations can be adopted and have legal standing. The Comprehensive Plan assesses the growth that Bryan has experienced and estimates the likely growth that the city will have to manage in the future. A current and accurate plan is essential to this process. The Comprehensive Plan provides a vision to guide Bryan's growth and development in the near term and for years to come.

The Transportation segment of the 2007 Comprehensive Plan identified as its number one goal the need to provide a safe, efficient and convenient transportation system. The first objective in the process of achieving that goal is the development of a unified thoroughfare system linked to land use. According to the plan, two actions are crucial to the accomplishment of that objective:

- 1.) to refine the level of detail for the extension of thoroughfares into the ETJ; and
- 2.) to update the Thoroughfare Plan annually.

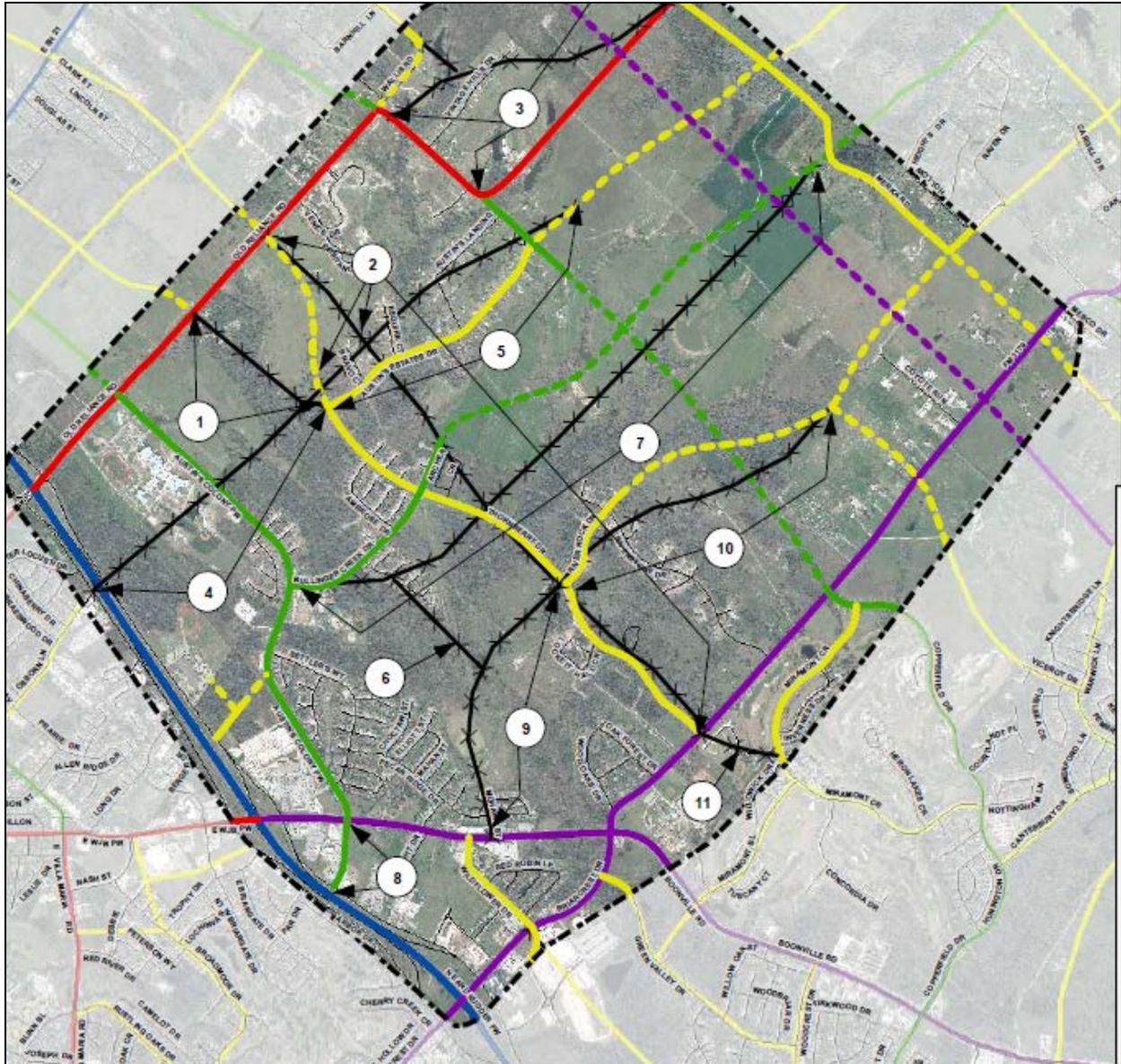
City staff from the Engineering Services and Development Services Departments have been working to identify specific elements of the adopted Thoroughfare Plan that, were they to be adjusted, will make for a more useable, common sense planning tool. During the coming months the staff intends to present to the Planning and Zoning Commission and City Council amendments that will both refine and update the existing Thoroughfare Plan. The plan amendments will be organized generally by geographic area and the sequence in which they are presented is not intended to denote any order of importance. The area of the proposed amendments described in this staff report and depicted on the attached map is generally bound by Old Reliance Road, University Drive, Merka Road and State Highway 6.

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.

**PROPOSED AMENDMENTS TO THE THOROUGHFARE PLAN, case no. CPA14-02:**

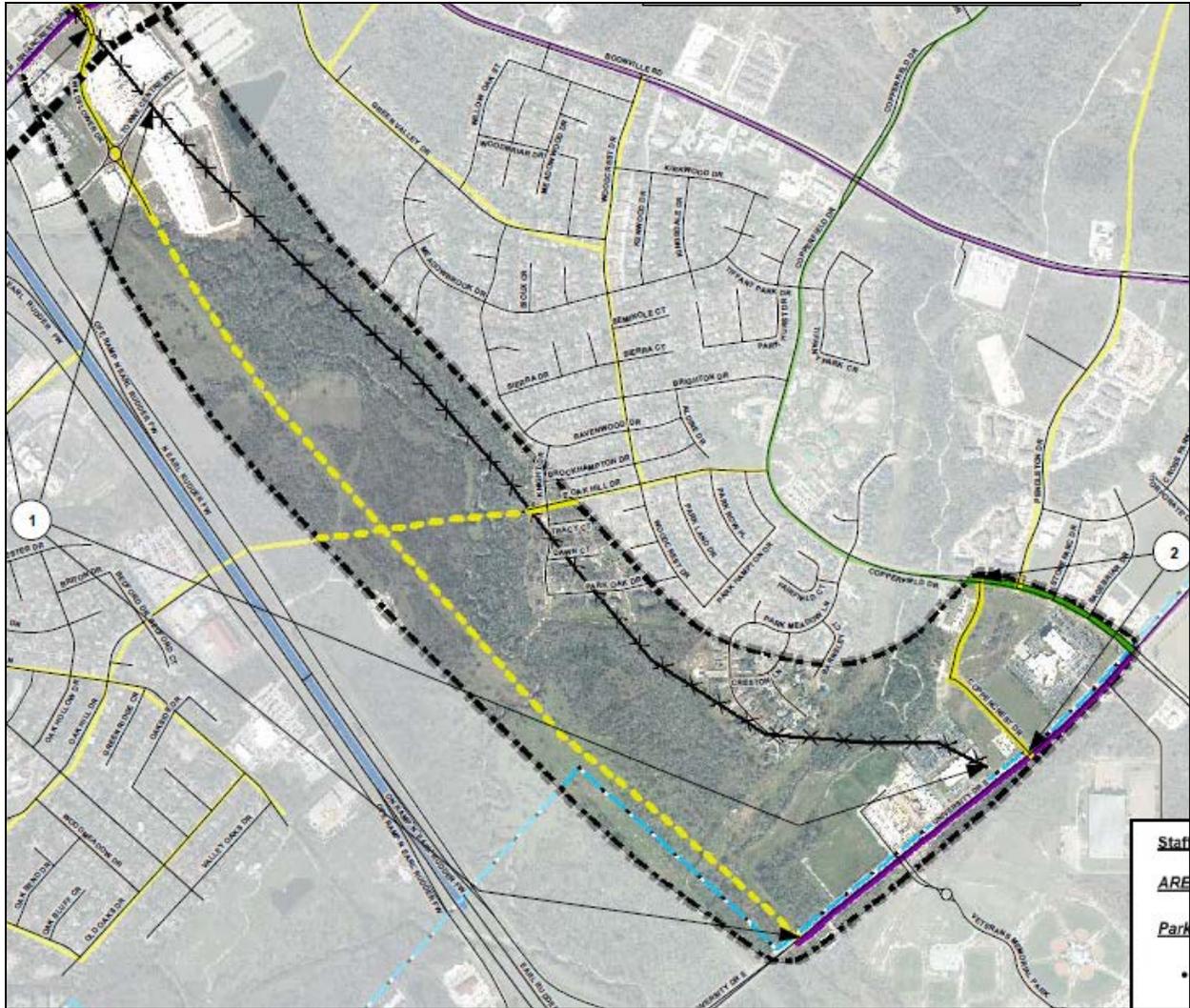
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  - Note – 11 Remove Major Collector from FM 1179 to Miramont Circle along Miraloma Drive which is a private Drive in a Gated Subdivision.



**PROPOSED AMENDMENTS TO THE THOROUGHFARE PLAN, case no. CPA14-03:**

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**ANALYSIS:**

As development patterns progress and conditions change over time, plan amendments reflecting those changes and refining the level of detail in a specific area will ultimately result in improved opportunities for orderly development. Individually and as a whole the proposed plan amendments will serve to create a more useable, common sense planning tool.

Potential disadvantages to the proposals include how new alignments could potentially affect property owners that were not previously affected or conversely had long range plans that relied upon original alignments. Staff contends that the nature of the proposed changes is such that negative effects would be unlikely.

**RECOMMENDATION:**

Staff recommends **approving** the proposed amendment to the City of Bryan’s Thoroughfare Plan, as presented. These proposed Thoroughfare Plan amendments preserve thoroughfares for future growth while also maximizing the potential of future development.