



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 279 783 445 779 | Passcode: RtFGtJ

Phone: 833-240-7855 | Phone Conference ID: 291 547 031#

The City Council may or may not attend this meeting.

September 19, 2024

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

2. Hear Visitors

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

3. Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

3.1. Consideration, discussion, and possible action to approve meeting minutes.

Attachments: 1. September 5 2024

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

5. Regular Agenda

5.1. Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.4.C.3.a., 'Street Projections', Section 8.4.C.7. 'Cul-de-sac', Section 8.4.E.1. 'Blocks', Section 8.4.F.3. 'Lots' and presentation, discussion, and possible action regarding a Preliminary Plan for Saddle Creek II Subdivision on approximately 96.5 acres of land,

Generally located east of the intersection of Saddle Creek Drive and Prairie Dawn Trail, on the west side of FM 2154 in the city's extraterritorial jurisdiction (ETJ). Case #PP2024-000013.

Sponsors: Jeff Howell

Attachments:

1. Staff Report
2. Waiver Requests
3. Applicant's Supporting Information
4. Vicinity, Aerial, and Small Area Maps
5. Preliminary Plan

5.2. Presentation, discussion, and possible action regarding the September 2024 Small Area Plan Audit.

Sponsors: Ashley Klein

Attachments: 1. September-2024-Small-Area-Plan-Audit

6. Informational Agenda

6.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

6.2. Presentation and discussion regarding an update on items heard:

- A comprehensive plan amendment amending the Thoroughfare Plan and the Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Balcones Drive between the Jones Crossing Development and Welsh Avenue. The Planning & Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend denial. The City Council heard this item on September 12, 2024 and voted (6-1) to deny the request.
- A rezoning of approximately 1.10 acres generally for the properties located along Gilbert Street and Turner Street from GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend approval. The City Council heard this item on September 12, 2024 and voted (5-2) to approve the request.
- A rezoning of approximately 18.66 acres generally for the properties located along Park Place and Boardwalk Court from GS General Suburban or PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay or MH Middle Housing and HOO High Occupancy Overlay and NAP Natural Areas Protected. The Planning & Zoning Commission heard this item on August 15, 2024 and voted (6-0) to recommend approval. The City Council heard this item on September 12, 2024 and voted (5-2) to deny the request.

6.3. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, September 26, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 3, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, October 7, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 17, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

6.4. Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- None

7. Discussion and possible action on future agenda items.

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

8. Adjourn.

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 16, 2024 at 4:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

**Minutes
Planning and Zoning Commission
Regular Meeting
September 5, 2024**

COMMISSIONERS PRESENT: Chairperson Melissa McIlhaney, Commissioners Jason Cornelius, Aron Collins, Scott Shafer, and Warren Finch (via TEAMS)

COMMISSIONERS ABSENT: Commissioners Bobby Mirza and Marcus Chaloupka

COUNCILMEMBERS PRESENT: Councilmembers Linda Harvell and Dennis Maloney

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Land Development Review Administrator Robin Macias, Long Range Planning Administrator Christine Leal, Principal Planner Heather Wade, Senior Planner Jesse DiMeolo, Staff Planner Ashley Klein, Engineer II Lucas Harper, Graduate Engineer I Gillian Sitler, Community Development Analyst David Brower, Community Services Director Debbie Eller, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Trey Branson

1. Call Meeting to Order, Pledge of Allegiance, Consider Absence Request.

Chairperson McIlhaney called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

- 3.1 Consideration, discussion, and possible action to approve meeting minutes.

- August 15, 2024

Commissioner Cornelius moved to approve the Consent Agenda, Commissioner Shafer seconded the motion, the motion passed 5-0.

4. **Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission Action.**

No items were removed from the Consent Agenda for discussion.

5. Regular Agenda

- 5.1 Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M-1 Light Industrial to CI Commercial Industrial on approximately 11 acres located in the University Industrial Center, more generally located at 151 Graham Road.

Administrator Macias presented the rezoning to the Commission recommending approval.

Joe Schultz, Applicant, Schultz Engineering, was available for questions from the Commission.

Commissioner Shafer asked if the M-1 Light Industrial zoning district is retired.

Administrator Macias confirmed that the M-1 Light Industrial zoning district is a retired district.

Commissioner Shafer asked for the uses allowed in, or the difference in uses allowed in a CI Commercial Industrial zoning district.

Administrator Macias confirmed that uses allowed in a CI Commercial Industrial zoning district include animal care facilities, commercial gardens or greenhouses, health clubs, offices, and retail sales and service which would not be allowed in the current M-1 Light Industrial zoning district. Ms. Macias also clarified that the CI Commercial Industrial would allow for commercial uses, whereas commercial uses are not allowed in the current M-1 Light Industrial zoning district.

Commissioner Collins stated that the Villas of Rock Prairie are within a close proximity to this development, asking if there are any permitted uses under the CI Commercial Industrial zoning district that may be detrimental to the retirement community.

Administrator Macias clarified that there would be no disruptive uses, however the developer must provide buffer requirements against the multi-family development, dependent on use.

Chairperson McIlhaney opened the public hearing.

No visitors spoke.

Chairperson McIlhaney closed the public hearing.

Commissioner Cornelius moved to recommend approval the rezoning, Commissioner Shafer seconded the motion.

Commissioner Collins asked if a CI Commercial Industrial zoning district is a good middle ground between multi-family uses and heavy industrial uses.

Administrator Macias clarified that this area is designated as Business Center on the Comprehensive Plan and does fit within the current surrounding uses.

The motion passed 5-0.

- 5.2 Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G.2 ‘Blocks’ and presentation, discussion, and possible action regarding a Preliminary Plan for Southern Pointe Subdivision on approximately 553 acres of land, generally located north of Peach Creek Cut-Off Road and east of State Highway 6 in the City’s Extra-Territorial Jurisdiction (ETJ).

Senior Planner DiMeolo presented the waiver requests and preliminary plan to the Commission recommending denial explaining that if the waivers are denied, the preliminary plan must also be denied.

Joe Schultz, Applicant, Schultz Engineering, was available to address and answer questions from the Commission regarding the waiver requests.

Wallace Phillips, Developer, was available to address and answer questions from the Commission regarding the waiver requests.

Commissioner Cornelius asked for drawings with the old detention pond showing the difference in changes, and asked if there is major detriment to not having additional access.

Senior Planner DiMeolo clarified that the front of the development contains 6,000 feet of perimeter with one connection point, clarifying that the Unified Development Ordinance (UDO) allows a maximum of 1,200 feet in block length.

Commissioner Cornelius asked how this affects emergency access to the subdivision.

Senior Planner DiMeolo stated that this will create fewer points of access.

Commissioner Cornelius asked for clarification that most access would be inside the property not affecting the collectors outside the development.

Senior Planner DiMeolo confirmed that most access is within the development.

Commissioner Collins asked if the applicant has any arguments for granting the waivers that meet any of the waiver review criteria.

Senior Planner DiMeolo clarified that staff feels the applicant may meet waiver review criteria number two, “The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant”, however staff feels that their concerns stem from the applicant not meeting waiver criteria number four, “The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance”.

Commissioner Collins asked if the applicant meets special circumstances.

Mr. Schultz clarified that the applicant feels that not granting one of the waivers would require a substantial drainage structure, more maintenance, and more street to maintain.

Commissioner Shafer asked about the animate habitat property adjacent to this development, asking if there are concerns with the lack of connectivity with their platting.

Mr. Schultz stated that there would be a collector street running across the same boundary, creating connectivity. The Thoroughfare Plan is being met with this preliminary plan.

Chairperson McIlhaney opened a public hearing.

Jodi Warner, Pebble Creek, College Station, expressed concerns for eliminating single-family lots to create street stubs, stating that single-family homes are needed in College Station.

Chairperson McIlhaney closed the public hearing.

Commissioner Cornelius asked how many homes the developer would lose if the waiver requests were denied.

Mr. Schultz confirmed that about three homes would be lost at each location.

Chairperson McIlhaney asked for the total number of lots within the subdivision.

Mr. Shultz confirmed there are about 2,100 total lots.

Commissioner Cornelius moved to recommend approval of the waiver requests and preliminary plan as presented, Commissioner Shafer seconded the motion.

Commissioner Shafer expressed support for allowing development to move forward.

Commissioner Collins expressed opposition that the waiver requests do not meet the criteria.

The motion passed 4-1 with Commissioner Collins voting in the negative.

- 5.3 Public Hearing, presentation, discussion, and possible action regarding ordinance amending the College Station Comprehensive Plan by adopting a new Housing Action Plan.

Analyst Brower presented the item to the Commission recommending approval.

Commissioner Shafer commented on the email received from a committee member regarding accessory dwelling units within owner occupied homes, asking if there was any way to define that information in the report.

Analyst Brower stated that Goal 2 is to allow redevelopment and to increase density through rezonings and making possible UDO changes, those two actions are caveated with “should not occur in Neighborhood Preservation areas”.

Chairperson McIlhaney clarified that that cannot be accomplished within the current UDO.

Director Armstrong clarified that the current ordinance states that a property must be owner occupied to rent an accessory dwelling unit to no more than two, further clarifying that in theory could be reversed with the owner living in the accessory dwelling unit and renting the main home. Mr. Armstrong clarified that the scenario mentioned in the committee member email of a four and four to have eight total occupants, would not be allowed under the current UDO.

Chairperson McIlhaney opened the public hearing.

No visitors spoke.

Chairperson McIlhaney closed the public hearing.

Commissioner Cornelis expressed support for the plan.

Commissioner Cornelius moved to recommend approval of the Housing Action Plan, Commissioner Collins seconded the motion, the motion passed 5-0.

6. Informational Agenda

- 6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 6.2 Presentation and discussion regarding an update on items heard:

- A rezoning of approximately 32 acres being 130 lots and common area within Woodcreek Section One Subdivision to establish a ROO Restricted Occupancy Overlay. The Planning & Zoning Commission heard this item on August 1, 2024 and voted (6-0) to recommend approval. The City Council heard this item on August 22, 2024 and voted (5-1) to approve the request.
- A rezoning of approximately 28 acres being the majority of the properties which front Richards Street, Crest Street, and Sterling Street from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning Commission heard this item on August 1, 2024 and voted (6-0) to recommend approval. The City Council heard this item on August 22, 2024 and voted (7-0) to approve the request.
- A rezoning of approximately 3.66 acres generally bounded by Lincoln Avenue, Nimitz Street, and Eisenhower Street from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning Commission heard this item on August 1, 2024 and voted (6-0) to recommend approval with the condition on the construction of an approved access drive or turnaround. The City Council heard this item on August 22, 2024 and voted (7-0) to approve the request with the condition.

There was no discussion.

6.3 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, September 12, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, September 19, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, September 26, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 3, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.4 Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- None

There was no discussion.

7. **Discussion and possible action on future agenda items.**

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Commissioner Cornelius expressed support for the recent Planning and Zoning Commission joint meeting with the City of Bryan.

8. **Adjourn**

The meeting adjourned at 6:41 p.m.

Approved:

Melissa McIlhaney, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services



**Preliminary Plan
for
Saddle Creek II
PP2024-000013**

Scale	Seventy (70) residential (single-family detached) lots on approximately 96.5 acres of land
Location	Generally located east of the intersection of Saddle Creek Drive and Prairie Dawn Trail, on the west side of FM 2154 in the city's extraterritorial jurisdiction (ETJ).
Applicant	Schultz Engineering
Project Manager	Jeff Howell, Senior Planner jhowell@cstx.gov
Project Overview	This preliminary plan is for a development consisting of single-family residential development located in the extra-territorial jurisdiction. Waivers are being requested for street projections, cul-de-sac lengths, lot width, and block length. The preliminary plan layout shows five roadways (70' R.O.W) to be provided and connecting to the existing Wild Rose Drive and Prairie Dawn Trail. Several roadways terminate as cul-de-sacs with a temporary turn-around to the adjacent areas towards the edge of the proposed development. Several waivers are requested to amend subdivision standards found in UDO Section 8.4. In all, five subdivision regulation waivers are being requested to develop the single-family residential community.
Parkland Dedication	Parkland dedication fees will be paid prior to recording of the final plat at a rate of \$4,205 per dwelling unit.
Traffic Impact Analysis	A Traffic Impact Analysis (TIA) was not required.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	The preliminary plan is compliant with the Comprehensive Plan Future Land Use and Character Map, however this property is located outside of the City limits in the extra-territorial jurisdiction where the City has no land use authority.
Compliant with Subdivision Regulations	Yes, with the exception of waiver requests. The waivers are related to street requirements regarding street projection (Section 8.4.C.3.a.), cul-de-sac (Section 8.4.C.7.), lot width (Section 8.4.F.3) and block lengths (Section 8.4.E.1.).

Staff Recommendation	Staff recommends approval of the waivers and the Preliminary Plan.
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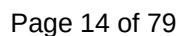
Supporting Materials

1. Waiver Request
2. Applicants Supporting Information
3. Vicinity Map, Aerial, and Small Area Map
4. Preliminary Plan

The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests:

[illegible]

The applicant has stated there is a pipeline and waterline diagonally across the tract. The applicant has also that the “added length on the cul-de-sac allows us to get the frontage on the lots along this cul-de-sac needed to meet the lot width requirements”.



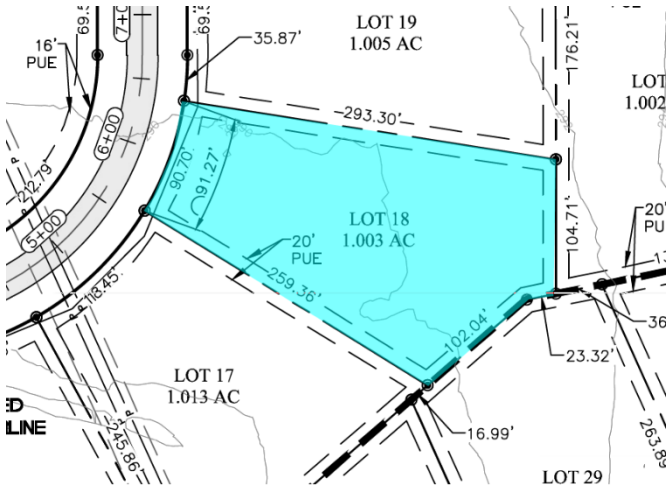
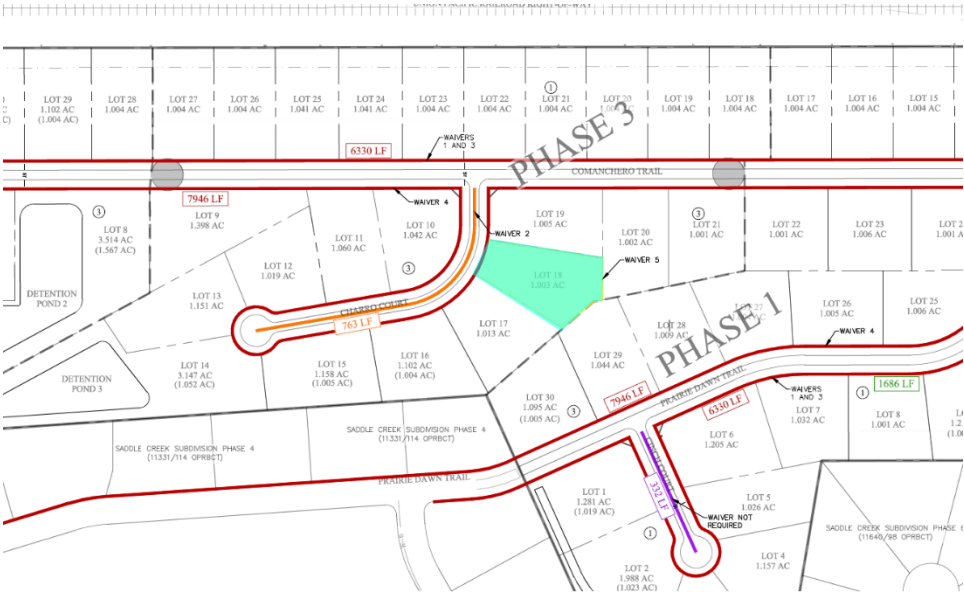
UDO Section 8.4.E.1. 'Blocks' -Per the requirements of this section, block length shall not exceed 1,500'. As indicated in the graphic provided, the block lengths on Comanchero Trail and Prairie Dawn are 6,330' (shown in blue below) on one side and 7,946' (shown in pink below) on the other.

The applicant states that due to the special circumstances with the Union Pacific Railway to the north, as well as the already developed subdivision to the south, the extension of a street cannot be provided. While the adjacent properties are large and some are already developed, this subdivision is proposing to include streets to provide extensions of Prairie Dawn Trail and Wild Rose Drive. Per Section 8.4.E.1, a public street network is to ensure uniform access and circulation.



UDO Section 8.4.F.3. ‘Lots’ -Per the requirements of this section, lots shall be at least 100’ in width as measured at the street, except for lots around the bulb of a cul-de-sac shall be at least 75’ in width. Lot 18, Block 3 measures 91.27 feet in width and does not meet the minimum standards:..

The applicant states that due to the angles created by the existing utilities, it is difficult to meet the 100’ width and the 1 acre requirement. The applicant also states that the lot is 101.21’ wide at the setback line.. While this is not how lots are measured in the ETJ, it is where lot width is measured within the City limits.



The applicant is requesting these five (5) waivers as their intention is to provide a new subdivision for a single-family residential community. The applicant states that granting the waivers will not affect the subdivision of the adjacent property because the adjacent properties are developed and they are projecting a street to the un-platted adjacent property.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

As this property is located in the extraterritorial jurisdiction, the right-of-way is being dedicated to Brazos County in order to meet the street standards for the rural residential street section. The applicant is proposing no street projection to the railroad right-of-way, a modified cul-de-sac length, two longer block lengths, and a reduced lot width. The property is part of a larger property that is bound on two sides by already platted properties and railroad right-of-way to the north. Also, there several existing easements within the subject property that are impacting the layout of the subdivision. All lots are meeting the minimum dimension requirement for lots within the ETJ, with the exception of Lot 18, Block 3. Some lots are being larger than others in order to contain detention ponds. The Brazos County Road & Bridge Department has reviewed the Preliminary Plan as well and did not have any objection to the configuration of the subdivision.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

If the waivers are not granted, the subject property can still be subdivided. The property is over 96 acres in size and the minimum lot size for a single-family dwelling in the ETJ is one acre. While the subdivision is proposed to include 70 lots, it may be reconfigured to still meet the requirements of the Unified Development Ordinance. However, the applicant has stated the due to the special circumstances of the adjacent Union Pacific right-of-way already developed subdivisions, and pipeline/waterlines on the property, the waivers are necessary for the development to continue as planned.

- 3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The granting of these waivers would not be detrimental to the public health, safety, or welfare of other properties in the area as this development will comply with all other standards and requirements found in the subdivision standards of the Unified Development Ordinance as they apply to properties in the extraterritorial jurisdiction.

The applicant has stated that the development will comply with all other standards or requirements.

Turn-arounds are being provided to allow for the development to be built out in three phases. Also, while the lot width of one particular lot is narrower than the requirement, it is less than 10% off of the minimum and the applicant has noted that the width at the 25' setback line would meet minimum requirements if the property were located within the City limits.

4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

These waivers will not have a negative effect on the orderly subdivision of land in the area. The right-of-way for the streets is being provided in order connect to existing subdivisions as well as to provide for future connection to adjacent, un-platted properties to the west of the subject property. With the exception of the waivers, they will be meeting the requirements of the rural residential street section.

If the Commission approves any or all of the waivers, the Commission shall incorporate the findings of each waiver into the official minutes of the meetings at which such waiver is granted. If any of the waivers are denied, then the preliminary plan is also denied. For this preliminary plan to be approved as proposed, all waivers need to be accepted. Waivers may be granted only when in harmony with the general purpose and intent of this UDO so that public health, safety, and welfare may be secured and substantial justice done.

Staff is recommending approval of the waiver requests.



**PRELIMINARY PLAN APPLICATION
SUPPORTING INFORMATION**

Name of Project: SADDLE CREEK II (PP2024-000013)

Address: 4875 WADE RD

Applicant:: SCHULTZ ENGINEERING

Property Owner: WADE LOUISE S ESTATE

Legal Description: A021600, J C STUTEVILLE, TRACT 17.1, 177.726 ACRES

Total Acreage:	96.52	Total No. of Lots:	70
ROW Acreage:	11.79	Floodplain Acreage:	0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 6

Requested waiver(s) to subdivision regulations and reason for same (if applicable):

Regarding the waiver request, explain the following:

- 1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.
4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

N/A

Detailed explanation of condition identified above:

Requested Oversize Participation: N/A

Parkland Dedication due prior to filing the Final Plat, if applicable:

Parkland Development Fee: N/A

No. of acres to be dedicated: N/A

No. of acres in floodplain: N/A

No. of acres in detention: N/A

No. of acres in greenways: N/A

Parks & Recreation Advisory Board approval date: N/A

Waiver to Article 8.4.C.3.a Street Projection

Justification for Waiver 1 – Street Projection to the North:

The requested waiver is for Street Projection from Comanchero Trail to FM 2154 to the north.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The special circumstances is the Union Pacific Railroad Right of way to the north prohibits this extension of a street in this direction. This section of the railroad is a double line section and street crossings are prohibited.

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.

Granting this waiver will allow the development to continue as planned. A street projection in this direction cannot be projected through to FM 2154.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards or requirements.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

The granting of the waiver will not affect the subdivision of the adjacent property because we are projecting a street to the unplatted adjacent property.

Waiver to Article 8.3.C.7 Cul-de-sac

Justification for Waiver 2 – Charro Court Cul-de-sac:

The requested waiver is for Cul-De-Sac Length for Charro Court, which is 763 feet in length which exceeds the maximum length of 750 feet.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The special circumstances are the pipeline and Wellborn SUD waterline routing diagonally across the tract. The added length on the cul-de-sac allows us to get the frontage on the lots along this cul-de-sac needed to meet the lot width requirements. Complying with the cul-de-sac would not be the highest and best use for the land.

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.

Granting this waiver will allow the development to the highest potential of the property. The proposed cul-de-sac length only exceeds the maximum length by 1.73%.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards or requirements.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

The granting of the waiver will not affect the subdivision of the adjacent property as it is already developed.

Waiver to Article 8.4.E.1 Block Length

Justification for Waiver 3 – Block Length Comanchero Trail and Prairie Dawn Trail Block 1:

The requested waiver is for BLOCK LENGTH, Comanchero Trail Block 1, which is 6,330 feet in length which exceeds the maximum block length of 1,500'. This block length is located on the north side of Comanchero Trail and the south side of Prairie Dawn Trail.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.
The special circumstances are the Union Pacific Railroad Right of way to the north prohibits an extension of a street in this direction to break the block. This section of the railroad is a double line section and street crossings are prohibited.
2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.
Granting this waiver will allow the development to continue as planned. A street projection in this direction would not connect through to FM 2154.
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.
The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards or requirements.
4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.
The granting of the waiver will not affect the subdivision of the adjacent property because we are projecting a street to the unplatted adjacent property.

Waiver to Article 8.4.E.1 Block Length

Justification for Waiver 4 – Block Length Comanchero Trail and Prairie Dawn Trail Block 3:

The requested waiver is for BLOCK LENGTH, Comanchero Trail Block 3, which is 7,946 feet in length which exceeds the maximum block length of 1,500'. This block length is located on the south side of Comanchero Trail and the north side of Prairie Dawn Trail.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The special circumstances are tract to the south is a developed subdivision and an additional street would just add public Right-of-way that would increase maintenance costs on the County when the roads are accepted. Block lengths exceeding 1500' in rural acreage subdivisions in Brazos County is a common occurrence.

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.

Granting this waiver will allow the development to continue as planned. The Brazos County Road & Bridge Department has approved the plan without the addition of a street to break the block length.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards or requirements.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

The granting of the waiver will not affect the subdivision of the adjacent property because the adjacent properties are developed.

Waiver to Article 8.4.F.3 Lot Width

Justification for Waiver 5 – Lot Width Block 3, Lot 18:

The requested waiver is for LOT WIDTH, Block 3, Lot 18 which is 91.27 feet in length which does not meet the minimum width of 100', measured at the street Right-of way. This lot is located along Charro Court

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The special circumstances are the pipeline and Wellborn SUD waterline routing diagonally across the tract. The angles created by these utilities make it difficult to meet the 100' width and the 1 acre minimum in this area. Complying with the lot width would not be the highest and best use for the land.

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.

Granting this waiver will allow the development to continue as planned. The Brazos County Road & Bridge Department has approved the plan with the current layout. The lot width requirement is different for lots within the ETJ. Lots within the City Limits the width is measured at the front setback vs measured at the Right-of-way in the ETJ. This lot has a width of 101.21' if measured at the front setback line.

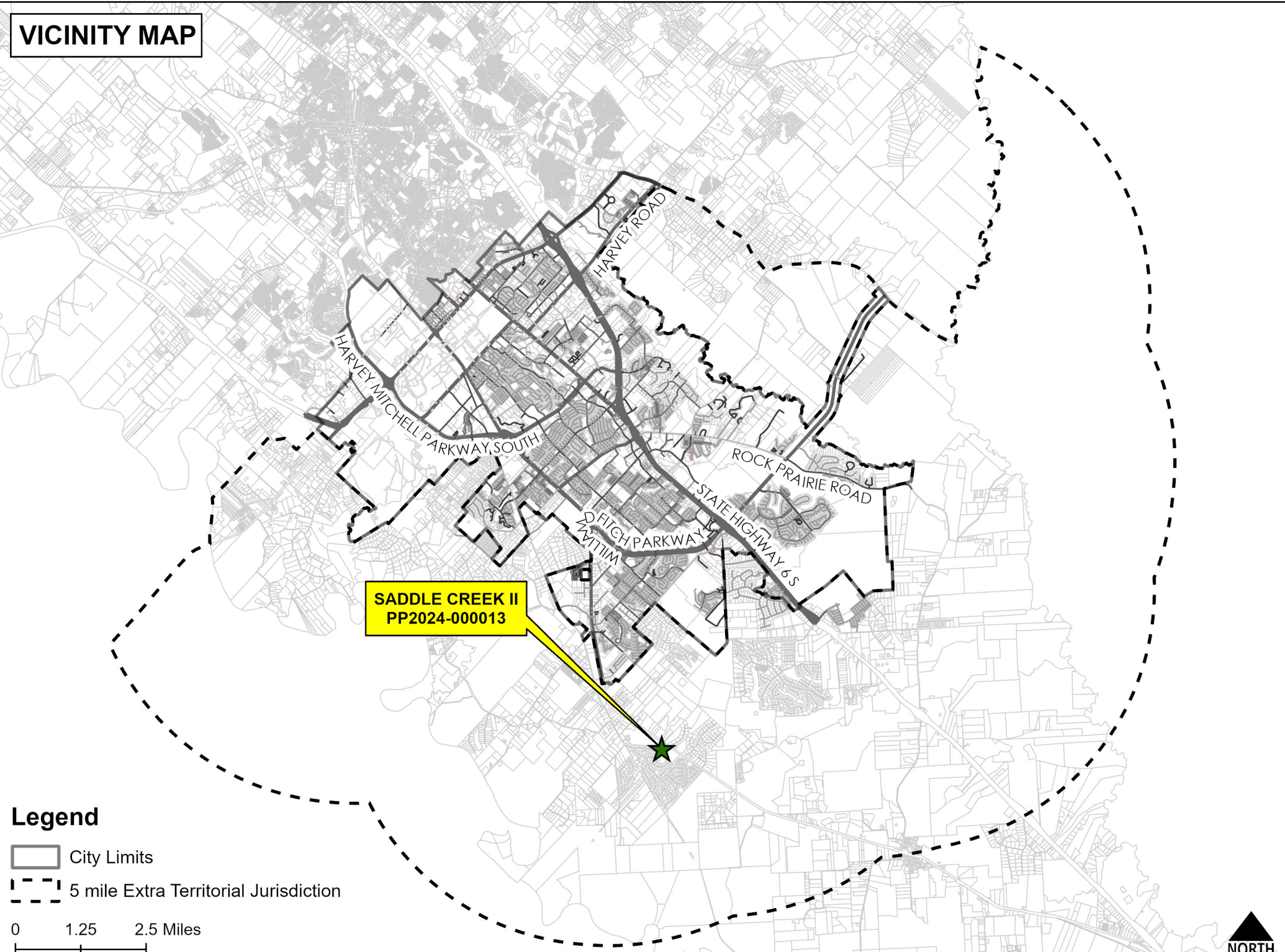
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

The granting of the waivers for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards or requirements.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

The granting of the waiver will not affect the subdivision of the adjacent property because the adjacent properties are developed.

VICINITY MAP

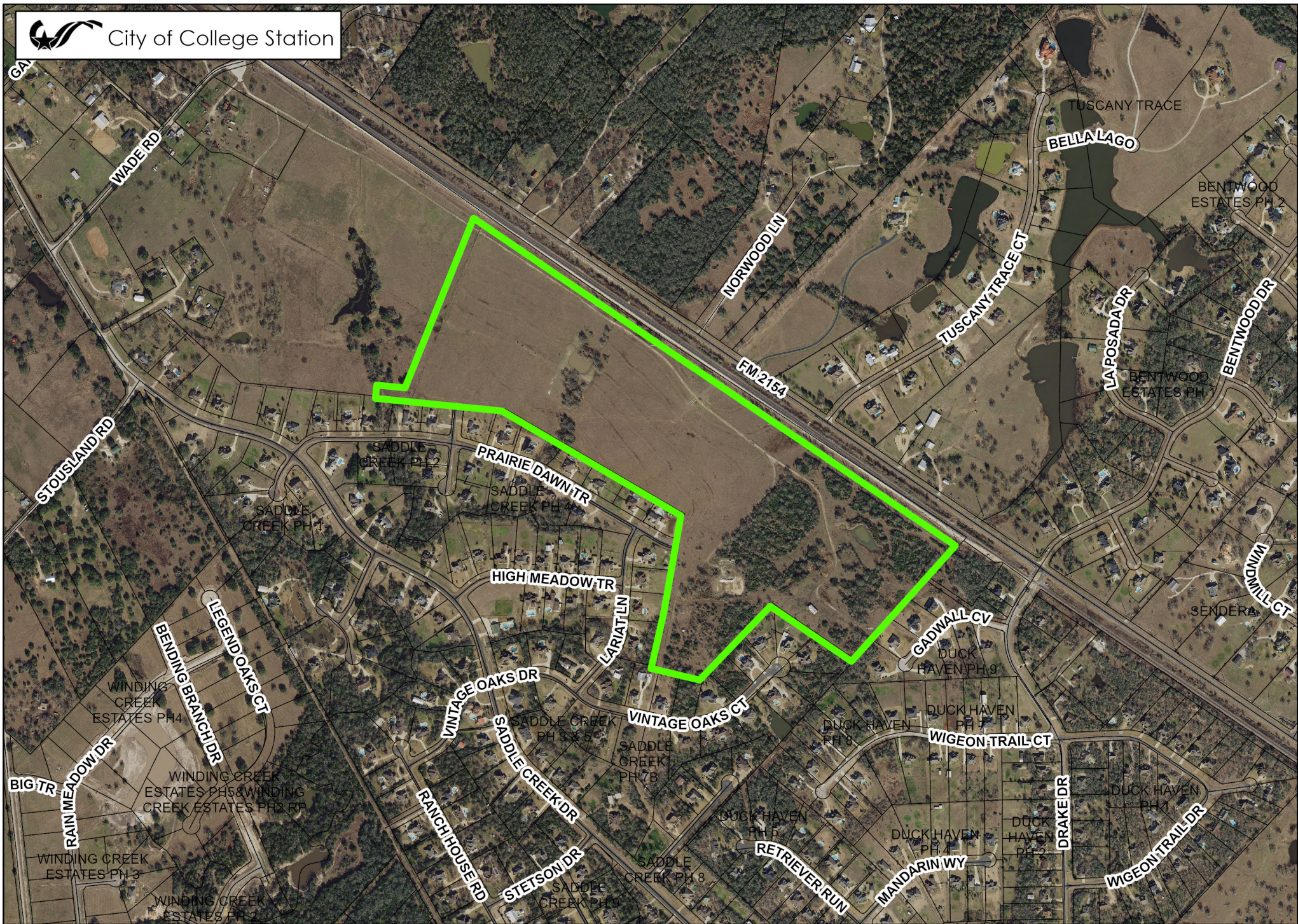


Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



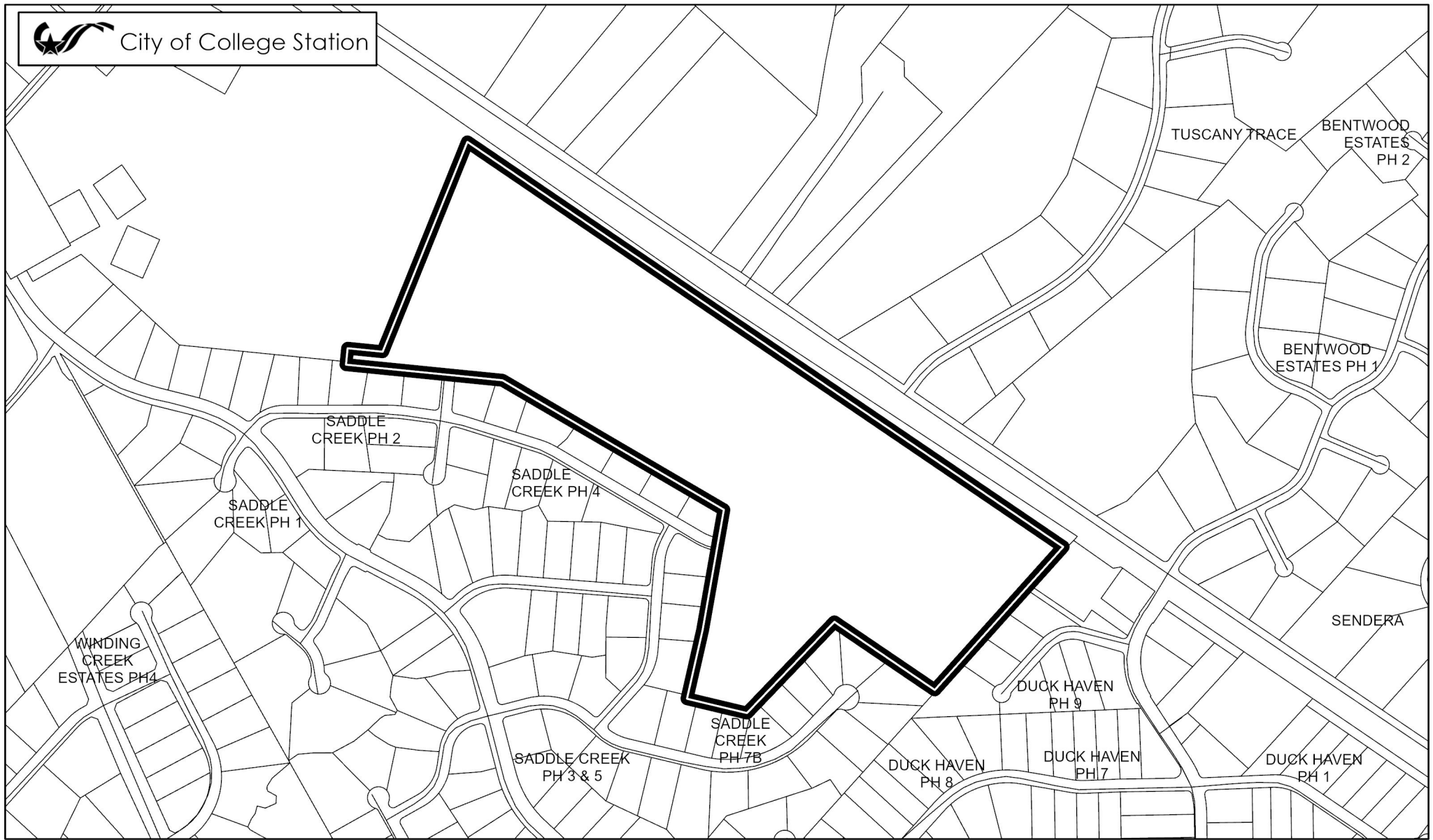


0 500 1,000 Feet

SADDLE CREEK II

Case:
PP2024-000013

PRELIMINARY PLAN



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MH Middle Housing
WE	Wellborn Estate	MF Multi-Family
E	Estate	MU Mixed-Use
WRS	Wellborn Restricted Suburban	MHP Manufactured Home Pk.
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
HOO	High Occupancy Ovr.
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

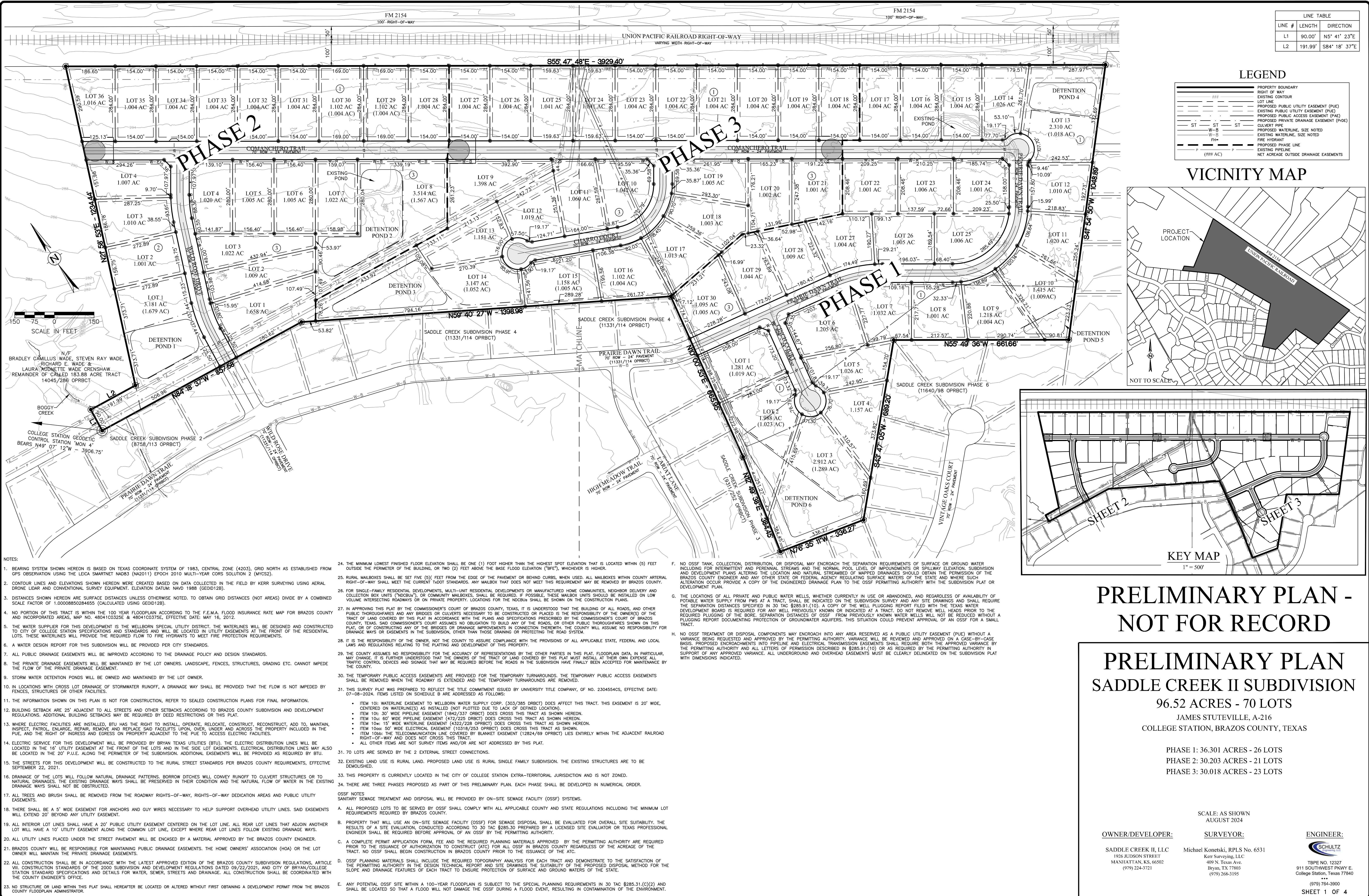


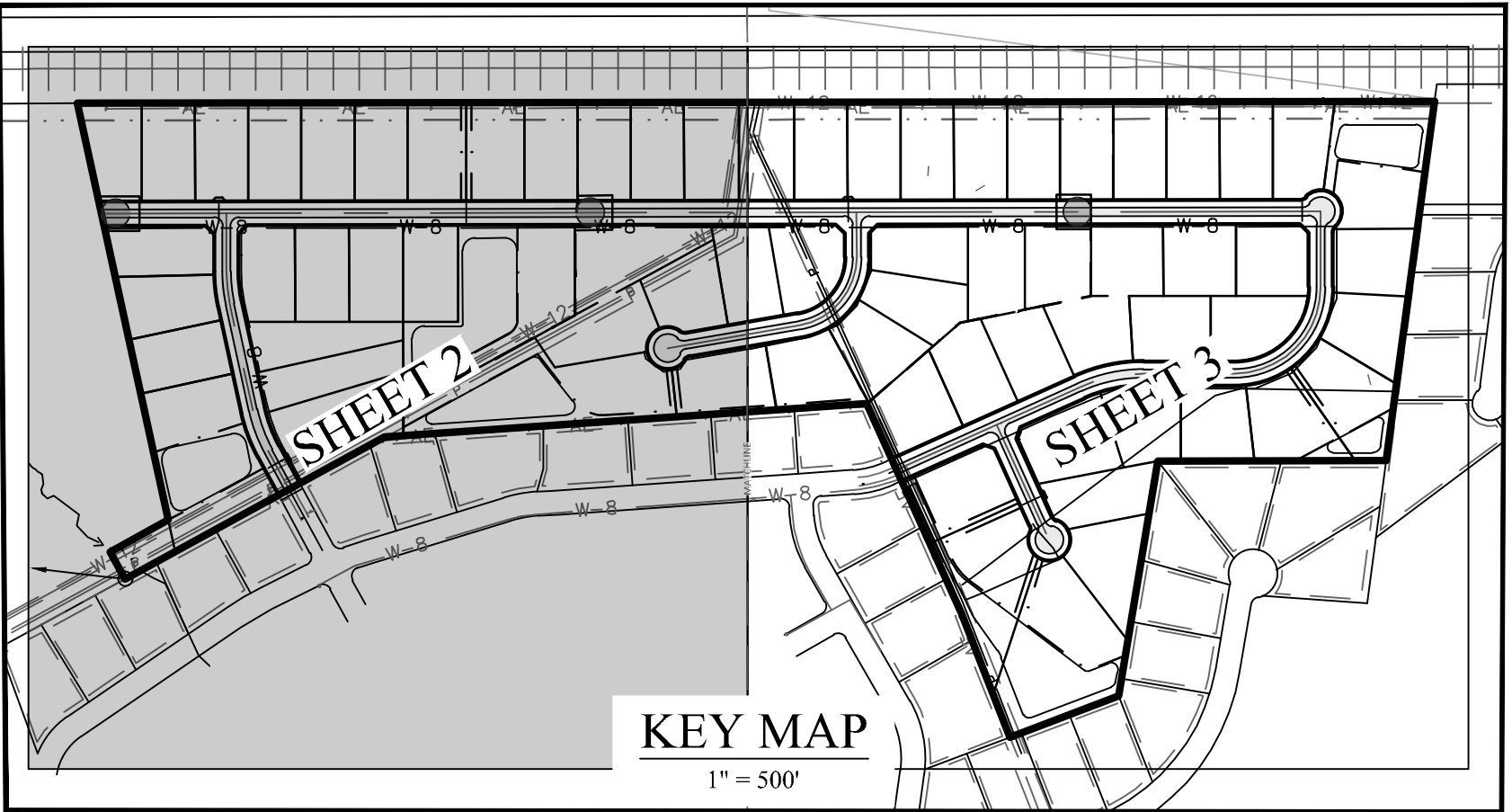
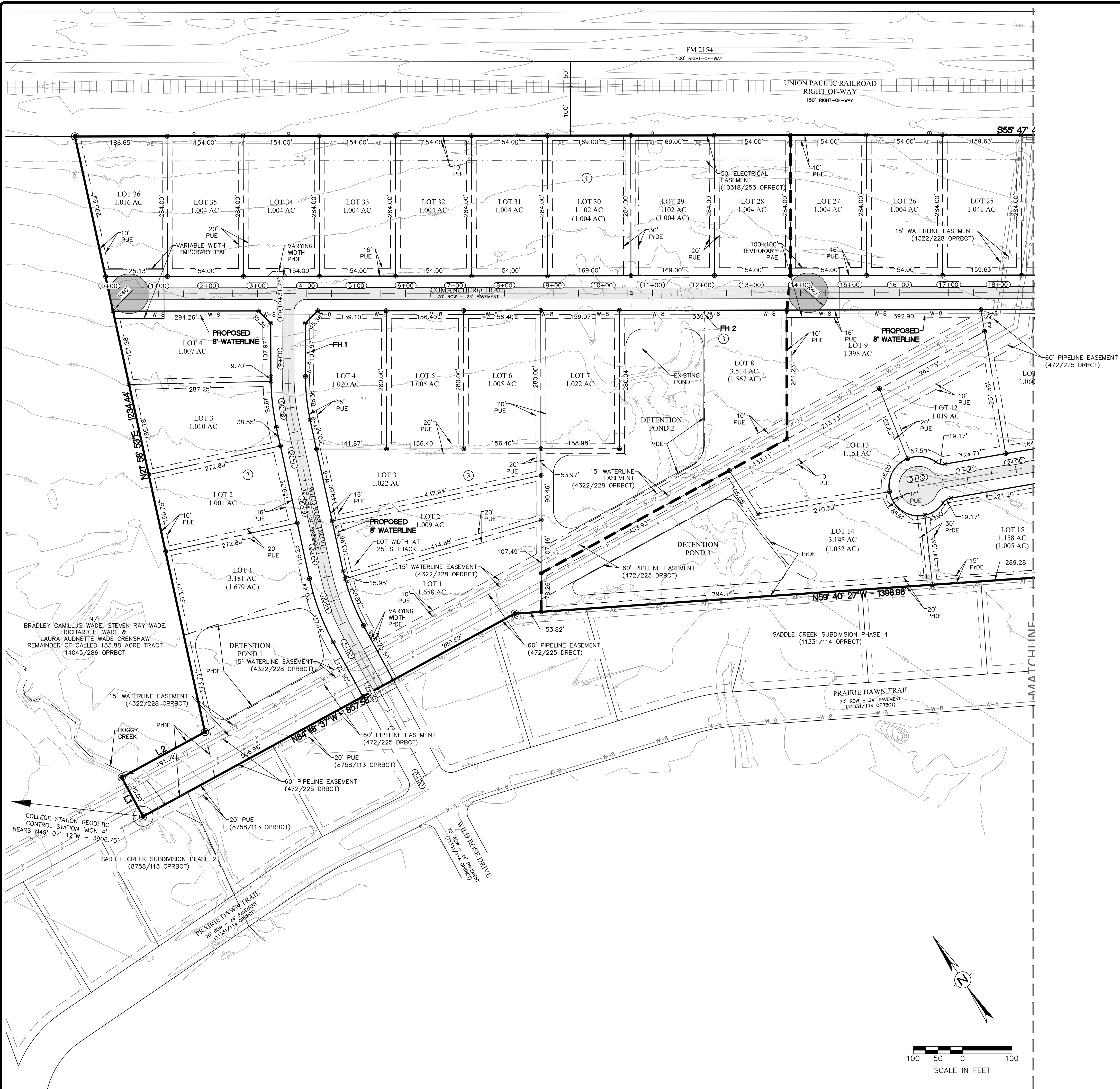
0 500 1,000 Feet

SADDLE CREEK II

Case:
PP2024-000013

PRELIMINARY PLAN





LEGEND

---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	EXISTING CONTOUR
---	LOT LINE
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
---	CULVERT PIPE
---	PROPOSED WATERLINE, SIZE NOTED
---	EXISTING WATERLINE, SIZE NOTED
---	FIRE HYDRANT
---	PROPOSED PHASE LINE
---	EXISTING PIPELINE
---	NET ACREAGE OUTSIDE DRAINAGE EASEMENTS

Alignment Data: COMANCHERO TRAIL													
Number	Start Station	End Station	Length	Line/Chord Direction	Radius	Delta	DOC	Mid Ord	Tangent	Start Northing	Start Easting	End Northing	End Easting
L4	0+00.00	35+30.73	3530.73	S55° 47' 48"E						10169388.01	3571030.18	10167403.28	3573950.27

Alignment Data: WILD ROSE DRIVE													
Number	Start Station	End Station	Length	Line/Chord Direction	Radius	Delta	DOC	Mid Ord	Tangent	Start Northing	Start Easting	End Northing	End Easting
L5	0+00.00	3+26.31	326.31	N05° 40' 18"E						10168221.89	3571009.81	10168546.60	3571042.06
C10	3+26.31	4+54.27	127.96	N13° 50' 08"E	450.00	018°17'31"	012.7324	4.54	64.41	10168546.60	3571042.06	10168670.43	3571072.55
L6	4+54.27	7+67.80	313.53	N21° 58' 53"E						10168670.43	3571072.55	10168961.17	3571189.91
C11	7+67.80	8+63.79	95.99	N28° 05' 33"E	450.00	012°13'18"	012.7324	2.56	48.18	10168961.17	3571189.91	10169045.69	3571235.03
L7	8+63.79	10+31.78	167.97	N34° 12' 12"E						10169045.69	3571235.03	10169184.60	3571329.45

Alignment Data: CHARRO COURT													
Number	Start Station	End Station	Length	Line/Chord Direction	Radius	Delta	DOC	Mid Ord	Tangent	Start Northing	Start Easting	End Northing	End Easting
L8	0+00.00	3+87.79	387.79	S65° 29' 26"E						10168142.73	3572184.94	10167981.86	3572517.79
C12	3+87.79	6+68.11	280.32	N74° 21' 23"E	200.00	080°18'23"	028.6479	47.14	168.73	10167981.86	3572517.79	10168051.41	3572766.16
L9	6+68.11	7+97.70	129.58	N34° 12' 12"E						10168051.41	3572766.16	10168158.58	3572839.01

Alignment Data: PRAIRIE DAWN TRAIL													
Number	Start Station	End Station	Length	Line/Chord Direction	Radius	Delta	DOC	Mid Ord	Tangent	Start Northing	Start Easting	End Northing	End Easting
L10	0+00.00	6+04.32	604.32	S79° 58' 29"E						10167481.55	3572492.02	10167376.35	3573087.11
C13	6+04.32	7+94.21	189.89	S67° 53' 09"E	450.00	024°10'41"	012.7324	9.98	96.38	10167376.35	3573087.11	10167305.40	3573480.43
L11	7+94.21	10+58.64	264.43	S55° 47' 48"E						10167305.40	3573261.73	10167156.75	3573480.43
C14	10+58.64	14+51.34	392.70	N79° 12' 12"E	250.00	090°00'00"	022.9183	73.22	250.00	10167156.75	3573480.43	10167222.98	3573827.72
L12	14+51.34	16+69.35	218.00	N34° 12' 12"E						10167222.98	3573827.72	10167403.28	3573950.27

Alignment Data: CINCH COURT													
Number	Start Station	End Station	Length	Line/Chord Direction	Radius	Delta	DOC	Mid Ord	Tangent	Start Northing	Start Easting	End Northing	End Easting
L13	0+00.00	3+66.72	366.72	S10° 00' 53"W						10167422.17	3572827.91	10167061.04	3572764.14

PRELIMINARY PLAN - NOT FOR RECORD

PRELIMINARY PLAN SADDLE CREEK II SUBDIVISION

96.52 ACRES - 70 LOTS
JAMES STUTEVILLE, A-216
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 1: 36.301 ACRES - 26 LOTS
PHASE 2: 30.203 ACRES - 21 LOTS
PHASE 3: 30.018 ACRES - 23 LOTS

SCALE: AS SHOWN
AUGUST 2024

OWNER/DEVELOPER:

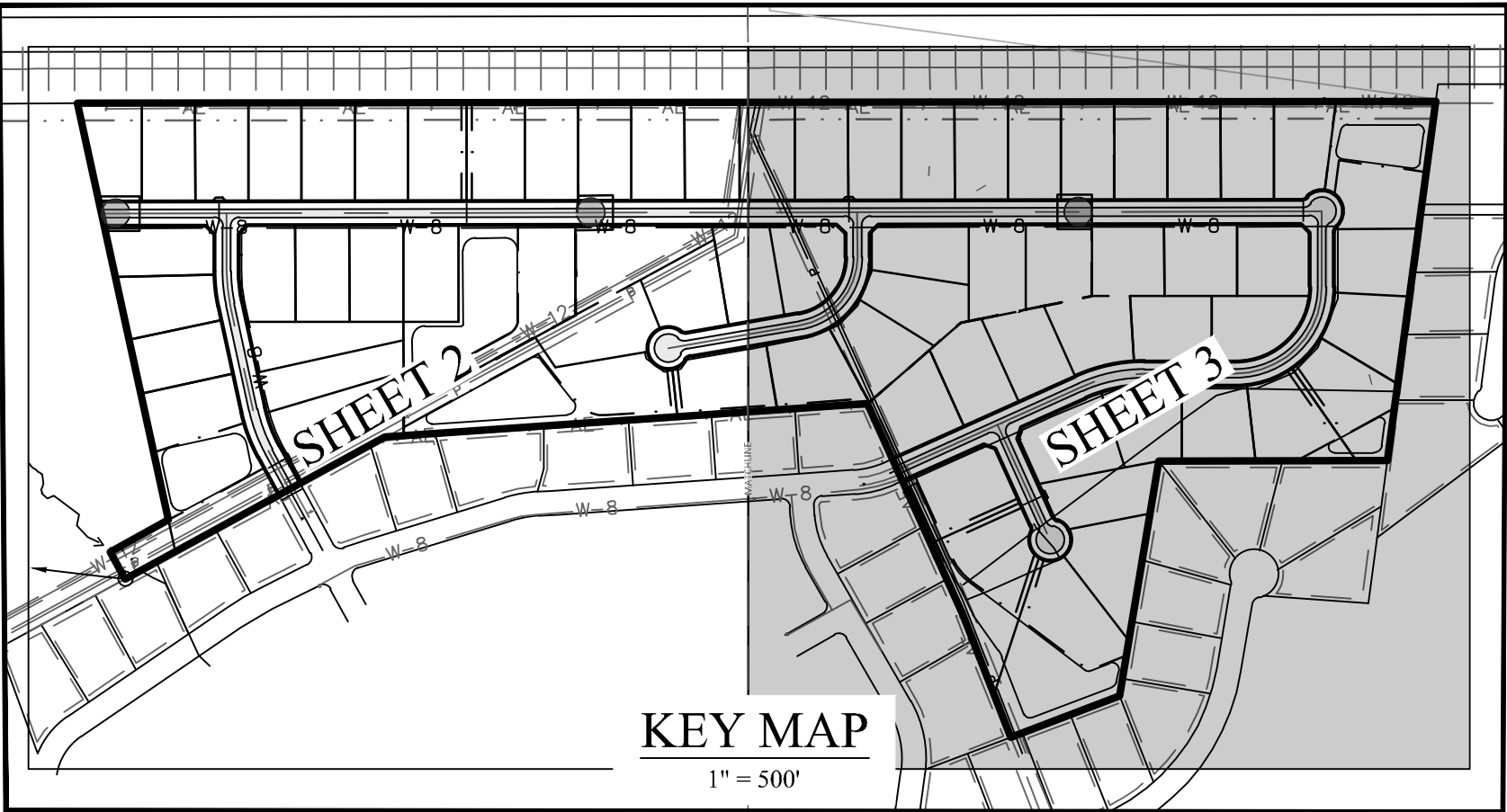
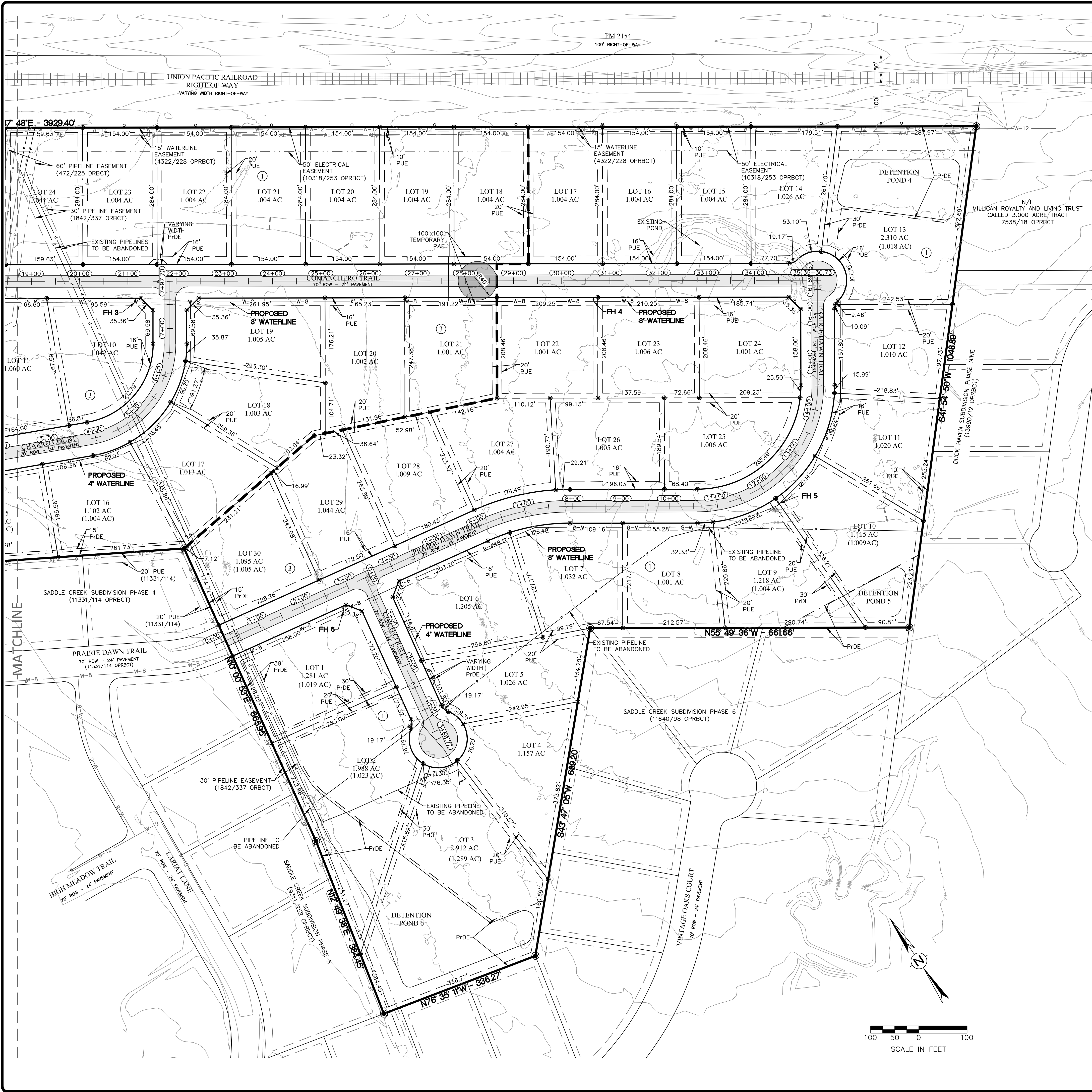
SURVEYOR:

ENGINEER:

SADDLE CREEK II, LLC
1926 JUDSON STREET
MANHATTAN, KS. 66502
(979) 224-3721

Michael Konetski, RPLS No. 6531
Ken Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

SCHULTZ
TPE No. 12227
911 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900



KEY MAP

1" = 500'

LEGEND

---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	EXISTING CONTOUR
---	LOT LINE
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
---	CAULKET PIPE
---	PROPOSED WATERLINE, SIZE NOTED
---	EXISTING WATERLINE, SIZE NOTED
---	FIRE HYDRANT
---	PROPOSED PHASE LINE
---	EXISTING PIPELINE
---	NET ACRES OUTSIDE DRAINAGE EASEMENTS

Alignment Data: COMANCHERO TRAIL													
Number	Start Station	End Station	Length	Line/Chord Direction	Radius	Delta	DOC	Mid Ord	Tangent	Start Northing	Start Easting	End Northing	End Easting
L4	0+00.00	35+30.73	3530.73	S55° 47' 48"E						10169388.01	3571030.18	10167403.28	3573950.27

Alignment Data: WILD ROSE DRIVE													
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L5	0+00.00	3+26.31	326.31	N05° 40' 18"E						10168221.89	3571009.81	10168546.60	3571042.06
C10	3+26.31	4+54.27	127.96	N13° 50' 08"E	450.00	016°17'31"	012.7324	4.54	64.41	10168546.60	3571042.06	10168670.43	3571072.55
L6	4+54.27	7+47.80	313.53	N21° 58' 33"E						10168670.43	3571072.55	10168961.17	3571189.91
C11	7+47.80	8+63.79	95.99	N28° 05' 33"E	450.00	012°13'18"	012.7324	2.56	48.18	10168961.17	3571189.91	10169045.69	3571235.03
L7	8+63.79	10+31.76	167.97	N34° 12' 12"E						10169045.69	3571235.03	10169184.60	3571328.45

Alignment Data: CHARRRO COURT													
Number	Start Station	End Station	Length	Line/Chord Direction	Radius	Delta	DOC	Mid Ord	Tangent	Start Northing	Start Easting	End Northing	End Easting
L8	0+00.00	3+47.79	347.79	S65° 29' 26"E						10168142.73	3572164.94	10167981.86	3572517.79
C12	3+47.79	6+48.11	280.32	N74° 21' 23"E	200.00	080°18'23"	028.6479	47.14	168.73	10167981.86	3572517.79	10168051.41	3572766.16
L9	6+48.11	7+97.70	129.58	N34° 12' 12"E						10168051.41	3572766.16	10168158.58	3572839.01

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C13	6+04.32	7+04.21	189.89	S87° 53' 09"E	450.00	024°10'41"	012.7324	9.98	98.38	10167376.35	3573087.11	10167305.40	3573281.73
L11	7+04.21	10+58.64	264.43	S55° 47' 48"E						10167305.40	3573281.73	10167156.75	3573480.43
C14	10+58.64	14+51.34	392.70	N79° 12' 12"E	250.00	080°00'00"	022.9183	73.22	250.00	10167156.75	3573480.43	10167222.98	3573827.72
L12	14+51.34	16+69.35	218.00	N34° 12' 12"E						10167222.98	3573827.72	10167403.28	3573950.27

Alignment Data: CINDY COURT													
Number	Start Station	End Station	Length	Line/Chord Direction	Radius	Delta	DOC	Mid Ord	Tangent	Start Northing	Start Easting	End Northing	End Easting
L13	0+00.00	3+66.72	366.72	S10° 00' 53"W						10167422.17	3572827.91	10167061.04	3572764.14

PRELIMINARY PLAN -
NOT FOR RECORD

PRELIMINARY PLAN
SADDLE CREEK II SUBDIVISION

96.52 ACRES - 70 LOTS

JAMES STUTEVILLE, A-216
COLLEGE STATION, BRAZOS COUNTY, TEXAS

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SCALE: AS SHOWN
AUGUST 2024

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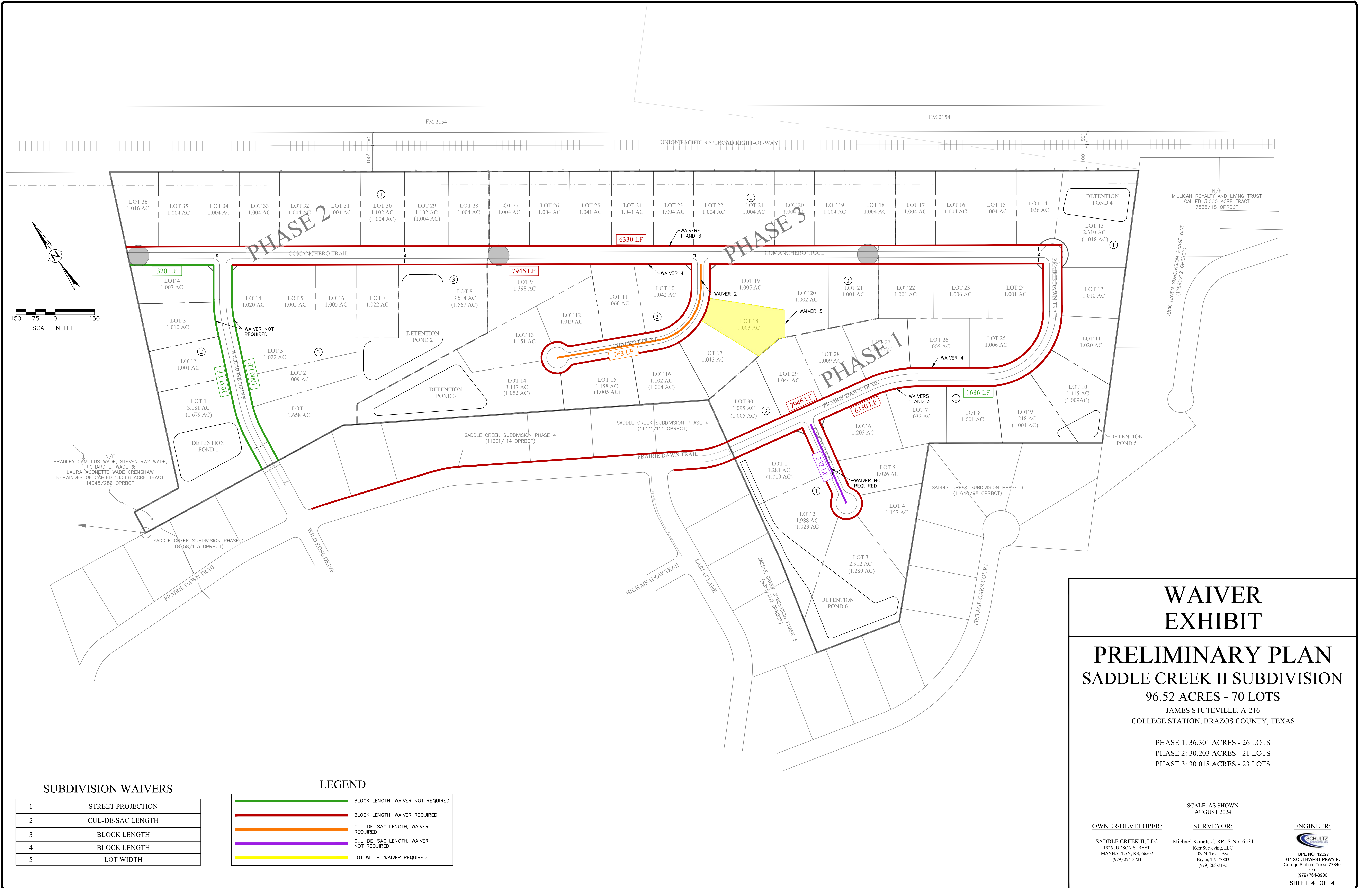
SURVEYOR:

Michael Konetski, RPLS No. 6531
Ken Surveying, LLC
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Bryan, TX 77803
(979) 268-3195

ENGINEER:

SCHULTZ
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(979) 224-3721

TPBE NO. 12327
911 SOUTHWEST PKWY E
COLLEGE STATION, TEXAS 77840
(979) 764-3900



SUBDIVISION WAIVERS	
1	STREET PROJECTION
2	CUL-DE-SAC LENGTH
3	BLOCK LENGTH
4	BLOCK LENGTH
5	LOT WIDTH

LEGEND	
	BLOCK LENGTH, WAIVER NOT REQUIRED
	BLOCK LENGTH, WAIVER REQUIRED
	CUL-DE-SAC LENGTH, WAIVER REQUIRED
	CUL-DE-SAC LENGTH, WAIVER NOT REQUIRED
	LOT WIDTH, WAIVER REQUIRED

WAIVER
EXHIBIT

PRELIMINARY PLAN
SADDLE CREEK II SUBDIVISION
96.52 ACRES - 70 LOTS
JAMES STUTEVILLE, A-216
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SCALE: AS SHOWN
AUGUST 2024

SURVEYOR:
Michael Konetski, RPLS No. 6531
Kerr Surveying, LLC
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(979) 268-3195

ENGINEER:

TBPE NO. 12227
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900
SHEET 4 OF 4

September 19, 2024
Item No. 5.2.
September 2024 Small Area Plan Audit

Sponsor: Ashley Klein, Staff Planner

Reviewed By CBC: N/A

Agenda Caption: Presentation, discussion, and possible action regarding the September 2024 Small Area Plan Audit.

Relationship to Strategic Goals:

Good Governance

Recommendation(s): Staff recommends acceptance of the Small Area Plan Audit.

Summary: City staff will present the September 2024 Small Area Plan Audit that includes findings from the audit process, infrastructure maps, and implementation charts for each plan. This audit evaluated the following Small Area Plans:

- The Wolf Pen Creek Corridor Study (1987)
 - Master Plan Updates (1998 & 2005)
 - Strategic Issues and Action Plan (1998)

- The Northgate Redevelopment Plan (1996)
 - Redevelopment Implementation Plan (2003)

- The Medical District Master Plan (2012)
 - Implementation Plan (2012)

The City of College Station's Comprehensive Plan requires the evaluation of all small area plans that have surpassed their planning horizons. The purpose of the evaluation is to determine the status of each plan's implementation, associated successes and challenges, and recommendations for each plan's retirement or update (Comprehensive Plan Action 3.8). This audit is a continuation of the process started in 2022, where staff audited five small area plans that had reached or surpassed their planning horizons.

With the acceptance of the audit's findings, staff will bring forward amendments to the Unified Development Ordinance (UDO), the Comprehensive Plan, and any other impacted ordinances in order to officially retire the audited plans.

Budget & Financial Summary:

Attachments:

1. September-2024-Small-Area-Plan-Audit



CITY OF COLLEGE STATION
Home of Texas A&M University®

SMALL AREA PLAN AUDIT

SEPTEMBER 2024



TABLE OF CONTENTS

3	Introduction
4	Small Area Plan Overview
6	Methods
7	Results
8	Next Steps
9	Mapped Infrastructure Projects

Appendices - Plan Implementation Charts

13	Appendix A Wolf Pen Creek
21	Appendix B Northgate
36	Appendix C Medical District



Introduction

This audit evaluates three of the City of College Station's small area plans and identifies the successes and shortcomings of those plans and their implementation. It is a continuation of the process started in 2022, where staff audited five small area plans that had reached or surpassed their planning horizons.

This audit evaluates the following Small Area Plans:

THE WOLF PEN CREEK CORRIDOR STUDY (1987)

- Master Plan Updates (1998 & 2005)
- Strategic Issues and Action Plan (1998)

THE NORTHGATE REDEVELOPMENT PLAN (1996)

- Redevelopment Implementation Plan (2003)

THE MEDICAL DISTRICT MASTER PLAN (2012)

- Implementation Report (2012)

The City of College Station's Comprehensive Plan requires the evaluation of all small area plans that have surpassed their planning horizons. The purpose of the evaluation is to determine the status of each plan's implementation, associated successes and challenges, and recommendations for each plan's retirement or update.

Small Area Plan Overview

Small area plans allow for a closer look into the existing conditions, trends, and development pressures within a specific area of the City. Over the years, the City of College Station has adopted several small area plans which fall under four main categories – Neighborhood Plans, District Plans, Redevelopment Plans, and Corridor Plans.

During the Comprehensive Plan's 10-year evaluation process in 2020, the need for small area plan audits was identified through rigorous stakeholder engagement and plan analysis. The discussions with the public, Planning & Zoning Commission, and City Council led to the development of action item 3.8 in the Comprehensive Plan. This item states that the City should "evaluate relevancy of neighborhood and small area plans that are beyond their planning horizon [and] develop a process to either retire or update plans."

In 2022, the City completed its first small area plan audit. Staff conducted research on peer city audit methods, established an auditing process, and completed the evaluation of five small area plans. Lessons learned from the initial auditing process resulted in four key recommendations for future small area planning efforts:

- 1) Develop a clear implementation tracking strategy early in the plan creation process that ideally includes plan action tracking software to support collaboration across City departments;
- 2) Distinguish between actions that are the responsibility of the City to implement and those that will be neighborhood-led;
- 3) Develop specific and quantifiable actions that lead to measurable outcomes; and
- 4) Set clear planning horizons with sunset provisions that expire plans after a certain date.

Because the plans in this audit were created before the City incorporated a standardized system of implementation tracking, some information regarding the plans has been lost. Additionally, none of the audited plans had an established retirement date, making their planning horizons unclear. Future audits will not present the same challenges. Moving forward, plans will have established retirement dates upon adoption and will be monitored using implementation tracking software.

Wolf Pen Creek

The Wolf Pen Creek Corridor Study was adopted by the City Council on October 26, 1988. The planning area was made up of approximately 500 acres located on the east side of College Station and was bounded by Harvey Road, Texas Avenue, East Bypass, and Southwest Parkway. The intention of the Wolf Pen Creek Corridor Study was to maximize the area's use before further development occurred. It presented ways to preserve the creek's natural beauty and functionality while encouraging public and private recreation. The study contained concept maps outlining the overall vision for the district, specific development guidelines, and strategies for utilizing Wolf Pen Creek's floodplain. The Master Plan Updates from 1998 and 2005 provided additional guidance for implementing the vision of the district.

Northgate

The Northgate Redevelopment Plan was adopted by the City Council on January 11, 1996. The planning area was made up of approximately 145 acres and was located on the northwest side of College Station, bordered by Texas A&M University property and the City of Bryan. It was bounded by Wellborn Road – FM 2514, University Drive – FM 60, College Avenue – SH 308, and Bryan city limits. The City adopted the Plan to revitalize the Northgate area and address the need for increased density near the university. The major goals of the plan included updating utility and transportation infrastructure to accommodate growth, creating an appealing and cohesive design for the area, and encouraging infill and economic activity. The Redevelopment Implementation Plan (2003) incorporated the progress made towards the original Plan's goals and provided additional direction for the area's improvement.

Medical District

The Medical District Master Plan was adopted by the City Council on October 11, 2012. The planning area was made up of approximately 1,700 acres in central College Station and generally located around the intersection of State Highway 6 and Rock Prairie Road. The Medical District Master Plan was created as a strategic initiative to enhance the quality of life for residents, support economic diversity, and create a vibrant, health-focused community. It included design guidelines to encourage a sense of place and prioritized pedestrian mobility. The accompanying Implementation Report provided details regarding potential development regulations and standards, management structure, funding mechanisms, and capital expenditures.



Methods

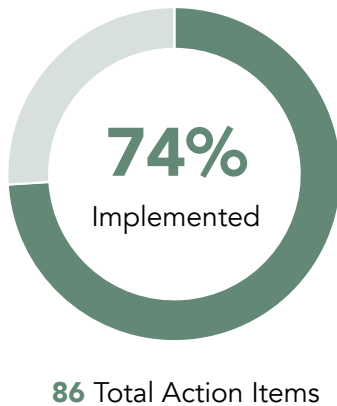
The methods used for the Small Area Plan Audit are qualitative in nature, primarily utilizing content analysis, interviews with City staff, and reviewing other relevant records pertaining to the implementation of the plans. For this audit, staff reviewed the original plans and accompanying documents, cataloged every action item contained within the plans, and collaborated with multiple City departments to determine the status of each item.

While this audit used the process established in 2022, clarified definitions of each status were developed for audit consistency (see Status Definitions Table). The statuses include: Achieved, Partially Achieved, Not Achieved, Not Pursued, and Unknown. The data was then analyzed and summarized to understand the overall results of each plan's implementation.

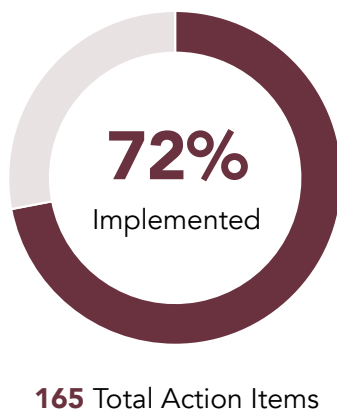
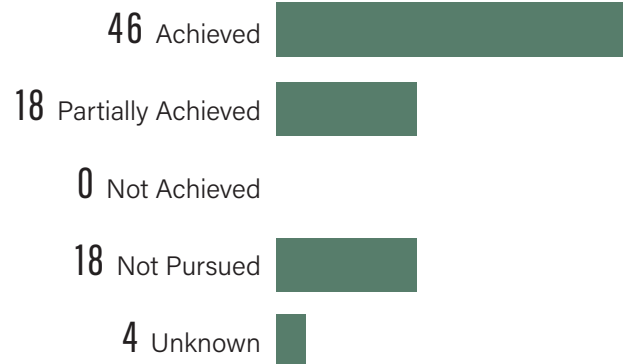
STATUS DEFINITIONS	
ACHIEVED:	The action item was fully achieved as described.
PARTIALLY ACHIEVED:	The action item was pursued and resulted in an outcome/deliverable that may differ from the original description.
NOT ACHIEVED:	The action item was pursued but did not result in an outcome/deliverable.
NOT PURSUED:	The action item was not pursued.
UNKNOWN:	The status of the action item is not known.

Results

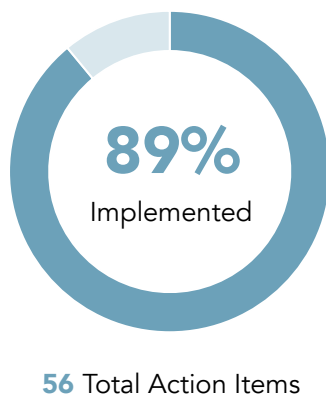
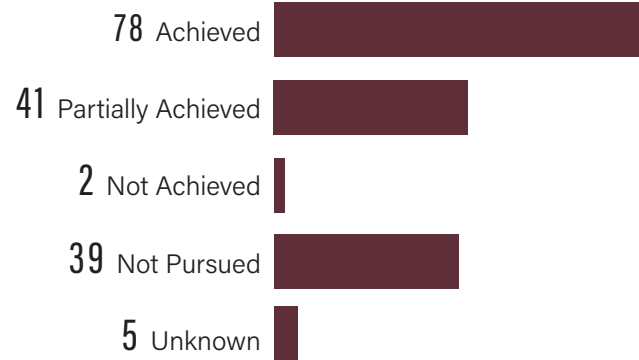
The implementation charts in the appendices include the status of every action item and provide detailed narratives of the action updates. The total implementation percentage includes action items that were either achieved or partially achieved.



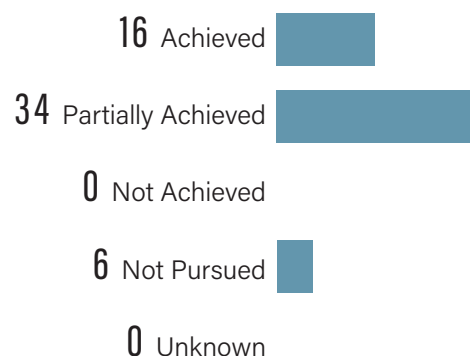
WOLF PEN CREEK



NORTHGATE



MEDICAL



Next Steps

With the acceptance of the audit's findings, the plans will be retired. Staff will bring forward amendments to the Unified Development Ordinance (UDO), the Comprehensive Plan, and any other impacted ordinances to remove references to the audited plans.

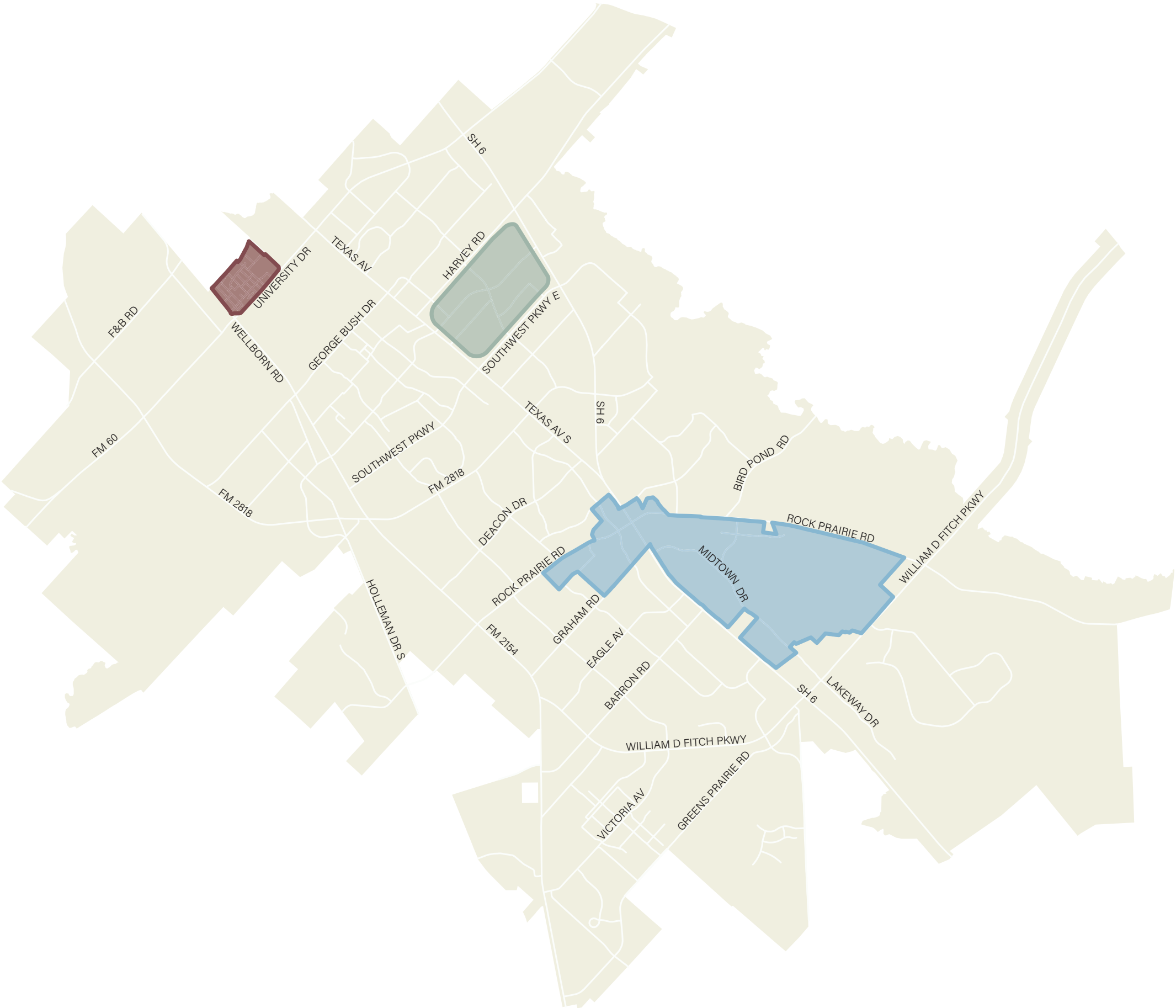
Currently, there are no scheduled updates for the Northgate District or the Medical District; however, there are two upcoming planning efforts related to the Wolf Pen Creek District.

In FY 2025, the City's Parks & Recreation Department staff will develop a Master Plan for the Wolf Pen Creek Park. In addition, in FY 2026 Planning & Development staff will initiate the Harvey Road Redevelopment Area planning process. The redevelopment plan will make recommendations to revitalize this area that has a number of underperforming commercial properties and older multifamily structures.

This planning process presents the opportunity to explore increased density through the use of vertical and horizontal mixed-use developments, which could compliment the adjacent Wolf Pen Creek District.

Future small area planning efforts may be identified during the 2025 Comprehensive Plan 5-Year Update. City staff will utilize this process to gather feedback from elected officials, community stakeholders, and the public to help identify areas in the community for targeted study.

PLANNING AREAS

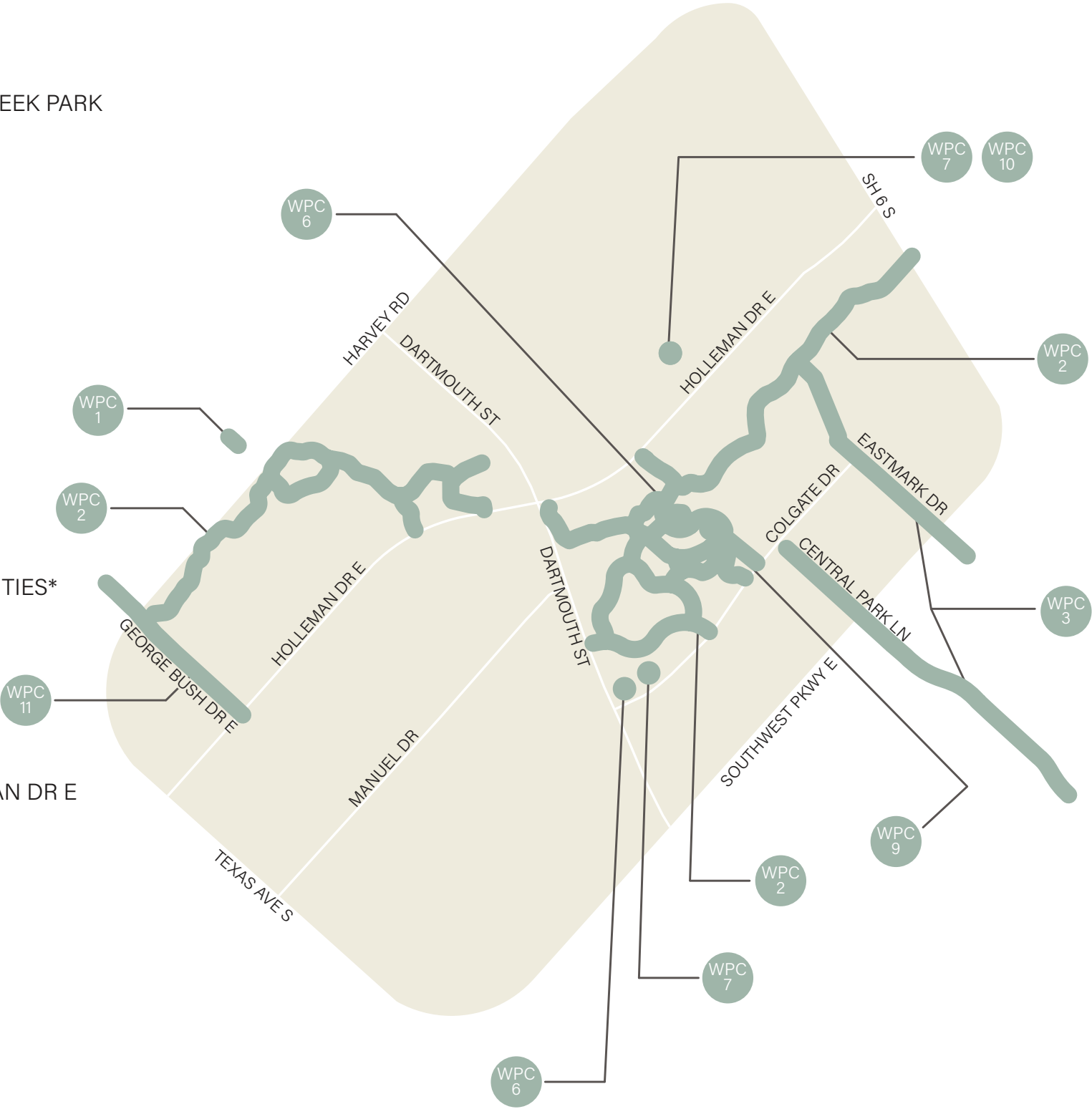


-  NORTHGATE DISTRICT PLAN
-  WOLF PEN CREEK DISTRICT PLAN
-  MEDICAL DISTRICT PLAN

COMPLETED CAPITAL PROJECTS

Wolf Pen Creek District Plan

- WPC 1** PEDESTRIAN AT-GRADE CROSSING AT HARVEY RD CONNECTING OAKS PARK TO WOLF PEN CREEK PARK
- WPC 2** TRAIL SYSTEM FROM SH 6 S TO TEXAS AVE S
- WPC 3** PEDESTRIAN LINKAGE TO CENTRAL PARK FROM WOLF PEN CREEK PARK
- WPC 4** PARK BENCHES ALONG TRAILS*
- WPC 5** DRAINAGE, IRRIGATION & FERTILIZATION OF ALL CULTIVATED BEDS*
- WPC 6** DEVELOP RECREATION AND CULTURAL PROGRAMS & FACILITIES
- WPC 7** PURSUE ADEQUATE VEHICULAR ACCESS AND PARKING
- WPC 8** ACCESS POINTS FOR MAINTENANCE EQUIPMENT FOR ALL TRAILS, PONDS, AND PUBLIC FACILITIES*
- WPC 9** BICYCLE RACKS
- WPC 10** PURSUE ADEQUATE VEHICULAR ACCESS AND PARKING
- WPC 11** STALLINGS AVENUE (NOW GEORGE BUSH DR E) CONNECTION FROM HARVEY RD TO HOLLEMAN DR E



PROJECTS ARE NOT SHOWN VISIBLY ON THE MAP

COMPLETED CAPITAL PROJECTS

Northgate District Plan

- NG 1 UPGRADE EXISTING SUBSTANDARD WATER MAINS TO 8-INCH OR 10-INCH WATER TRANSMISSION MAINS*
- NG 2 REPAIR/UPGRADE WATER MAIN NAGEL STREET REDEVELOPMENT (UNIVERSITY DR TO CITY LIMITS)*
- NG 3 DEVELOP LINEAR PARK AS CITY/UNIVERSITY JOINT VENTURE
- NG 4 DEVELOP STRATEGIC PARCELS
- NG 5 CREATE REGULATIONS TO REQUIRE RESIDENTIAL DENSITY IN NORTHGATE'S INTERIOR
- NG 6 DEVELOP A PROMENADE AND A PLAZA GENERALLY ALONG THE EXISTING PATRICIA AVE ALIGNMENT
- NG 7 CONSTRUCT A 'LIVE FROM NORTHGATE' PAVILION IN PLACE OF COMMUNITY DUMPSTERS
- NG 8 DEVELOP AN URBAN SQUARE OR PLAZA
- NG 9 PROVIDE GUIDE SIGNS TO DIRECT COMMERCIAL TRAFFIC TO AREA PARKING FACILITIES
- NG 10 RETAIN, REHABILITATE, OR SELL CITY-OWNED RETAIL BUILDING
- NG 11 DEVELOP THE PARKING GARAGE
- NG 12 WIDEN UNIVERSITY DR/FM 60 SIDEWALK (COLLEGE MAIN TO WELLBORN RD/FM 2154)
- NG 13 INSTALL STAMPED CONCRETE SIDEWALK CHURCH AVENUE REDEVELOPMENT (WELLBORN RD TO NAGLE ST)
- NG 14 PROVIDE OFF-STREET PARKING IN THE CORE AREA

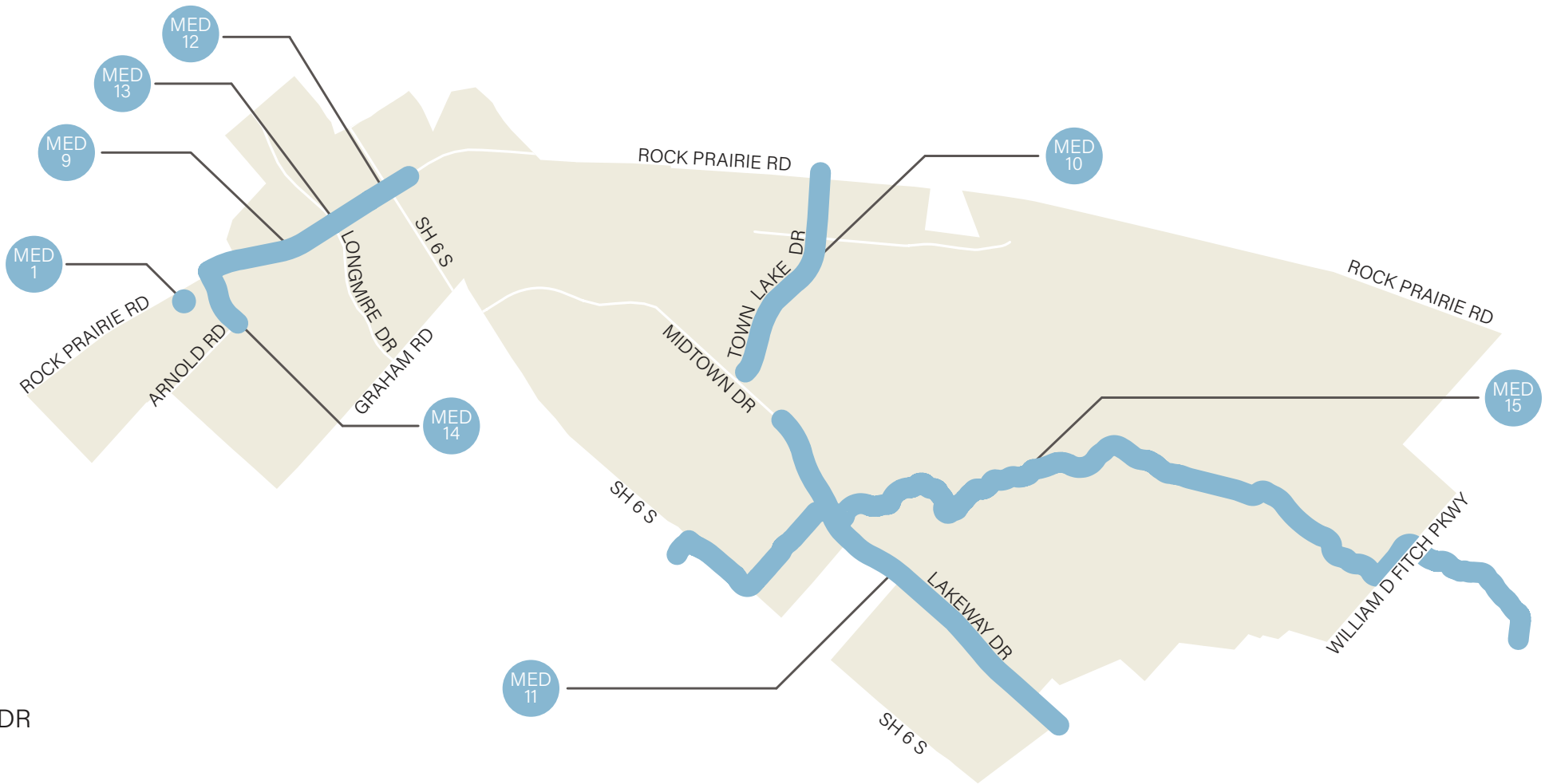


PROJECTS ARE NOT SHOWN VISIBLY ON THE MAP

COMPLETED CAPITAL PROJECTS

Medical District Plan

- MED 1 SOUTHWOOD ATHLETIC PARK IMPROVEMENTS
- MED 2 SANITARY MAINS: LICK CREEK - TRUNK PH II*
- MED 3 SANITARY MAINS: SPRING CREEK - BASELINE C*
- MED 4 SANITARY MAINS: SPRING CREEK - BASELINE A*
- MED 5 SANITARY MAINS: LICK CREEK - TRUNK LINE PH 1*
- MED 6 WATER MAINS: LAKEWAY DR - BARRON RD TO SPRING CREEK*
- MED 7 WATER MAINS: LAKEWAY DR - MEDICAL AVE TO BARRON RD*
- MED 8 WATER MAINS: SH 6 - ROCK PRAIRIE RD TO SCOTT & WHITE*
- MED 9 THOROUGHFARE: ROCK PRAIRIE RD - LONGMIRE DR TO NORMAND DR
- MED 10 THOROUGHFARE: TOWN LAKE DR - ROCK PRAIRIE RD TO MIDTOWN DR
- MED 11 THOROUGHFARE: MIDTOWN DR - BARRON RD TO SPRING CREEK
- MED 12 THOROUGHFARE: ROCK PRAIRIE RD BRIDGE
- MED 13 THOROUGHFARE: ROCK PRAIRIE RD - SH 6 TO LONGMIRE DR
- MED 14 THOROUGHFARE: NORMAND DR - ROCK PRAIRIE RD TO ARNOLD RD
- MED 15 GREENWAY TRAIL: LICK CREEK (EAST) - SH 6 S & BARRON RD TO WILLIAM D FITCH PKWY



PROJECTS ARE NOT SHOWN VISIBLY ON THE MAP



Appendix A:

WOLF PEN CREEK (1987)

Online Resources

WOLF PEN CREEK SMALL AREA PLAN AUDIT (1987)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1987.03		Promote urban development with the creek as an amenity to development.	Achieved	Economic Development	A Wolf Pen Creek design district was established to promote development along the corridor. Permitted uses include a variety of commercial, office, and residential uses, particularly through mixed-use development.
1987.03		Utilize soil stabilization and other methods to deter erosion of creek banks.	Partially Achieved	Parks & Recreation	
1987.03		Recognize the Wolf Pen Creek Development as an open space park connector, as well as a part of the City-wide park system of bicycle and pedestrian trails.	Achieved	Planning & Development	Multiple capital projects have been directed towards achieving this.
1987.03		Orient focal points in Creek development to major access points throughout the creek corridor.	Achieved	Parks & Recreation	
1987.03		Develop a comprehensive plan to recognize the interrelationships of drainage, erosion, and recreation as they apply to the Wolf Pen Creek Corridor from Texas Avenue to the East Bypass, as well as to create a community attraction for College Station Residents and out-of-town guests	Achieved	Planning & Development	Reflected in 1987 Wolf Pen Creek Corridor Study and 1998 Ordinance No. 1819.
1987.03		Establish drainage practices in compliance with the College Station stormwater management plan	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987.03		Promote urban development with the creek as an amenity to development	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987.03		Recognize the Wolf Pen Creek Development as an open space park connector, as well as a part of the city wide park system of bicycle and pedestrian trails	Achieved	Planning & Development	Multiple capital projects have been completed.
1987.03		Orient focal points in creek development to major access points throughout the creek corridor	Achieved	Planning & Development	
1987.04	WPC 6	Develop recreational and cultural programs and facilities designed to maximize the potential usage of the creek as a community attraction.	Achieved	Economic Development	Festival site and amphitheater host a variety of events and activities, including concerts and community events hosted by the City's Parks & Recreation Department as well as private entities. The adjacent Bob & Wanda Meyer Senior Center provides programming opportunities for College Station seniors.
1987.04		Preserve as much of the natural beauty of the creek's plants and wildlife as possible.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987.04		Seek and receive matching funds through TxDOT.	Unknown	Fiscal Services	No information available.
1987.21	WPC 7 & 10	Pursue adequate vehicular access and parking.	Achieved	Parks & Recreation	The Meyer Center parking lot has been expanded, and the City is currently working with CBL to acquire leased parking at Post Oak Mall. There is parking and a joint parking agreement with Post Oak Mall; a parking lot (Holleman/ Dartmouth) was put in.
1987.23		Evaluate the land use plan in the vicinity of Wolf Pen Creek between Highway 6/Texas Avenue, and Harvey Road/Southwest Parkway based on the impact of Wolf Pen improvements.	Achieved	Planning & Development	

WOLF PEN CREEK SMALL AREA PLAN AUDIT (1987)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1987.25		Prepare an overlay or new zoning district for the corridor area.	Achieved	Planning & Development	District WPC Development Corridor was created in 1998, with Ordinance No. 1819.
1987.26		Secure right-of-way for handling drainage for the 100-year flood plain.	Partially Achieved	Capital Improvement Projects	The City owns most of the 100 year flood plain, but some portions still remain on private property. The majority of the property has been acquired and drainage easements dedicated with development along the corridor.
1987.27		Examine the policy of drainageway improvements.	Achieved	Planning & Development	Maintenance responsibilities of private drainage easements are identified on plats or provided in separate instrument documents.
1987.28	WPC 1	Tie Wolf Pen Creek to Oaks Park by an appropriate pedestrian space in the form of an easement or right-of-way extending from the park to Harvey Road across from Oaks Park.	Achieved	Capital Improvement Projects	There is an at-grade crossing at Harvey Rd that connects Oaks Park to WPC.
1987.30		Pursue connection of Wolf Pen Creek to Central Park.	Partially Achieved	Capital Improvement Projects	Connection is provided through road network (sidewalks). Upon completion of the SH 6 widening, an SUP should connect the two parks along the SH 6 ROW.
1987.34		Space smaller lakes between Texas Avenue and the By-pass.	Not Pursued	Capital Improvement Projects	Smaller lakes were not constructed as shown on Plate 12 (determined not to be feasible).
1987.35		Pursue the vision provided in Plate 12 of the Core Concept Plan.	Partially Achieved	Capital Improvement Projects	Some concepts of Plate 12 were implemented such as connection to Oaks Park.
1987.36	WPC 2	Create a trail system between the By-pass and Texas Avenue.	Partially Achieved	Capital Improvement Projects	A trail system was completed from SH 6 to Texas via connection to Harvey Rd at George Bush. The majority of this has been accomplished, the only missing piece is TX/George Bush.
1987.36		Create a botanical garden.	Not Pursued	Capital Improvement Projects	
1987.36		Create a community activity center.	Partially Achieved	Capital Improvement Projects	There is play equipment located at what was previously Brentwood Park.
1987.36		Pursue an extension from Colgate Drive from Eastmark to Bypass.	Not Pursued	Capital Improvement Projects	
1987.37		Pursue the vision provided in Plate 13 of the Core Conceptual Master Plan.	Partially Achieved	Capital Improvement Projects	
1987.39	WPC 3	Pursue a pedestrian linkage to Central Park extending south from Wolf Pen Park at Colgate drive and Central Park.	Achieved	Capital Improvement Projects	Sidewalks exist along Eastmark and Central Park to connect WPC and Central Park.
1987.39		Develop an arboretum.	Not Pursued	Capital Improvement Projects	A nature study was conducted along the trails.

WOLF PEN CREEK SMALL AREA PLAN AUDIT (1987)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1987.39		Engage in further study to determine demand of the facility and timing for several of the uses identified in the community activity area in Plate 13.	Partially Achieved	Economic Development	Several elements of Plate 13 were not implemented, including the proposed extensions of Stallings and Colgate through Wolf Pen Creek. While a connected trail system was carried out, some of the more dynamic proposals such as a botanical garden and native arboretum were not realized. However, significant improvements were made relating to drainage and community spaces such as the amphitheater and festival site. Additional private development stimulated residential opportunities.
1987.39		Pursue a pedestrian linkage to Central Park extending south from Wolf Pen Park at Colgate drive and Central Park.	Not Pursued	Planning & Development	
1987.39	WPC 11	Extend Stallings Avenue from Harvey Road to Holleman Drive.	Not Pursued	Planning & Development	While Stallings was not pursued, the George Bush extension was completed.
1987.39-40		Pursue a public-private approach to improving the corridor.	Achieved	Planning & Development	Collaboration supported through U.D.O.. reflected in 1998 Ordinance No. 1819.
1987.40		Develop focal points which would be designed to place emphasis on their locations as shown on plate 13 for Texas Avenue, Dartmouth Street, and the Bypass.	Partially Achieved	Planning & Development	Includes WPC corner sign, freestanding WPC sign, and focal point mid-block.
1987.40		Develop a continuous trail system.	Partially Achieved	Planning & Development	While there are no natural trails, there are other trails in recent plans.
1987.43-60		Before implementing any drainage or park improvement along Wolf Pen Creek, obtain control of land within the floodway and flood fringe and appropriate areas adjacent to these boundaries.	Partially Achieved	Capital Improvement Projects	Although the City owns most of the property surrounding the Creek, it is unknown how it was obtained.
1987.47		Update channel designs for lake shorelines; concrete lined channels are to be pursued according to provided illustrations; side wall slopes are to be avoided.	Unknown	Planning & Development	
1987.50		Update lake shoreline designs according to provided illustrations.	Achieved	Planning & Development	Any designs would have been included with the initial project set.
1987.51		Hike & Bike Trail: The trail must be durable and able to withstand flooding conditions. Encourage use of concrete and discourage cinders, pavers, or stone .	Achieved	Planning & Development	
1987.51		The bollards should be clean and simple in design and easy to reproduce because of the proposed development schedule for Wolf Pen Creek.	Achieved	Planning & Development	
1987.52	WPC 4	Link park together with benches.	Achieved	Capital Improvement Projects	
1987.52		Retaining Walls: Concrete walls with stone veneer and/or dry stack stone walls should be encouraged to enhance the character of the park and blend with the proposed shoreline and channel improvements.	Not Pursued	Parks & Recreation	This item may be incorporated in future plans.

WOLF PEN CREEK SMALL AREA PLAN AUDIT (1987)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1987.53	WPC 9	Encourage clean and simple design in bike racks to blend with other site amenities in the Park.	Achieved	Planning & Development	
1987.54		As an addition to the Land Use Plan, make a study of the recommendations for use of land made herein for the Corridor Study Area between Holleman Drive and Harvey Road, and between Holleman Drive and Colegate Drive from Highway 6 Bypass to Texas Avenue.	Achieved	Planning & Development	
1987.54		Create a special overlay district for the Corridor Study Area which establishes separate development standards by categories of use for permitted uses in the C-1 District.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987.54-5		Within the overlay district, scale standards or building setback, parking, signage, and landscaping to the specific categories of uses formed for those permitted uses within the C-1 District.	Not Pursued	Planning & Development	
1987.55		Create other incentives by transferring development rights from property dedicated, setback reductions as related to common boundary, and granting by owner a perpetual open space easement and using this space as site area.	Not Pursued	Planning & Development	
1987.55		Modify the development standards for the C-1 District to create design incentives.	Not Pursued	Planning & Development	Elements were captured in the WPC district guidelines through 1998 Ordinance No. 1819.
1987.55		If an overlay district is selected as a means to increase in the Corridor, develop design standards within the district to address site development factors such as: design and location criteria for refuse container areas; building line adjustments; customer access and service access coordination between sites; special sign provisions; and other factors to assist in creating a harmonious site development with adjoining properties and the park space.	Not Pursued	Planning & Development	Elements were captured in the WPC district guidelines through 1998 Ordinance No. 1820
1987.56		Secure the floodway for construction of the lake system in either the eastern or western section of the project.	Partially Achieved	Capital Improvement Projects	Lakes not developed, but the City obtained a majority of the floodway.
1987.57		Obtain voluntary property owner dedication of floodway and a twenty-foot strip within the flood fringe.	Unknown	Capital Improvement Projects	
1987.57		Acquire any additional property needed for the project under consideration.	Partially Achieved	Capital Improvement Projects	
1987.57		Complete bid and construction process.	Achieved	Capital Improvement Projects	
1987.57		Repeat process for second project.	Achieved	Capital Improvement Projects	
1987.57		Pursue acquisition of any additional property needed for the project under consideration.	Not Pursued	Planning & Development	

WOLF PEN CREEK SMALL AREA PLAN AUDIT (1987)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1987.57		Prepare for a final development plan for the first phase of the project.	Achieved	Planning & Development	
1987.57		Complete the bid and construction process.	Achieved	Planning & Development	
1987.57		Repeat the process for the second project.	Achieved	Planning & Development	
1987.57		Secure Texas Parks and Wildlife matching grant for the first project, the dollar value of the match being determined by the appraised land values of property owner dedications and any monies from municipal sources.	Unknown	Fiscal Services	No information available.
Fill Materials		The fill materials must be placed or stored in accordance with an approved site plan by the City of College Station.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819. Materials may be hauled in or excavated for lake construction.
Fill Materials		The fill must not be placed over existing utility lines without permission of the City of College Station.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
Fill Materials		The fill must not be stored or placed under the driplines of any tree three inches (3") or greater in caliper.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
Fill Materials		Stored fill materials must be maintained in an aesthetically pleasing manner by the property owner.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987 Appendix A		On-site lighting shall be positioned to reduce glare and undesirable light. A listing of acceptable fixtures and lights will be made available.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819. Sodium lights are not to be used in the corridor.
1987 Appendix A		On-site trash collection points shall be identified on a site plan. Owners shall be encouraged in the joint use of property trash collection agreements. Collection points may also act as vehicular access points for park maintenance vehicles.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987 Appendix A		Building service areas and trash collection points shall be screened from the creek corridor, trail system, parking areas, and dedicated streets	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987 Appendix A		Sign regulations will address the type, size, illumination, and location for signage for which would front Wolf Pen Creek.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987 Appendix A		The property dedication lines may act as the rear building line where approved by site plan The owner may build or deck into the dedicated property or floodway. Filling in the floodway shall be prohibited and property in the flood fringe may be filled with City permission after appropriate drainage study is prepared, submitted, and approved. The allowable depth of building or decking into the park or floodway shall be determined by the amount of dedicated land or a set maximum depth.	Partially Achieved	Planning & Development	Elements reflected in 1998 Ordinance No. 1819.

WOLF PEN CREEK SMALL AREA PLAN AUDIT (1987)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1987 Appendix A		All utility services will be installed underground by the developer.	Partially Achieved	Planning & Development	
1987 Appendix A		Architectural standards shall control the use of metal panels, tilt walls, or other construction materials considered to have an adverse visual impact.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819, compliance with Design District and Non-residential Architectural Standards.
1987 Appendix A		Encourage joint vehicular access agreements from dedicated streets.	Achieved	Planning & Development	There are shared driveways.
1987 Appendix A		Minimum park access easements for vehicular and pedestrian traffic	Partially Achieved	Planning & Development	Continues as development happens.
1987 Appendix A		To minimize erosion, drainage discharge from private property to park land shall be approved on the site plan.	Achieved	Planning & Development	
1987 Appendix A		Any building with the rear of the structure oriented to the park space shall maintain a setback as required by the Ordinance and shall provide a living screen on the inside of the rear property line.	Partially Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987 Appendix C		Raised Islands: Reduce the 8' buffer strip to 4'.	Not Pursued	Planning & Development	
1987 Appendix C		Area of Raised Islands: Reduce the 180 square feet to 90 square feet. This will still allow for planting of 3 to 4 inch caliper trees.	Not Pursued	Planning & Development	
1987 Appendix C		Interior Parking: Eliminate the interior parking at both ends because none of the sites are large enough in the Wolf Pen Corridor.	Not Pursued	Planning & Development	
1987 Appendix C		Peripheral Parking: Increase the 20 space minimum to 25 parking spaces.	Not Pursued	Planning & Development	
1987 Appendix D		Preserve the natural setting of the creek while conveying the 100-year flood waters of the fully developed Wolf Pen watershed in a natural drainageway in lieu of a man-made channel of concrete or similar material.	Achieved	Planning & Development	
1987 Appendix D		The initial acquisition in the floodway and the minimum reservation line.	Partially Achieved	Planning & Development	Significant progress was made. Although all minimum reservation area was not acquired, a significant portion was. The floodway and minimum reservation line is recommended to be dedicated to the City for drainage and public open space use.
1987 Appendix D		In the event the developer does not dedicate the floodway and opts to bear the cost of the drainage improvements, the developer shall improve the drainageway and maintain the floodway to City Standards.	Achieved	Planning & Development	To date, no private proposals for dedication remain.
1987 Appendix D		The developer, or property owner, may reclaim the flood fringe subsequent to reclamation plans approved by the City Engineer.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.

WOLF PEN CREEK SMALL AREA PLAN AUDIT (1987)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1987 Appendix D		Flood fringe areas not reclaimed by the developer may be acquired by the City through dedication.	Achieved	Planning & Development	Reflected in 1998 Ordinance No. 1819.
1987 Appendix D	WPC 5	Construct all cultivated beds to allow proper drainage, irrigation, and fertilization.	Achieved	Capital Improvement Projects	
1987 Appendix D	WPC 8	Establish access points for maintenance equipment for all trails, ponds, and public facilities.	Achieved	Parks & Recreation	Access points have been created at Dartmouth and Holleman.
1987 Appendix D		Consider Wolf Pen Creek as a separate district for maintenance and operation purposes, rather than “attached” to existing crews.	Not Pursued	Parks & Recreation	The City currently utilizes a quadrant system, though this action may be pursued in future plans.
1987 Appendix D		Conduct an internal staff reorganization study to determine the best course of action for coordinating and supervising maintenance operations of the project.	Not Pursued	Parks & Recreation	This item may be incorporated in future plans.



Appendix B:

Northgate (1996-2003)

Online Resources

NORTHGATE SMALL AREA PLAN AUDIT (1996 AND 2003)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.21		Provide guide signs to direct commercial traffic to area parking facilities.	Achieved	Capital Improvement Projects	
1996.22	NG 1	Upgrade existing substandard water mains to 8-inch or 10-inch water transmission mains.	Achieved	Water Services	The lines that were undersized in 1996 have since been upsized to 8" or greater where they are needed. If the Northgate park is ever converted into a dense development, there is one 2" line along Boyett Street between Cherry Street and Spruce Street that would need to be upsize, but that is highly unlikely.
1996.25		Specifically model the Northgate area to determine if there are any negative impacts as a result of increased development and stormwater run-off,	Achieved	Planning & Development	Site by site models are created as development occurs.
1996.28		Encourage the development of new retail/commercial/office space that maximizes Northgate's proximity to the University and its location along three State-controlled roadways.	Achieved	Economic Development	There has been market driven development of new retail and restaurants, with a significant increase in student housing to drive resident population in Northgate, aided by zoning flexibility for multi-story developments.
1996.28		Provide opportunities for existing District businesses to expand and relocate within Northgate.	Achieved	Economic Development	City established a grant-funded facade improvement program for existing businesses.
1996.28		Create a safe, secure, and attractive campus-area neighborhood that provides an alternative for student apartments/housing that is within walking distance of the main (east) campus.	Achieved	Community Services	Redevelopment continue to occur.
1996.28		Create a "gathering place" in the commercial core of Northgate that would be patronized by students and City residents alike.	Achieved	Planning & Development	Achieved through the development of the Promenade.
1996.29	NG 4	Develop Strategic Parcels.	Partially Achieved	Economic Development	The City developed the Second Street Promenade, Patricia Street Promenade, and College Main promenade to provide pedestrian access and public spaces.
1996.32	NG 5	Develop more dense apartments and "private dorms" in the interior of Northgate.	Achieved	Economic Development	There has been construction of numerous student-focused multistory apartment complexes, specifically along the area bound by Wellborn Rd., University Drive, and Church Ave, aided by zoning flexibility for multi-story developments.
1996.32		Develop a linear park in the northern portion of Northgate to act as a buffer for Northgate, add new park space for residents, add new permeable land for stormwater run-off, and which could connect to the University's Hensel Park (on the eastside of College Avenue/SH 308 in the City of Bryan).	Partially Achieved	Capital Improvement Projects	Northgate Park was developed.
1996.32		Develop the vacant land currently owned by the University as "market housing", townhomes and condominiums for sale rather than as rental apartments. This would be oriented to married students, graduate students, or those that want to live near a major university. Parents might also be interested in purchasing a unit and selling it after graduation as a way to reduce living expenses for their children.	Unknown	Capital Improvement Projects	

NORTHGATE SMALL AREA PLAN AUDIT (1996 AND 2003)

PAGE #	MAP #	ACTION ITEM		CITY DEPARTMENT	ACTION UPDATE
1996.35	NG 6	Develop a promenade/plaza generally along the existing Patricia Avenue alignment.	Achieved	Economic Development	Patricia Street was completed in the early 2000s.
1996.35		Develop retail building at northwest corner of Boyett and Patricia Street which would accommodate all of the 301 Patricia Street tenants and the Christian Science Reading Room.	Not Pursued	Economic Development	Waiting for private development to occur.
1996.35		Consolidate existing under-utilized areas into more efficient off-street parking lots, especially in the area behind Shadow Canyon nightclub.	Unknown	Capital Improvement Projects	
1996.35	NG 10	Retain, rehabilitate, or sell City-owned retail building at northeastern corner of Patricia Street and College Main; could also be removed to allow for a larger promenade gateway.	Achieved	Capital Improvement Projects	
1996.37		Develop mixed-use products such as a hotel, conference center, and associated parking improvements in Subarea 2.	Partially Achieved	Economic Development	Parking garage constructed and currently maintained by the City. Pursued opportunities through potential public/private partnerships; yet to develop.
1996.37		To accommodate core development, develop satellite lots north of Church Avenue.	Achieved	Planning & Development	Achieved through the development of the Northgate Garage.
1996.37		To accommodate core development, satellite lots north of Church Avenue would be necessary to accommodate the increased demand.	Achieved	Planning & Development	Achieved through the development of the Northgate Garage.
1996.37		Pursue further development of detailed design standards for the promenade and plaza.	Achieved	Planning & Development	Achieved through guidelines in Zoning Ordinance 1638, carried into U.D.O., Northgate Design Guidelines, and ultimately the U.D.O.
1996.40		Pursue additional off-street Core Area parking.	Achieved	Community Services	The College Main parking garage is in place.
1996.40		Accommodate long-term parking demand (longer than 1 hour) in off-street facilities	Achieved	Planning & Development	Achieved through the development of the Northgate Garage.
1996.42		Implement suggested cross-sections for different classifications of street as shown in Plan.	Partially Achieved	Public Works	Some portions of the Type A streets listed were reconstructed (either by redevelopment or CIP) with wider sidewalks, trees, pedestrian lighting, and benches. These include College Main, Nagle, Boyett, and Cross. Wider sidewalks were constructed along University Drive in conformance with the plan. Fig 20-24 show different street cross-sections. In general, streets should include 10-16 ft sidewalks, pedestrian lighting, and trees with some streets requiring benches.

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PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.42-4		All retail, commercial, and office development is to be located generally along Type "A" streets. This development will be located: between University drive/ FM 60, Church Avenue, Wellborn Road/FM 2514, and College Avenue/SH 308; along College Avenue/SH 308 (the Albertson's shopping center); and along Wellborn Road/FM 2514 at the intersection with Church Avenue	Achieved	Planning & Development	Achieved through the adoption of Ordinance 2195 in 191996.
1996.44		Residential development in Northgate will be with multi-family (attached) or owner-occupied (attached dwelling units. No additional single-family (detached) is planned for Northgate. This development is to be located generally between Wellborn Road/FM 2514, Church Avenue, Nagle Street, and the College Station city limit, and between Nagle Street, Cross Street, College Avenue/SH 308, and the College Station city limit.	Achieved	Planning & Development	Achieved through the adoption of Ordinance 2195 in 191996.
1996.44		As Northgate develops, the City should encourage mixed-use developments	Achieved	Planning & Development	Achieved through the adoption of Ordinance 2183 in 191996.
1996.44		Churches may be located anywhere in Northgate	Achieved	Planning & Development	Achieved, reflected in Amended Zoning Ordinance 1638 Section 8.12, with a conditional use permit. Carried into U.D.O.
1996.44		All new retail, commercial, and office buildings should not be greater than two stories. Overall building height should not be greater than 2 stories. Overall building height should not be greater than 45 feet (incorporating HVAC, roof systems, vent stacks, chimneys, etc.).	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines. (Exceptions include: the proposed hotel development (maximum of 9 stories); the proposed Nagle parking garage (maximum of 36 feet or 4 levels); retail, commercial, and office buildings may be allowed to be up to 3 stories if an elevator is provided. In this case, the overall height of the building may not exceed 60 feet.)
1996.45		Update streetscape guidelines according to Figures 20-24	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O.
1996.50		All residential buildings should not be greater than 2 stories. Overall building height should not be greater than 35 feet (incorporating roof systems, vent stacks, chimneys, etc.). If an elevator is provided, buildings may be up to 3 stories and may not exceed 45 feet.	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines.
1996.50		Church steeples may be a maximum of 75 feet	Not Pursued	Planning & Development	
1996.50		All new retail, commercial, or office developments on Type "A" or "B" streets should be located on the property line (or as near as possible). Corner locations should be oriented to both the front and corner property lines	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines.
1996.50		All new residential developments on Type "A" or "B" streets should be setback 15 feet from the property line in order to provide maximum rear setbacks. Corner locations should be oriented close to both the front and corner property lines.	Achieved	Planning & Development	
1996.50		Churches should conform to the same standards as retail/commercial/office developments.	Achieved	Planning & Development	Reflected in the U.D.O.

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PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.50		Retail, commercial, and office buildings in Northgate should generally conform to traditional "Texana" architectural style, as typified by the Aggie Credit Union building. Buildings must have a masonry facade, utilizing brick, split-face CMU, or other similar material (stone should be permitted as a base, exterior wainscot, or first floor surface material). Masonry colors should range from beige to light sand. Other building designs and materials may be considered for approval on a case-by-case basis. All new construction or renovation designs must be submitted to the City for approval prior to construction.	Achieved	Planning & Development	While colors are not specified, general guidance is reflected in 1998 Northgate Design Guidelines.
1996.50-1		Buildings in the residential portion of Northgate should generally conform to a traditional "Texana" architectural style. Buildings must have a brick masonry facade with colors ranging from sand to light red. Mottled or variegated types should not be permitted. Other building designs and materials may be considered for approval on a case-by-case basis. All new construction or renovation designs must be submitted to the City for approval prior to construction.	Achieved	Planning & Development	While colors are not specified, general guidance is reflected in 1998 Northgate Design Guidelines.
1996.51		All business signs in Northgate should be wall-mounted signs and may be illuminated. Wall-mounted signs must be mounted parallel with, not perpendicular to, the wall-face. Billboards and pole-mounted signs should not be permitted.	Partially Achieved	Planning & Development	Partially reflected in Northgate Design Guidelines, Amended Zoning Ordinance 1638, and carried into U.D.O.
1996.51		All signs in Northgate's residential areas should be wall-mounted signs. Signs should only be for the purpose of indicating the name of the residential development (apartments, condominium, etc.) or for informative/regulatory purposes. Wall-mounted signs should be mounted parallel with, not perpendicular to, the wall-face. Billboards and pole-mounted signs should not be permitted.	Partially Achieved	Planning & Development	Partially reflected in Amended Zoning Ordinance 1638, carried into U.D.O.
1996.51		Churches may have either wall-mounted signs or monument signs which are consistent with the City's sign ordinance.	Achieved	Planning & Development	Reflected in the U.D.O., not specific to churches.
1996.51		Real estate signs ("For Sale" and "For Rent/Lease") should conform to City specifications for size and placement.	Not Pursued	Planning & Development	
1996.52		Dumpsters and other similar receptacles should be kept in the rear of all retail, commercial, and office buildings. Businesses located between University Drive/ FM 60 and Church Avenue should screen dumpsters from view using masonry or metal fencing, or landscaping. Screening plans should be approved by City staff. Businesses may "group" dumpsters together in a common screened areas to consolidate these uses.	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O.
1996.52		For residential developments with more than four units in a single building, dumpsters and other similar receptacles should be kept in the rear of the residential building and be screened from view using wooden or masonry fencing, or landscaping. Screening plans should be approved by City staff.	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O.

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PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.52		Awnings are encouraged for retail/commercial/office buildings along University Drive/FM 60 and College Main. Awnings must be permanently affixed structures which do not obscure the second floor. Signs may be incorporated into the awning design, but the awnings themselves may not be illuminated. Awning colors must be consistent with the suggested building design for Northgate.	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O.
1996.52		Awnings are encouraged for residential buildings along both Type "A" and "B" streets. Awnings must be permanently affixed structures which do not obscure the second floor. Signs may not be incorporated into the awning design. Awning colors must be consistent with the building design and the overall design of Northgate.	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O.
1996.52		Churches should conform to the same standards as retail/commercial/office development.	Achieved	Planning & Development	Reflected in the U.D.O.
1996.53		"Storefront" windows are encouraged for first-floor businesses. Second-floor windows should be vertical proportioned, such as individual casement windows. Continuous "ribbon" window systems with glazed curtain walls should not be permitted.	Partially Achieved	Planning & Development	The latter half is reflected in the Amended Zoning Ordinance 1638, carried into U.D.O. For retail/commercial/office areas.
1996.53		Change parking requirements to 1 space for each bedroom per dwelling unit. For residential developments with more than four dwelling units per building, parking should be accommodated behind the building. If front head-in parking is provided, all spaces must be completely contained within the property line.	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O. Intent: adequately accommodate the resident parking demand off-street in order to allow additional on-street parking for Northgate visitors and customers.
1996.53		It is recommended that churches provide 4 spaces for each 1,000 square feet building area for other buildings (offices, education centers, recreation centers, day care, etc.). Front head-in parking should be allowed only by variance. Churches are encouraged to "pool" their lots with adjacent businesses and churches to create larger surface parking facilities.	Partially Achieved	Planning & Development	Front head-in parking has been disallowed.
1996.53		Regarding retail/commercial/office, off-street parking should be provided at a ratio of 4 spaces for each 1000 square feet of leasable area, as currently required by the City Amended Zoning Ordinance 1638, carried into U.D.O.	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O.
1996.53		Regarding residential, the current City Amended Zoning Ordinance 1638, carried into U.D.O. requires a minimum of 1.5 spaces per unit for apartment/ multi-family developments, with a maximum of 3 spaces per unit. It is recommended that in the Northgate area, this requirement be changed to 1 space for each bedroom per dwelling unit. For residential developments with more than four dwelling units over building, parking should be accommodated behind the building. If front head-in parking is provided, all spaces must be completely contained within the property line.	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O.

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PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.54		Businesses with large blank wall are encouraged to utilize graphic treatment in harmony with Northgate's design to mitigate the impact of such large blank surfaces. Faux finishes and trompe l'oeil are appropriate mechanisms. Designs should be approved by the City prior to implementation.	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines.
1996.54		Each intersection in Northgate should have a standard-size street sign which indicates each street name, along with the block number (in hundreds). Signs should have white lettering on a maroon background field, with the City's logo in the left margin.	Partially Achieved	Planning & Development	While the maroon background did not meet a state street signage standard, there were some toppers installed between 2006-2008. The item has not been pursued further.
1996.54		Sloped roofs on residential structures should be oriented with the gable towards the front. Retail, commercial, and office building roofs may be either flat-roofed or gabled - if the latter, they should also be oriented with the gable towards the front	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines and Zoning Ordinance 1638, carried into U.D.O.
1996.54		Porches are encouraged on residential buildings and should be permitted to encroach within the setback line.	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines.
1996.55		Type "A" streets should be landscaped in conformance with the City's Streetscape Plan using either live oaks or red tree crepe myrtles.	Partially Achieved	Public Works	Reflected in 1998 Northgate Design Guidelines. Additionally, it appears that most of the trees planted are either crepe myrtles or live oaks.
1996.55		Type "A" streets should be landscaped in conformance with the City's Streetscape Plan using either live oaks or red tree crepe myrtles.	Achieved	Capital Improvement Projects	
1996.55		All blocks within Northgate should have curbs and gutters which conform to City specifications. Storm sewers would be installed by the City as Northgate redevelops.	Achieved	Planning & Development	Reflected in Zoning Ordinance 1638, carried into U.D.O.
1996.55		Sidewalks which follow standard City specifications are to be provided on every blockface of every street in Northgate.	Achieved	Planning & Development	The majority, if not all, of the sidewalks are at least 7'. The rest are individual developments.
1996.55		On-street bicycle lanes which share the travel lane with automobiles should be allowed throughout Northgate. Bicycle lane signage should be located along University Drive/Fm 60, College Main, Nagle Street, and Church Avenue.	Partially Achieved	Planning & Development	
1996.55		Businesses along University Drive/FM 60 are encouraged to install bike racks to accommodate/consolidate bicycle parking.	Achieved	Planning & Development	Reflected in Amended Zoning Ordinance 1638, carried into U.D.O.
1996.55		Benches should be incorporated on Type "A" streets and be constructed of materials designed to withstand weather and potential abuse, such as wrought iron or aggregate concrete, with pressure-treated wood seats. Materials which are subject to weather damage such as recycled plastic should not be used.	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines.

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PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.56		Lighting should be incorporated on Type "A" streets. Light standards should be constructed of materials designed to withstand weather and potential abuse, such as wrought iron, be pedestrian-scale height (12 feet to 15 feet), and be compatible with Northgate design (traditional, as opposed to contemporary).	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines.
1996.56		Trash receptacles should be incorporated on Type "A" streets and be constructed of materials designed to withstand weather and potential abuse, such as wrought iron or aggregate concrete. Materials which are subject to weather-damage such as recycled plastic or wood should not be used. Trash receptacles should be located on Type "A" streets at each intersection .	Achieved	Planning & Development	Reflected in 1998 Northgate Design Guidelines.
1996.61		Pursue every available grant program, including ISTEA funds, CDBG funds, and State park grants.	Achieved	Community Services	Staff continues to search for grants that would meet the needs of projects in Northgate.
1996.61		Establish the Northgate District Association.	Partially Achieved	Community Services	Northgate District Association no longer meets. Representative did not find value in meeting with City representatives as an association.
1996.61		Establish a Northgate TIF District.	Achieved	Community Services	
1996.62		Bring together public and private sectors to redevelop and revitalize Northgate; encourage public/private sector cooperation.	Achieved	Neighborhood Service	Public and private redevelopments continue to be planned and constructed.
1996.62		Help fund the NDA.	Partially Achieved	Community Services	The NDA was funded initially.
1996.62	NG 11	Develop the parking garage.	Achieved	Community Services	College Main parking garage is in place.
1996.63		Upgrade water and wastewater mains.	Partially Achieved	Water Services	Mains of primary importance: Along Boyett Street, Church Avenue, Nagle Street, and Patricia Street. Could be funded either through a TIF district, through CIP funds, or from the City's general revenues.
1996.63		Develop linear park as a City/University joint venture.	Achieved	Parks & Recreation	Northgate Park developed and open.
1996.63		Rebuild Type "A" and "B" streets to meet existing standards for curb and gutter, storm sewers, and sidewalks. Street furniture, landscaping, and lighting could also be installed at that time. Could be funded either through a TIF district, through CIP funds, or from the City's general revenues.	Partially Achieved	Public Works	Several of these streets have been improved, although there are some that are not developed.
1996.63		Widen the University Drive/FM 60 sidewalk to approximately 7 feet wide from Nagle Street to just south of Boyett Street.	Achieved	Capital Improvement Projects	

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PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.63		Develop linear park.	Achieved	Community Services	Northgate Park was developed and is open.
1996.63	NG 14	Provide off-street parking in the Core area.	Achieved	Community Services	Parking garage and surface lot are in place.
1996.63		Incorporate the suggested redevelopment guidelines into an "overlay district" to be applied to the entire Northgate District. The City could also rezone the areas within Northgate as a "Planned Development" district which would incorporate the 1998 Northgate Design Guidelines.	Achieved	Planning & Development	Achieved through the adoption of Ordinance 2183 in 191996, Northgate District Established.
1996.64		Jointly patrol the Core area with University.	Partially Achieved	Police Department	Police staffing at Northgate has increased in both presence and visibility since 191996.
1996.64		Jointly patrol the Core area.	Achieved	Community Services	Northgate District staff are responsible for parking operations and district management.
1996.65		Develop two off-street parking lots for 250 cars between College Main, Boyett Street, Church Avenue, and Patricia Street .	Partially Achieved	Capital Improvement Projects	The surface lot performs this function.
1996.65	NG 12	Widen University Drive/FM 60 sidewalk. (College Main to Wellborn Road/FM 2514 - 900 LF).	Achieved	Capital Improvement Projects	
1996.65		Develop two off-street parking lots for 250 cars between College Main, Boyett Street, Church Avenue, and Patricia Street	Partially Achieved	Community Services	Surface lot on Patricia, Boyett, & Church
1996.65		Patricia Street Redevelopment (Wellborn Road to College Main - 1,100 LF)	Not Pursued	Community Services	
1996.66		Repair/upgrade water and sewer mains. Patricia Street Redevelopment (Wellborn Road to College Main - 1,100 LF).	Partially Achieved	Water Services	
1996.66		Repair/upgrade water main. Boyett Street Redevelopment (University Drive to City Limits - 2,000 LF).	Partially Achieved	Water Services	
1996.66		Repair/upgrade water main. Church Avenue Redevelopment (Wellborn Road to Nagle Street - 2,200 LF).	Achieved	Water Services	
1996.66	NG 2	Repair/upgrade water main. Nagle Street Redevelopment (University Drive to City Limits - 1,800 LF).	Partially Achieved	Water Services	
1996.66		Repair/replace curb and gutter and rebuild roadway. Patricia Street Redevelopment (Wellborn Road to College Main - 1,100 LF).	Partially Achieved	Public Works	Wellborn to First was removed for interchange. Boyett to Main part of promenade.

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PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.66		Repair/replace curb and gutter and rebuild roadway. Nagle Street Redevelopment (University Drive to City Limits - 1,800 LF).	Achieved	Public Works	
1996.66		Type "A" street landscaping. College Main (University Drive to City Limits - 1,860 LF).	Partially Achieved	Public Works	
1996.66		Repair/upgrade water and sewer mains	Partially Achieved	Water Services	
1996.66		Type "A" street landscaping. Nagle Street (University Drive to City Limits 1,800 LF).	Partially Achieved	Public Works	
1996.66		Type "A" street landscaping. Boyett Street (University Drive to City Limits - 2,000 LF).	Partially Achieved	Public Works	
1996.66		Type "A" street landscaping. Cross Street (College Avenue to Nagle Street - 1,200 LF).	Partially Achieved	Public Works	
1996.66		Type "A" street landscaping. University Drive (Wellborn Road to College Avenue - 3,100 LF).	Not Pursued	Public Works	
1996.66		Develop pedestrian promenade and plaza.	Achieved	Capital Improvement Projects	
1996.66		Patricia Street Redevelopment (Wellborn Road to College Main - 1,100 LF).	Not Pursued	Capital Improvement Projects	
1996.66		Install pedestrian-scale lighting. Patricia Street Redevelopment (Wellborn Road to College Main - 1,100 LF).	Not Pursued	Capital Improvement Projects	
1996.66		Improve landscaping and lighting. Patricia Street Redevelopment (Wellborn Road to College Main - 1,100 LF).	Not Pursued	Capital Improvement Projects	
1996.66		Install colored stamped concrete sidewalk. Boyett Street Redevelopment (University Drive to City Limits - 2,000 LF).	Partially Achieved	Capital Improvement Projects	
1996.66		Install pedestrian-scale lighting. Boyett Street Redevelopment (University Drive to City Limits - 2,000 LF).	Not Pursued	Capital Improvement Projects	
1996.66	NG 13	Install stamped concrete sidewalk. Church Avenue Redevelopment (Wellborn Road to Nagle Street - 2,200 LF).	Achieved	Capital Improvement Projects	
1996.66		Install pedestrian-scale lighting. Church Avenue Redevelopment (Wellborn Road to Nagle Street - 2,200 LF).	Not Pursued	Capital Improvement Projects	

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PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
1996.66		Install colored stamped concrete sidewalk. Nagle Street Redevelopment (University Drive to City Limits - 1,800 LF).	Partially Achieved	Capital Improvement Projects	
1996.66		Install pedestrian-scale lighting. Nagle Street Redevelopment (University Drive to City Limits - 1,800 LF).	Not Pursued	Capital Improvement Projects	
1996.66		Develop pedestrian promenade and plaza	Achieved	Community Services	Patricia Street promenade between College Main and Boyett was developed.
1996.67		Repair/upgrade water and sewer mains.	Achieved	Water Services	
1996.67		Repair/install storm sewer mains.	Achieved	Water Services	This is generally done in tandem with street reconstruction and continues to be pursued.
1996.67		Repair/replace curb and gutter and rebuild roadway.	Partially Achieved	Public Works	Many of the streets have been rebuilt either by the city or development.
1996.67		Develop public building in linear park near Boyett Street.	Not Pursued	Capital Improvement Projects	
1996.67		Install standard concrete sidewalk.	Partially Achieved	Capital Improvement Projects	
1996.67	NG 3	Develop linear park	Achieved	Community Services	Northgate Park was developed and is open.
2003.13		To offset the gap between low rental rates and high land prices, the City should look to subsidize the purchase of land in the district.	Not Pursued	Economic Development	Land values have increased significantly, along with private interest in development without City subsidy.
2003.15		Make improvements to University Drive by adding bulb-outs at corners, reducing lane widths, adding medians, widening sidewalks, lowering the speed limit and tree-lining the streets.	Partially Achieved	Public Works	Medians were added, sidewalks were improved along University, other items were not addressed or are unknown.
2003.15		Enhance Linkages: make improvements to University Drive by adding bulb-outs at corners, reducing lane widths, adding medians, widening sidewalks, lowering the speed limit and tree-lining the streets.	Achieved	Community Services	University Drive pedestrian improvement projects have been completed.
2003.20		In residential areas, the city should negotiate rear lot utility easements in exchange for upgraded services to the owners.	Unknown	Water Services	
2003.20		An overall demand analysis should be performed to assess the excess capacity in the Northgate District.	Achieved	Electrical Services	Services are assessed as development, redevelopment, and remodels occur.
2003.20		In residential areas, the city should negotiate rear lot utility easements in exchange for upgraded services to the owners.	Unknown	Public Works	

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2003.20		Along streets with rights-of-way which are too narrow to accommodate streetscape improvements, the City should pay for, and construct, improvements in exchange for streetscape easements granted by the property owners.	Not Pursued	Public Works	No streetscape easements have been acquired. All City maintained streetscape is located within the ROW.
2003.20		The drainage should be re-engineered and rebuilt to provide a regional detention basin for the area.	Not Pursued	Public Works	Those projects that have been required to provide on site detention should be allowed to redevelop their sites once this regional detention facility is in place. New utility mains and services lines should be routed down access easements at the rear of existing properties.
2003.20		Where the 100-year floodplain intrudes into the district near College Main, channelization of the creek should be pursued to free up adjacent land for neighborhood park development.	Not Pursued	Public Works	
2003.29		Extend entertainment venue hours.	Achieved	Community Services	Hours were extended to closing at 2:00 AM.
2003.30		Work with TXDOT and the University to formulate a plan which converts University into a mixed-use, mixed mode Boulevard.	Not Pursued	Capital Improvement Projects	
2003.30		Create a Transportation Node near the municipal parking garage for College Station, Bryan, and Northgate to serve as a hub for all modes of transportation between the district, Bryan, TAMU, and College Station.	Not Pursued	Capital Improvement Projects	
2003.30		Create a Management District.	Achieved	Community Services	City-staffed district management model was created.
2003.30		Create a Parking Management Entity.	Achieved	Community Services	The Northgate District management model was created.
2003.31		Upgrade utilities.	Partially Achieved	Water Services	The City does not proactively pursue getting rid of rear lot easements so it is unclear if it is being pursued. When development does come through, the City attempts to relocate utilities if possible, but many times it is not feasible with a small development that does not take the whole block.
2003.31		Pursue bike/foot patrols.	Achieved	Police Department	The full-time College Station Tourism & Entertainment Policing Unit (CSTEP) was started in 2013. This unit patrols Northgate nearly every Thursday, Friday, and Saturday night.
2003.31		Incorporate a grocer to stay in the district for fresh produce and groceries. The district would benefit greatly from a retail anchor, such as a grocery store. An anchor located on the east end of Church would help invigorate retailing westward along Church.	Not Achieved	Economic Development	No grocer currently in Northgate, though staff has pursued conversations with grocery stores as a part of evolving mixed-use development.
2003.31		Upgrade Infrastructure: Alleys	Not Pursued	Capital Improvement Projects	

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2003.37		Establish the revolving loan program with a group of local lenders [as detailed in the last chapter] with seed money of at least \$500,000.	Not Pursued	Economic Development	
2003.37		Establish a redevelopment authority, or utilize an existing one, to take temporary title to infill properties. Redevelop those properties according to the district plan and transfer title back to the original owner. During the redevelopment period (no longer than 18 months) subsidize the profit of the properties' owner to make the redevelopment program acceptable to non-resident owners.	Not Pursued	Economic Development	
2003.37		Establish a property development consortium to purchase multiple contiguous properties and syndicate the ownership of all previous individual owners. After redevelopment, the consortium would lease and manage the property, treating former individual owners as limited partners.	Not Pursued	Economic Development	Not pursued due to market demand.
2003.37		Establish the revolving loan program with a group of local lenders as detailed in the last chapter with seed money of at least \$500,000.	Partially Achieved	Community Services	CDBG was utilized for facade improvement program - no other funding was made available.
2003.37		Purchase key properties and resell them to developers to accomplish projects that reinforce the district vision. Subsidize each resale as necessary to ensure project feasibility.	Partially Achieved	Community Services	There is a possible partnership for surface lot redevelopment.
2003.37		Establish a redevelopment authority, or utilize an existing one, to take temporary title to infill properties.	Not Pursued	Community Services	Redevelop those properties according to the district plan and transfer title back to the original owner. During the redevelopment period (no longer than 18 months) subsidize the profit of the properties' owner to make the redevelopment program acceptable to non-resident owners.
2003.37		Establish a property development consortium to purchase multiple contiguous properties and syndicate the ownership of all previous individual owners.	Not Pursued	Community Services	After redevelopment the consortium would lease and manage the property, treating former individual owners as limited partners.
2003.38		Continue Church Street enhancements.	Achieved	Public Works	The realignment of the east end of Church Street should be pursued along with construction of the streetscape improvements.
2003.38	NG 7	Construct a "Live from Northgate" pavilion in place of community dumpsters.	Achieved	Economic Development	Pavilion was constructed with utilities to support concerts. One pavilion had electrical updated to accommodate a stage.
2003.38		Partner with TAMU to build an urban village on the Brazos Duplex site which embodies mixed-use, mixed income, and mixed housing types combined with neighborhood retail.	Achieved	Economic Development	TAMU entered into public/private partnership, which was Achieved as U Centre at Northgate.
2003.38		Pursue University Boulevard calming with TXDOT and TAMU.	Partially Achieved	Capital Improvement Projects	
2003.38		Replace metered parking on most streets, particularly those that are catering to quick turnover retailing.	Achieved	Community Services	2-hour parking implemented in high traffic areas - currently managed with ParkMobile. This would not affect already existing bike lanes.
2003.38		Pursue a work/live project on City land on Wellborn.	Not Pursued	Community Services	This was sold and developed as The Domain. This is an immediate opportunity to take advantage of the positive effects of the restaurants on the west end of Church Street.

NORTHGATE SMALL AREA PLAN AUDIT (1996 AND 2003)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2003.38		Pursue the infill project at the northeast and northwest corners of Church and First Streets.	Partially Achieved	Community Services	NW corner was developed as The Domain, plans in progress for NE corner.
2003.38		Promote retail projects at the corner of Boyette and Patricia to strengthen and anchor the promenade on the southwest corner of the existing parking lot.	Partially Achieved	Community Services	There is a possible partnership for surface lot redevelopment.
2003.38		Establish a District Management Coalition and coalesce all common district functions.	Achieved	Community Services	The Northgate District management model was created.
2003.38		Retrofit the garage with a more user friendly exit payment sequence and sell the garage to the Brazos County Transit Authority.	Unknown	Community Services	The current system is very user friendly; unknown regarding BTB.
2003.38		Adopt an overall Regulating Plan and Development Code.	Achieved	Community Services	NG UDO Development codes were adopted.
2003.38		Infill Pursuit: The Mud Lot represents a significant infill opportunity on the east end of Church Street to establish a pedestrian oriented mixed-use destination.	Partially Achieved	Planning & Development	This location was infilled by St. Mary's Catholic Church in 1997.
2003.40		Create a clear and aggressive parking management policy under the proposed Community Services which would combine all district parking under one entity.	Achieved	Community Services	The Northgate District management model was created.
2003.44		Channelize the creek between Boyette and Bryan city limits.	Partially Achieved	Public Works	Creek was not channelized, however property was purchased for Northgate Park.
2003.44		Pursue block infill with major land owner.	Not Pursued	Economic Development	Not pursued due to market demand.
2003.44		Pursue block infill with multiple landowners.	Not Pursued	Economic Development	Not pursued due to market demand.
2003.44		Pursue block infill with City sponsorship.	Not Pursued	Economic Development	Not pursued due to market demand.
2003.44		Organize an entity to facilitate 1031 exchanges & land swaps.	Not Pursued	Economic Development	
2003.44		Develop Anchor Tenant Action Plan: The City should engage the owners of Albertson's to retrofit the building as a District anchor by offering low interest loans and infrastructure upgrades such as the realignment of Church Street.	Not Achieved	Planning & Development	Plans were created and reviewed, but did not materialize.
2003.47		Pursue Church Street retail.	Partially Achieved	Economic Development	Zoning in place to encourage a variety of uses; private market has developed a limited number of restaurants with a heavy concentration of bars.
2003.48	NG 8	Develop an urban Square or Plaza	Achieved	Economic Development	Promenades at Patricia, College Main, and Second Street have been developed as public spaces.

NORTHGATE SMALL AREA PLAN AUDIT (1996 AND 2003)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2003.49		Pursue a Cultural/Science Center Anchor.	Not Pursued	Economic Development	
2003.50		Pursue an Education Complex Anchor.	Not Pursued	Economic Development	
2003.51		Pursue an Entertainment Cluster Anchor.	Not Pursued	Economic Development	
2003.51		Pursue a combination of the previous three suggestions.	Not Pursued	Economic Development	
2003.54		Set up a "quasi-public" redevelopment authority who would take temporary ownership of property and redevelop it utilizing a Housing Finance Authority approach.	Not Pursued	Community Services	
2003.55		Create a PID within the boundaries of the Northgate neighborhood.	Not Pursued	Community Services	This item is subject to future consideration.
2003.55		Establish a TIF or TIRZ.	Partially Achieved	Community Services	
2003.56		Create a Northgate Improvement District.	Not Pursued	Community Services	
2003.56		Create a Municipal Management District	Not Pursued	Community Services	
2003.57		Pursue EDA support in creating a district-wide storm water detention facility along the north edge of the area.	Not Pursued	Capital Improvement Projects	
2003.59		Utilize the services of a Housing Finance Authority in order to provide low interest funding for residential development within the area.	Not Pursued	Community Services	



Appendix C:

MEDICAL DISTRICT (2012)

Online Resources

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2011.83		Establish free wireless network covering the entire medical district.	Not Pursued	Public Works	Include access to:
					▪ Medical district management organization's website.
					▪ District business websites.
					▪ Directions.
					▪ Transit/shuttle service information.
					▪ Medical appointments.
					▪ Education/classes/seminars.
					▪ Special events and activities.
					▪ Special 'subscriber only' features, such as
					notifications to patrons, employees and residents
2012.07		Unfunded Thoroughfare: Rock Prairie E from SH 6 to Bird Pond	Partially Achieved	Transportation Planning	of the medical district.
					City capital project is underway for constructing the roadway and will be completed in 2025.
					Pvmt: 78ft
					Length: 5,200ft
					10ft Wide Southern sidewalk included.

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2012.07	MED 9	Unfunded Thoroughfare: Rock Prairie W from Longmire to Normand	Achieved	Transportation Planning	City capital project was completed in 2017. 4 Lane Minor Arterial
					Pvmt: 72ft
					Length: 1,800ft
					10ft Wide Southern sidewalk included.
2012.07	MED 10	Unfunded Thoroughfare: Bird Pond from Rock Prairie to Lakeway	Achieved	Transportation Planning	Street constructed by Midtown development in 2019. 4 Lane Minor Arterial
					Pvmt: 72ft
					Length: 2,800ft.
2012.07		Unfunded Thoroughfare: Bird Pond from Lakeway to SH 6	Partially Achieved	Transportation Planning	Two lanes constructed and right-of-way dedicated with private development in 2022. Remaining portions to be completed with future phase of Midtown development and future City capital project when funding is identified. 2 Lane Minor Collector
					Pvmt: 38ft
					Length: 2,000ft.
2012.07		Unfunded Thoroughfare: Pebble Creek from SH 6 to WD Fitch	Partially Achieved	Transportation Planning	Renamed Corporate Parkway. City capital project constructed a portion between SH 6 and Midtown Dr in 2019. Remaining portion to be future City capital project with future phases of Midtown Business Park. 4 Lane Major Collector
					Pvmt: 52ft
					Length: 7,900ft.

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2012.07		Unfunded Thoroughfare: Unnamed from Rock Prairie to Lakeway	Partially Achieved	Transportation Planning	The street will be constructed with a future phase of the Midtown development. 2 Lane Minor Collector
					Pvmt: 38ft
					Length: 2,300ft.
2012.07		Unfunded Thoroughfare: Barron from Lakeway to Rock Prairie	Not Pursued	Transportation Planning	This street was removed as part of amendments to the Thoroughfare Plan in 2017. 4 Lane Minor Arterial
					Pvmt:72ft
					Length: 5,400ft.
2012.07		Unfunded Thoroughfare: Double Mtn from Medical to Barron	Partially Achieved	Transportation Planning	Sections of Double Mountain Road have been constructed by private development with platting from 2019-2023. Remaining sections to be constructed by future development. 2 Lane Minor Collector
					Pvmt: 38ft
					Length: 5,100ft.
2012.07		Unfunded Thoroughfare: Normand from Graham to Arnold	Partially Achieved	Transportation Planning	Future street remains shown on Thoroughfare Plan. Funding for the future City capital project to construct it has not been identified. 2 Lane Minor Collector
					Pvmt:38ft
					Length: 1,900ft.
2012.07		Unfunded Thoroughfare: Lakeway from Medical to Barron	Partially Achieved	Transportation Planning	City capital project extended a two-lane section in 2019. Remaining two lanes will be constructed with future phase of Midtown development. 4 Lane Major Collector
					Pvmt:54ft
					Length: 3,000ft.

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2012.07	MED 11	Funded Thoroughfare: Lakeway from Barron to Spring Creek	Achieved	Transportation Planning	City capital project was completed in 2017 with street constructed as two lanes with two-way center turn lane. 4 Lane Major Collector
					Pvmt:54ft
					Length: 5,300ft.
2012.07		Funded Thoroughfare: Barron from SH6 to Lakeway	Not Pursued	Transportation Planning	This street was removed as part of amendments to the Thoroughfare Plan in 2017. 4 Lane Minor Arterial
					Pvmt:72ft
					Length: 2,000ft
2012.07	MED 12	Funded Thoroughfare: Rock Prairie Bridge	Achieved	Transportation Planning	City capital project was completed in 2014. 10ft Wide Southern sidewalk included.
2012.07	MED 13	Funded Thoroughfare: Rock Prairie W from SH6 to Longmire	Achieved	Transportation Planning	City capital project was completed in 2017. 6 Lane Major Arterial
					Pvmt: 81ft
					Length: 700ft
					10ft Wide Southern sidewalk included.
2012.07		Funded Thoroughfare: Rock Prairie E from Bird Pond to WD Fitch	Partially Achieved	Transportation Planning	City capital project to design roadway is underway. Construction is anticipated to be complete in 2028. 2 Lane Minor Collector R
					Pvmt: 30ft
					Length: 10,600ft

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2012.07	MED 14	Funded Thoroughfare: Normand from Rock Prairie to Arnold	Achieved	Transportation Planning	Street constructed by private development in 2013. 2 Lane Minor Collector
					Pvmt: 38ft
					Length: 800ft
2012.07		Future Thoroughfare: Rock Prairie E from Bird Pond to Barron	Partially Achieved	Transportation Planning	City capital project to design roadway is underway. Construction is anticipated to be complete in 2028. 3 Lane Major Collector
					Pvmt: 48ft
					Length: 4,300ft
2012.07		Future Thoroughfare: Rock Prairie E from Barron to WD Fitch	Partially Achieved	Transportation Planning	10ft Wide Southern sidewalk included.
					City capital project to design roadway is underway. Construction is anticipated to be complete in 2028. 4 Lane Minor Arterial
					Pvmt: 72ft
2012.07		Future Thoroughfare: Rock Prairie W from Normand to Rio Grande	Partially Achieved	Transportation Planning	Length: 6,000ft
					10ft Wide Southern sidewalk included.
					Future shared use path (sidewalk) remains shown on Bicycle, Pedestrian, and Greenways Master Plan. Funding for the future City capital project to construct it has not been identified. 4 Lane Minor Arterial
2012.07					Pvmt: 72ft
					Length: 2,000ft
					10ft Wide Southern sidewalk included.

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2012.07		Future Thoroughfare: Bird Pond from Rock Prairie to (north)	Partially Achieved	Transportation Planning	Realignment of street remains shown on Thoroughfare Plan. Funding for a future City capital project to construct it has not been identified. 4 Lane Minor Arterial
					Pvmt: 72ft
					Length: 1,000ft
2012.07		Future Thoroughfare: Double Mtn from Barron to Pebble Creek	Not Pursued	Transportation Planning	This street was removed as part of amendments to the Thoroughfare Plan in 2017. 2 Lane Minor Collector
					Pvmt: 38ft
					Length: 2,600ft
2012.08	MED 2	Unfunded Sanitary Mains: Lick Creek - Trunk Ph II from S of Pebble Creek Sub to WD Fitch	Achieved	Engineering	Diameter: 36in Length: 6,700ft
2012.08	MED 3	Unfunded Sanitary Mains: Spring Creek - Baseline C from WD Fitch to Baseline A / C fork	Achieved	Engineering	Diameter: 36in Length: 6,000ft
2012.08	MED 4	Unfunded Sanitary Mains: Spring Creek - Baseline A from Baseline A / C fork to Lift Station #2 (SH6)	Partially Achieved	Engineering	Currently built up to the end of midtown district, 90% design on the remainder. Diameter: 24in Length: 7,500ft
2012.08	MED 5	Funded Sanitary Mains: Lick Creek - Trunk Line Ph I from Lick Creek Plant to South of Pebble Creek Sub	Achieved	Engineering	Diameter: 36in Length: 5,400ft
2012.08		Future Sanitary Mains: Spring Creek - Baseline B from Baseline A / C fork to Lift Station #3 (SH6)	Partially Achieved	Engineering	90% design. Diameter: 24in Length: 5,200ft
2012.09		Unfunded Water Mains: Bird Pond from Rock Prairie to SH 6	Partially Achieved	Engineering	~460ft section remaining that will be built by the Midtown Development in a future phase. Diameter: 12in Length: 4,800ft
2012.09		Unfunded Water Mains: Pebble Creek from SH 6 to WD Fitch	Partially Achieved	Engineering	Diameter: 12in Length: 8,300ft
2012.09		Unfunded Water Mains: Unnamed from Rock Prairie to SH 6	Partially Achieved	Engineering	Rock Prairie to Lakeway (Now Midtown Dr.) - It is part of the Midtown PP. Diameter: 12in Length: 2,300ft
2012.09		Unfunded Water Mains: Barron from Lakeway to Rock Prairie	Partially Achieved	Engineering	Diameter: 12in Length: 5,400ft

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2012.09		Unfunded Water Mains: Barron from SH6 to Lakeway	Partially Achieved	Engineering	Diameter: 12in Length: 2,000ft
2012.09		Unfunded Water Mains: Double Mtn from Medical to Barron	Partially Achieved	Engineering	Removed. Diameter: 12in Length: 5,100ft
2012.09	MED 6	Unfunded Water Mains: Lakeway from Barron to Spring Creek	Achieved	Engineering	Diameter: 12in Length: 8,300ft
2012.09	MED 7	Unfunded Water Mains: Lakeway from Medical to Barron	Achieved	Engineering	Diameter: 12in Length: 3,000ft
2012.10	MED 8	Funded Water Mains: SH 6 from Rock Prairie to S&W	Achieved	Engineering	Diameter: 18in Length: 1,100ft
2012.10		Unfunded Greenway Trail: Lick Creek (northwest) from Hibiscus to Longmire	Partially Achieved	Transportation Planning	Future trail remains shown on Bicycle, Pedestrian, and Greenways Master Plan. Funding for a future City capital project has not been identified. Width: 10ft
					Length: 4,500ft
2012.10		Unfunded Greenway Trail: Longmire (west side) from Rock Prairie to Graham	Partially Achieved	Transportation Planning	Future trail remain shown on Bicycle, Pedestrian, and Greenways Master Plan. Funding for a future City capital project has not been identified. Width: 10ft
					Length: 1,900ft
2012.10		Unfunded Greenway Trail: Southwood Park (west) from Hibiscus to Rock Prairie	Partially Achieved	Transportation Planning	Future trail remain shown on Bicycle, Pedestrian, and Greenways Master Plan. Funding for a future City capital project has not been identified. Width: 10ft
					Length: 1,300ft
2012.10		Unfunded Greenway Trail: Southwood Park (Rio Grande) from Rock Prairie to Arnold	Partially Achieved	Transportation Planning	Portion from Arnold Rd being constructed by private development. Remaining section will be future City capital project when funding is identified. Width: 10ft
					Length: 1,200ft
2012.10		Unfunded Greenway Trail: Arnold Rd from Hibiscus to Normand	Partially Achieved	Transportation Planning	Trail remain shown on Bicycle, Pedestrian, and Greenways Master Plan. Funding for a future City capital project to upgrade existing sidewalk to a trail has not been identified. Width: 8ft
					Length: 650ft

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)					
PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2012.10		Unfunded Greenway Trail: LCT 14 from Lakeway to Lick Ck (B)	Partially Achieved	Transportation Planning	One section of trail was constructed by private development in 2019. Funding for remaining portion as a City capital project has not been identified. Width: 10ft
					Length: 4,600ft
2012.10		Unfunded Greenway Trail: LCT 11 from Rock Prairie to Lick Ck (B)	Partially Achieved	Transportation Planning	Portions of trail have been constructed with phases of the Midtown development with remaining portions being completed with future phases. Width: 10ft
					Length: 4,400ft
2012.10		Unfunded Greenway Trail: LCT 10 from Rock Prairie to Lick Ck (B)	Partially Achieved	Transportation Planning	Portions of trail have been constructed with phases of the Midtown development with remaining portions being completed with future phases. Width: 10ft
					Length: 4,000ft
2012.11	MED 15	Funded Greenway Trail: Lick Creek (east) from SH 6 & Barron to WD Fitch	Achieved	Transportation Planning	City capital project completed in 2016. Width: 10ft
					Length: 10,000ft
2012.11		Future Greenway Trail: Spring Creek from SH 6 to WD Fitch	Partially Achieved	Transportation Planning	Future trail remain shown on Bicycle, Pedestrian, and Greenways Master Plan. Funding for a future City capital project has not been identified. Width: 10ft
					Length: 6,600ft
2012.11		Future Greenway Trail: Gulf States Pipeline from SH 6 to WD Fitch	Partially Achieved	Transportation Planning	Future trail remain shown on Bicycle, Pedestrian, and Greenways Master Plan. Funding for a future City capital project has not been identified. Width: 10ft
					Length: 4,700ft
2012.11	MED 1	Southwood Athletic Park Improvements	Achieved	Parks & Recreation	Restrooms were added near the skate park. Approved in the 2022 GO Bond, new baseball restroom facilities slated to be completed by summer 2025.
2012.11		Parks & Open Space: Southeast Community Park	Partially Achieved	Parks & Recreation	Working on conceptual design of Texas Independence Park

MEDICAL DISTRICT SMALL AREA PLAN AUDIT (2011 AND 2012)

PAGE #	MAP #	ACTION ITEM	STATUS	CITY DEPARTMENT	ACTION UPDATE
2012.11		Neighborhood Parks and/or open spaces in conjunction with the village center and residential development	Partially Achieved	Parks & Recreation	Continuous work is being done with the community and developers to connect to Lick Creek Trail.
2012.12		Creation of Municipal Management District (MMD)	Achieved	Economic Development	Rock Prairie Management District No. 2 was established in 2015 and remains in effect. The MMD has issued bonds to pay for necessary infrastructure improvements.
2012.14		Creation of a Tax Increment Reinvestment Zone (TIRZ)	Achieved	Economic Development	West Medical District TIRZ #18 and East Medical District TIRZ #19 were established following adoption of this plan. TIRZ #18 was dissolved in FY18, while TIRZ #19 remains in effect. Proceeds can go to support infrastructure improvements.
2012.21		Creation of New Zoning District: Village Center	Partially Achieved	Planning & Development	Midtown did an extensive PDD aligned with this zoning category. General commercial is located where Village Center is shown in the MD Plan. The remaining shown area is City-owned and is zoned GC.
2012.37		Creation of New Zoning District: Medical Use	Not Pursued	Planning & Development	The zoning already allowed for medical uses. The land had some existing medical-related uses on it at the time; there is also a PDD covering the medical-related use areas. The corner of Longmire/Graham remains undeveloped.
2012.28		Creation of New Zoning District: Urban Residential - Open	Partially Achieved	Planning & Development	Elements of this are captured in the Midtown PDD.
2012.33		Creation of New Zoning District: Urban Residential - Restricted	Not Pursued	Planning & Development	



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