



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.

October 17, 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. October 3 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 8.3.E.2.b. 'Relation to adjoining street system', Section 8.3.G.2.a. 'Blocks', Section 11.2 'Defined Terms' - 'Public Way' and presentation, discussion, and possible action regarding a Preliminary Plan for Culpepper At TAMU Subdivision on

approximately 10.84 acres of land, generally located at the intersection of College Avenue and University Drive, specifically on the west side of University Drive. Case #PP2024-000009

Sponsors: Jeff Howell

Attachments:

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

- 5.2. 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 boundary from SC Suburban Commercial to O Office for approximately 2.08 acres at 4205-4211 Rock Prairie Road, being Lots 1-4, Block 1 of the Waterford Heights Phase 1 Subdivision, generally located east of the intersection of Rock Prairie Road and Bird Pond Road. Case #REZ2024-000020 (Note: Final action of this item will be considered at the November 14, 2024 City Council Meeting - Subject to change).

Sponsors: Jeff Howell

Attachments:

1. Aerial and Small Area Maps
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Existing Future Land Use Map
6. Rezoning Map

- 5.3. Public Hearing, presentation, discussion, and possible action regarding the FY2024 Comprehensive Plan and Unified Development Ordinance (UDO) Annual Review.

Sponsors: Christine Leal

Attachments:

1. FY2024 Comprehensive Plan & Unified Development Ordinance Annual Review

- 5.4. Presentation, discussion, and possible action regarding the Planning and Development Services FY 2025 Plan of Work.

Sponsors: Anthony Armstrong

Attachments:

1. PDS Plan of Work FY2025

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:

- The September 2024 Small Area Plan Audit. The Planning & Zoning Commission heard this item on September 19, 2024 and voted (6-0) to recommend acceptance of the audit report. The City Council heard this item on October 7, 2024 and voted (6-0) to approve the request.

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

- Thursday, October 24, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

- Thursday, November 7, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, November 14, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 21, 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 October 11, 2024 at 5:00 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
October 3, 2024**

COMMISSIONERS PRESENT: Chairperson Melissa McIlhaney, Commissioners, Bobby Mirza, Marcus Chaloupka, Aron Collins, Scott Shafer, and Warren Finch

COMMISSIONERS ABSENT: Commissioner Jason Cornelius

COUNCILMEMBERS PRESENT: Councilmember Dennis Maloney

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Long Range Planning Administrator Christine Leal, Land Development Review Administrator Robin Macias, Principal Planner Heather Wade, Staff Planners Gabriel Schrum, Ashley Klein, and Bekha Blasingame, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Jeremy Halling

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.

- September 19, 2024

Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Collins seconded the motion, the motion passed 6-0.

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 boundary from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately 45 acres generally located at 600 Scott & White Drive. Case #REZ2024-000019

Staff Planner Schrum presented the concept plan amendment to the Commission recommending approval.

Commissioner Finch asked if the proposed signage would be for low-profile signs similar to those existing.

Staff Planner Schrum confirmed that the proposed signage would be low-profile, and that the signage is consistent with the existing signage.

Commissioner Finch asked for the approximate height of the proposed signage.

Staff Planner Schrum clarified that the proposed signs would be three to four feet in height.

Chairperson McIlhaney asked if the proposed signage is consistent with the existing signage, and asked if the applicant would need to apply for another rezoning to alter the signage in the future.

Staff Planner Schrum clarified that the proposed signage is consistent with the existing signage. Mr. Schrum also confirmed that the applicant would need approval from the Commission and City Council for additional changes in the future.

Commissioner Mirza asked if the changes are within the current parking lot area of the hospital.

Staff Planner Schrum clarified that the proposed signage is for the development's expansion.

Commissioner Shafer clarified that the requested amendment is to increase signage from 29 signs to 33 signs, stating that there are no proposed changes that would allow for a change of use.

Staff Planner Schrum confirmed that the request is to allow for an additional four signs, also confirming that there are no changes in use.

Chairperson McIlhaney opened the public hearing.

No visitors spoke.

Chairperson McIlhaney closed the public hearing.

Commissioner Shafer moved to recommend approval of the concept plan amendment, Commissioner Finch seconded the motion, the motion passed 6-0.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 3.6 “Conditional Use Permits,” Section 6.3.C “Use Table,” and Section 9.2.C “Abandonment” of the Code of Ordinances of the City of College Station, Texas, regarding conditional use permits, the abandonment of nonconforming uses, and requiring conditional use permits for new and expanding bars, nightclubs, and taverns in the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts. Case #ORDA2024-000002

Assistant Director Hitchcock presented the ordinance amendment to the Commission recommending approval.

Commissioner Shafer asked if the tenants of the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts would be happy with the proposed changes.

Assistant Director Hitchcock stated that the changes moved toward easing specific concerns, however, there is sentiment that the proposed ordinance amendment did not go far enough and is a bad idea.

Commissioner Shafer stated that the bad idea was already in place, asking if this proposed amendment would make it less of a bad idea.

Assistant Director Hitchcock stated that specifically there were five main concerns expressed throughout the meetings, bars will be removed from the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts, there would not be enough time to back-fill an existing use to keep the grandfathering, property owners will have to sell properties if they are not guaranteed a bar use, single-story buildings will be lost to high rise construction, and that the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts will lose their charm.

Chairperson McIlhaney asked for clarification that there are currently no requirements for a conditional use permit (CUP) in the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts, and that this amendment would make CUPs required along with making the code more palatable for uses, based on information and feedback received.

Assistant Director Hitchcock confirmed that there are currently no CUP requirements in the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts and that this amendment would make CUPs required.

Commissioner Finch asked if the City of College Station is trying to move bars out of the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts over time.

Director Armstrong clarified that moving bars out of the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts is not the City's goal. Mr. Armstrong also clarified that CUP requirements apply to new uses or expansions only, and all 36 existing bars can continue to operate as they sit.

Commissioner Chaloupka asked for clarification on grandfathering and CUP requirements if a change to the use or building is made.

Director Armstrong stated that there is a 10% footprint change caveat, if the footprint changes beyond 10%, the applicant will be required to request a CUP.

Chairperson McIlhaney added that this requirement could add mitigating factors for the surrounding community as a tool for the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts to be good neighbors.

Commissioner Mirza asked for examples of non-conforming uses.

Assistant Director Hitchcock stated that if this amendment were passed, an existing bar without a CUP would be non-conforming with grandfathering.

Commissioner Collins asked if there was a window in which the use is not being used or grandfathering goes away.

Assistant Director Hitchcock stated that there is currently a three-month window as a discontinued use, or the business is abandoned before the business would be allowed to come back by right. With the proposed amendment, there would be a six-month window.

Chairperson McIlhaney asked if staff has any discretion on the six-month timeline.

Assistant Director Hitchcock stated that discretion such as an active building permit could expand the timeline.

Chairperson McIlhaney opened the public hearing.

Lisa Bradway, 213 and 215 University Drive, College Station, spoke in opposition of the ordinance amendment citing concerns for inclusion of 9.2B abandonment putting bars in jeopardy on the property, ownership rights, discontinued and abandoned defined, what constitutes beginning and end of a six-month period.

Travis Vollering, Bryan, spoke in opposition of the ordinance amendment citing concerns for the purpose of the proposed amendment, asking who the proposed amendment is protecting, business shut down for improvements, the true intent forcing landowners to sell to developers for high rise developments, and issues with expansion. Mr. Vollering asked for the definition of a new user and the 10% footprint change.

Robert Forrest, 301 and 303 College Main, College Station, spoke in opposition of the ordinance amendment citing concerns for the six-month grandfathering, high rise developments, and extensions on permits.

Bobby Grabowski, 111, 303, and 109 College Main, College Station, spoke in opposition of the ordinance amendment citing concerns for triggers that would require a grandfathered bar to get a CUP, and asked for more clarity on what would negate grandfathering.

Chairperson McIlhaney closed the public hearing.

Commissioner Collins stated his understanding for the desire in the uniformity of uses across College Station, but also stated that the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts are unique and deserve unique consideration.

Commissioner Chaloupka stated that the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts are a heart of College Station, adding that the proposed amendment will hurt the special district, also speaking in opposition of addressing initial issues in the city stating that the City needs to protect what is there.

Chairperson McIlhaney asked for clarification that every bar in town must secure a CUP upon changing their use or expanding the footprint, also asking if all uses can be built in the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts.

Assistant Director Hitchcock clarified that all bars would be required to obtain a CUP upon changing their use or expanding their footprint. Ms. Hitchcock also clarified that the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts have uses that are allowed and not allowed, these districts are the only areas in town where bars are allowed by right.

Commissioner Finch commented on this unique area of the city, stating that the area will be high rise developments in 10 to 15 years, if not protected.

Commissioner Shafer asked why the NG-2 Transitional Northgate zoned area is included in this proposed amendment.

Assistant Director Hitchcock stated the NG-2 Transitional Northgate area is primarily the area along South College Avenue which is more suburban in nature, is meant to be a more commercial area, has the option to develop with the same standards as NG-1 Core Northgate, and is allowed bars by right, making the proposed amendment an across the board change for NG-1 Core Northgate and NG-2 Transitional Northgate.

Commissioner Shafer commented on differences in code for the two different zoning districts.

Commissioner Mirza commented that the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts are still an entertainment district.

Chairperson McIlhaney stated that the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts are a booming area with a lot of high rises and uses, asking staff to speak to how this will impact health and safety issues.

Assistant Director Hitchcock stated that this proposed amendment will not improve any situations overnight, as the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts continue to grow, the CUP process will allow the City the ability to analyze the proposal, the site, the building, and its potential interaction with its surroundings.

Chairperson McIlhaney asked if there is another path to control adjacent structures.

Assistant Director Hitchcock stated that these are unique situations that will be dependent on the location and surrounding area.

Chairperson McIlhaney asked for the geographic makeup of the NG-1 Core Northgate district.

Commissioner Shafer commented on the amount of time included in the grandfathering.

Commissioner Finch asked for clarification on the 10% rule.

Assistant Director Hitchcock clarified that the 10% rule would be the trigger for requiring a CUP, there are several criteria such as increasing the occupancy load by more than 10%, expanding the footprint, building higher, and adjusting buffers.

Chairperson McIlhaney asked if the 10% rule would be applied per application.

Assistant Director Hitchcock clarified that the rule applies as of the date of the ordinance.

Commissioner Shafer moved to recommend approval of the ordinance amendment removing the NG-1 Core Northgate area from the amendment, Commissioner Mirza seconded the motion.

Director Armstrong asked for clarification on the motion that CUPs would not be required for the NG-1 Core Northgate zoning district.

Commissioner Collins asked for clarification on the motion stating that all affected parties have not been notified or had a chance to speak on the changes.

Director Armstrong clarified that all entities in the NG-1 Core Northgate and NG-2 Transitional Northgate districts received notice of this public hearing and proposed amendment.

Chairperson McIlhaney spoke in support of the motion.

Commissioner Collins spoke in support of the motion.

Commissioner Chaloupka spoke in support of the motion.

The motion passed 6-0.

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 11 acres of land located at 151 Graham Road from M-1 Light Industrial to CI Commercial Industrial. The Planning & Zoning Commission heard this item on September 5, 2024 and voted (5-0) to recommend approval. The City Council heard this item on September 26, 2024 and voted (7-0) to approve the request.
- A comprehensive plan amendment to adopt a new Housing Action Plan. The Planning & Zoning Commission heard this item on September 5, 2024 and voted (5-0) to recommend approval. The City Council heard this item on September 26, 2024 and voted (7-0) to approve the request.

There was no discussion.

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

- 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.
- Thursday, October 24, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 7, 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.

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:58 p.m.

Approved:

Attest:

Melissa McIlhaney, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services



**Preliminary Plan
for
CULPEPPER AT TAMU
PP2024-000009**

Scale	Two (2) lots on approximately 10.84 acres of land
Location	Generally located at the intersection of College Avenue and University Drive, specifically on the west side of University Drive.
Applicant	Kimley-Horn
Project Manager	Jeff Howell, Senior Planner jhowell@cstx.gov
Project Overview	This preliminary plan is for a development consisting of a mixed-use development located in the Northgate Design District. Waivers are being requested for street requirements regarding relation to adjoining street system, public way curve radius, sidewalks, and width. A waiver to block lengths is also being requested. These waivers are specifically for the proposed public way identified as Culpepper Drive. Two public ways are proposed within the Preliminary Plan which connect to the existing street network.
Parkland Dedication	Parkland dedication fees will be paid at the time of building permit at a rate of \$1,505 per bedroom for the multi-family portion.
Traffic Impact Analysis	An intersection analysis of Legacy Point Drive and Church Avenue was provided. No mitigation was deemed necessary as a result of the proposed development.
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, which is classified as Urban Center. This property is also located within a Redevelopment Area.
Compliant with Subdivision Regulations	Yes, with the exception of waiver requests. The waivers are related to street and public way requirements regarding relation to adjoining street system (Section 8.3.E.2.b.), block lengths (Section 8.3.G.2.a.), public way curve radius, public way sidewalks, and public way width (Section 11.2.).
Staff Recommendation	Staff recommends approval of the waivers and the Preliminary Plan.

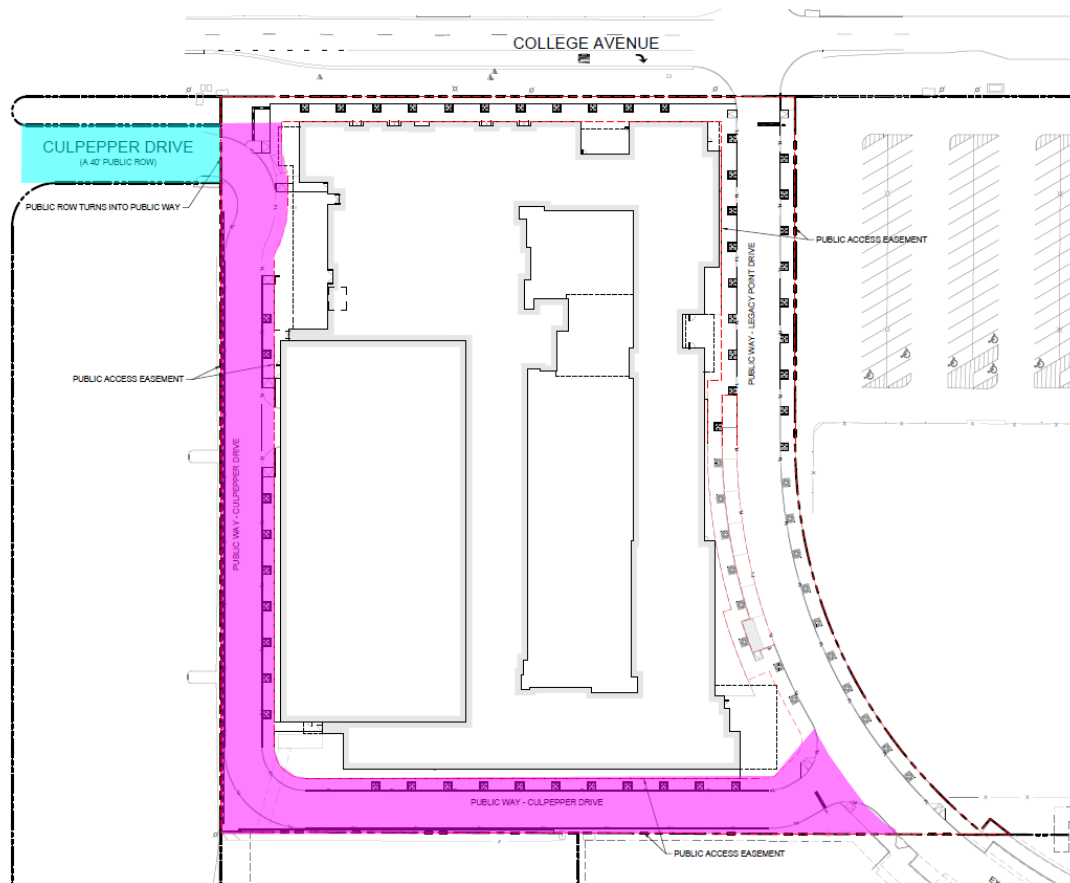
Supporting Materials

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

SUBDIVISION WAIVER REQUESTS

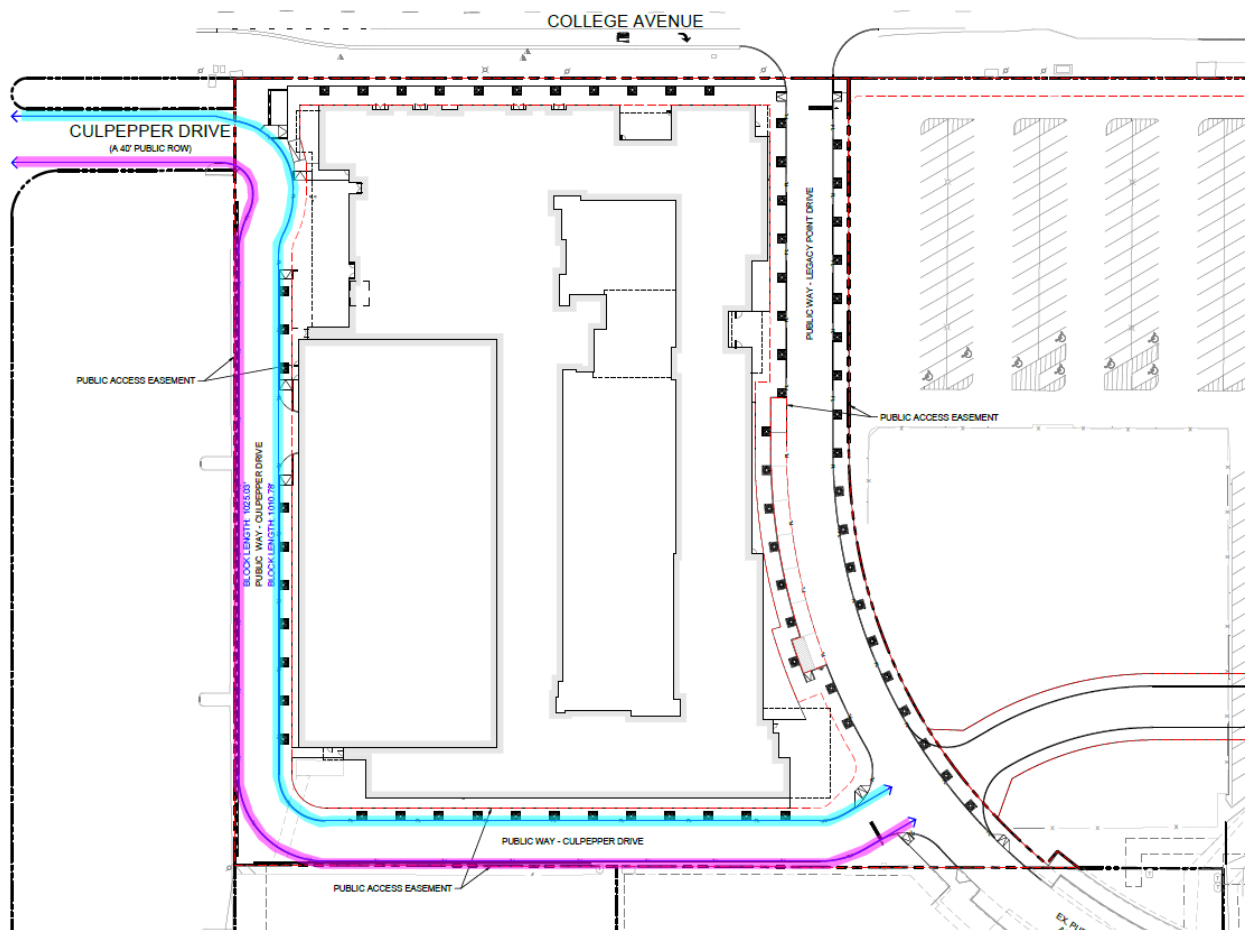
The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests:

UDO Section 8.3.E.2.b. 'Relation to adjoining street system' -Per the requirements of this section, existing streets adjacent to the area shall be continued in their alignment. As indicated in the attached waiver request, the first waiver request is to not continue Culpepper Drive as a public right-of-way (shown below in blue) and extend this as a public way (shown below in pink). As stated by the applicant, Culpepper Drive is offset from College Avenue by 20' and does not continue through the adjacent development. Access on to the existing Culpepper Drive is limited to a gated exit-only by the adjacent multi-family development. An existing driveway onto College Avenue has been requested to be removed by TXDOT.



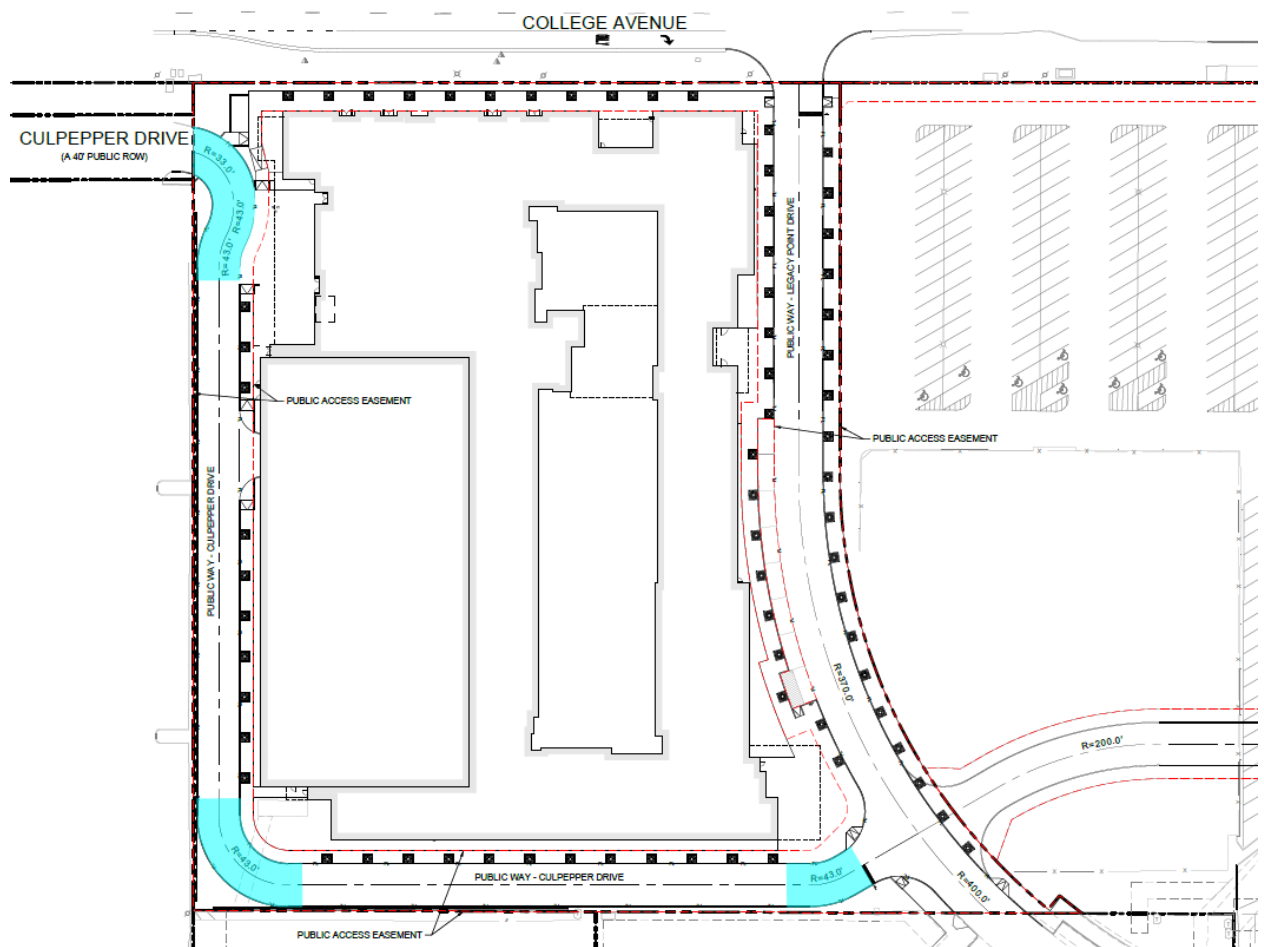
UDO Section 8.3.G.2.a. 'Blocks' -Per the requirements of this section, block length shall not exceed 660' for Urban Core context zones. As indicated in the next waiver request, the request is for an increase in block length, which in this case extends along Culpepper Drive to Legacy Point Drive. As indicated in the graphic provided, the block lengths on Culpepper Drive are 1,025.03' (as shown below in blue) on one side and 1,010.78' on the other (as shown below in pink). This extends from Cross Street to the proposed extension of Legacy Point Drive.

The applicant states that due to the special circumstances with the continuation of both existing streets (Culpepper Drive and Legacy Point Drive), the block length must be exceeded in order to meet other driveway requirements. Access at shorter intervals to the south and west are unable to be provided due to existing development. The area where the public way (Culpepper Drive) is designed is primarily to provide access to the parking garage as part of the proposed development.



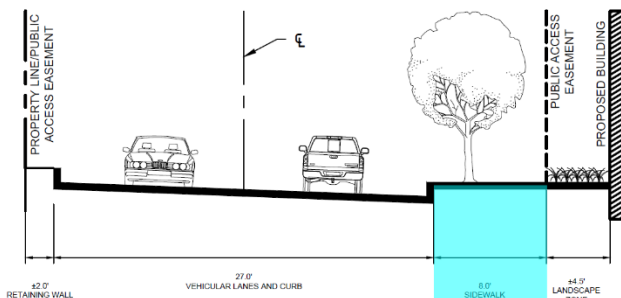
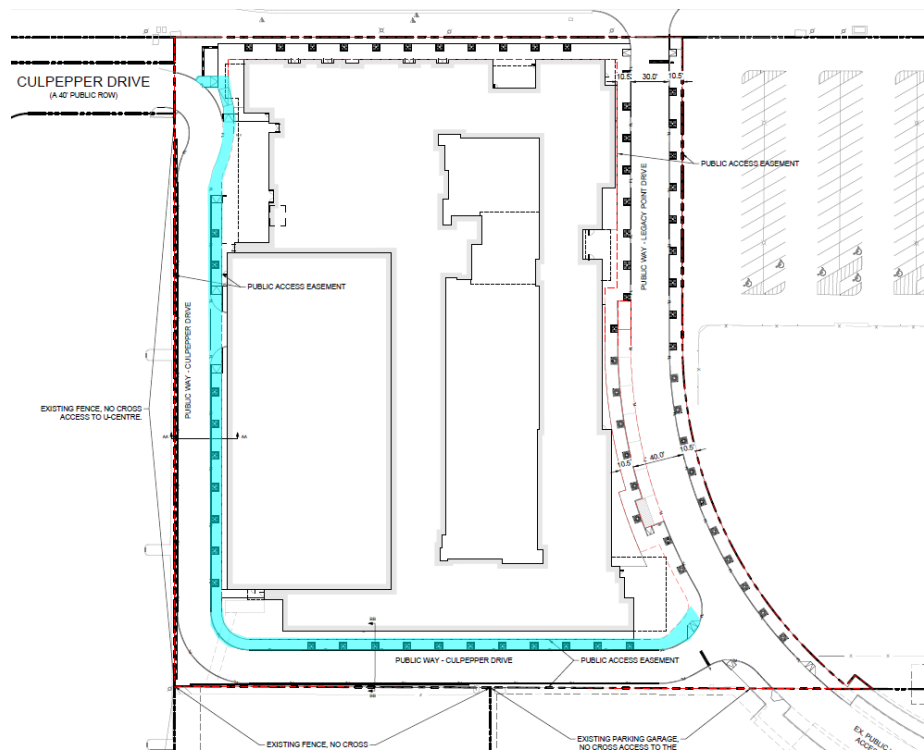
UDO Section 11.2 'Defined Terms' - 'Public Way' -Per the requirements of this section, as indicated in the definition for "Public Way", public ways are to have a minimum horizontal curve radius of two hundred (200) feet. As indicated in the attached waiver request, the next waiver request is for one of the proposed public ways (Culpepper Drive) to have several curves below the minimum radii of 33' and 43' respectively. As indicated by the applicant, these are to comply with the minimum fire lane requirements of 26' wide and inside turning radii. Speeds along this route will be low, and this route is isolated from any other developments as it is primarily to serve the parking garage.

The applicant has stated due to the configuration of the existing Culpepper Drive and additional requirements, to provide the radius would cut through the site and would split the lot into smaller tracts which is not desirable for the proposed development.

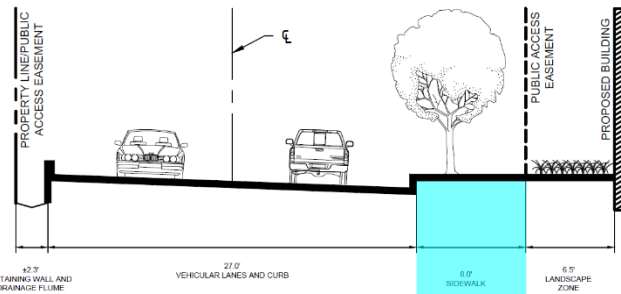


UDO Section 11.2 ‘Defined Terms’ - ‘Public Way’ - The technical specifications for public ways are currently included in its definition. Public ways are to have sidewalks on each side of the public way. As indicated in the attached waiver request, the fourth waiver request is to only provide sidewalks on one side of the street along a portion of Culpepper Drive. The remainder of Culpepper Drive, as well as the other public way (Legacy Point Drive) meet the minimum requirements.

The applicant has stated the existing Culpepper Drive also has sidewalks only on one side and due to the existing drainage ditch, there are not two sidewalks to connect to. The adjacent properties are already developed and no pedestrian access is available to the proposed public way. The applicant has stated that to provide a sidewalk on both sides would not allow the development sufficient space to be economically viable.



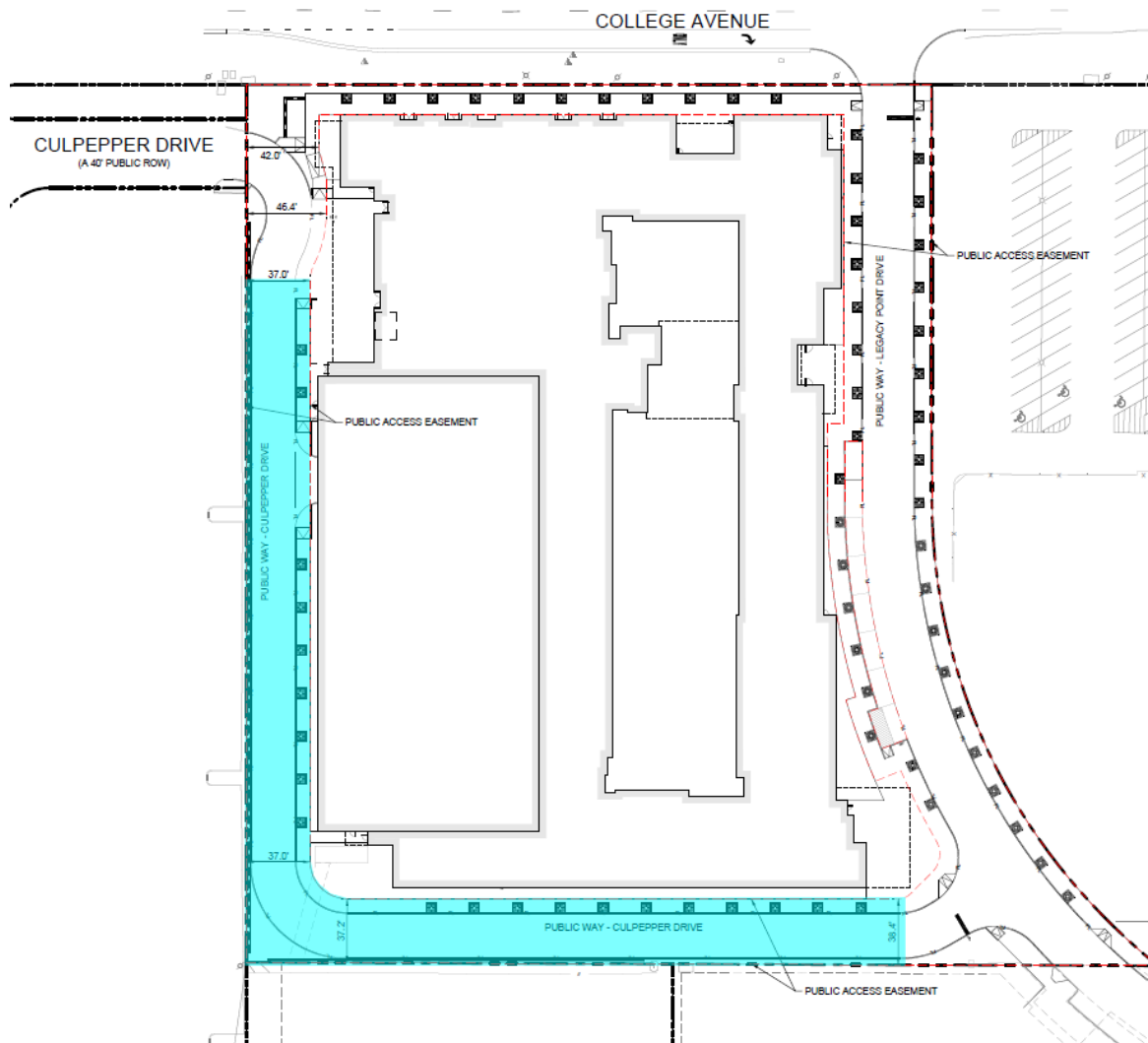
SECTION AA
(PLAN WEST PUBLIC WAY)



SECTION BB
(PLAN SOUTH PUBLIC WAY)

UDO Section 11.2 'Defined Terms' - 'Public Way' -The technical specifications for public ways are currently included in its definition. Public ways are to be within a public access easement that is a minimum of 40' in width. Due to the requirement to have 8' sidewalks on both sides in Northgate and 26' of pavement width for aerial access, this would increase the width to 43'. As indicated in the attached waiver request, the last waiver request is to reduce the public access easement width to 37', which is in conjunction with only providing sidewalks on one side of the street for a portion of Culpepper Drive. The remainder of Culpepper Drive, as well as the other public way (Legacy Point Drive) meet the minimum requirements.

The applicant has stated the public access easement has been provided to cover the proposed paving and sidewalk. Public access will still be provided through the site. The applicant has stated that to provide a sidewalk on both sides would not allow the development sufficient space to be economically viable.



The applicant is requesting these five (5) waivers as their intention is to provide a new mixed-use development in the Northgate District. The applicant states that granting of the waivers will not affect the subdivision of the adjacent property as they have already been developed. The applicant is also providing public ways through the property which are encompassed within public access easements to provide connectivity to the existing roadways. While the public ways are located within an easement, these roadways will be privately maintained by a property owners association.

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;**

The applicant is proposing a modified extension of a public right-of-way, modified public way section, radius and block length requirements. The property is large, encompassing several non-platted properties under common ownership located adjacent to existing development. These properties are also located within the Northgate Design District. As part of the existing developments abutting this Preliminary Plan, two roadways (Culpepper Drive and Legacy Point Drive) dead-end into the property and are uniquely configured. The two other abutting roadways adjacent to the development are TXDOT roadways. As part of this development, existing driveways to College Avenue are proposed to be removed and a deceleration lane is also proposed on College Avenue to connect to Legacy Point Drive.

- 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 10 acres in size and there is no minimum lot size within the Northgate Design Districts. While the subdivision is proposed to include only two 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 development and requirement for more roadway connections/extensions, the property would not be as developable or it would not be an economically viable project.

- 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 located within the City of College Station.

The applicant has stated that vehicular and pedestrian access through the site will still be provided, and that maintenance of the public ways will be handled by the owner. Access towards the corner of the site will be primarily for the parking garage, lower speed, and it is isolated from other developments. Minimum turn radii are being met in order to meet fire requirements. A sidewalk is proposed on one side of the proposed public way to provide pedestrian access. Due to the configuration of the property, walls and fences would block access to the second sidewalk. Sidewalks are provided on both sides of the public ways within the remainder of the development.

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 public access easement encompassing the public ways are being provided to connect to existing subdivisions as well as to provide for a future connection to the adjacent TXDOT roadway. With the exception of the waivers requested, they will be meeting the requirements of the Unified Development Ordinance.

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: CULPEPPER STUDENT HOUSING (PP2024-000009)

Address: 301 COLLEGE AVE

Applicant: Kimley-Horn

Property Owner: CULPEPPER FAMILY LP

Legal Description: A005001, J E SCOTT (ICL), TRACT 100.5, 4.662 ACRES, "PT OF UNIVERSITY SQUARE (GROCERY STORE SECTION)"

Total Acreage: 10.84 **Total No. of Lots:** 1

ROW Acreage: 0 **Floodplain Acreage:** 0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 1

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

Sec. 8.3. – General Requirements and Minimum Standards of Design for Subdivisions within the City Limits – E. Streets (2.b). The developer requests to allow Culpepper Drive to transition from Public ROW to Public Way at the property line, rather than continue it as Public ROW through the site and to University Drive.

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.

Culpepper Drive is a Public ROW that runs parallel to the College Avenue ROW at only a 20' offset. This is a bizarre configuration since it is separated from the rest of Culpepper Drive since this layout is not continued on the adjacent U-Centre property. The U-Center gate on Culpepper Drive is exit only. The driveway off College Avenue closest to the existing Rooster's building needs to be removed per TxDOT. Due to these items, Culpepper Drive ROW will not function as cross access, so it serves no purpose and should not be continued

any further. Culpepper Drive cannot continue straight to connect to Legacy Point Drive as this would put that intersection far too close to the intersection of Legacy Point Drive and College Avenue.

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

If Culpepper Drive Public ROW were to be extended through the property, the property would not be developable for the proposed use allowed by zoning.

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.**

Public access will be maintained through the site via the Public Way, so no public access will be lost. It is in fact in the public's interest for this drive to be a Public Way, not a Public ROW, because then the maintenance burden falls on the owner, not the City's and their budget. If there is concern over the delineation of maintenance on Culpepper Drive where it changes from Public ROW to Public Way, a maintenance agreement with the developer can be reached to alleviate those concerns. Culpepper Drive in its current configuration does not serve its intended purpose of cross-access off TxDOT ROW. Even if there were no cross-access between U-Center and this site, there will still be access to both sites from TxDOT's College Avenue.

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.**

No other properties will be affected by this change. U-Centre will retain right of use of the existing Culpepper Drive ROW. All properties within the Preliminary Plan that still need to be subdivided will still have sufficient public access through the proposed Public Ways/Public Access Easements.

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

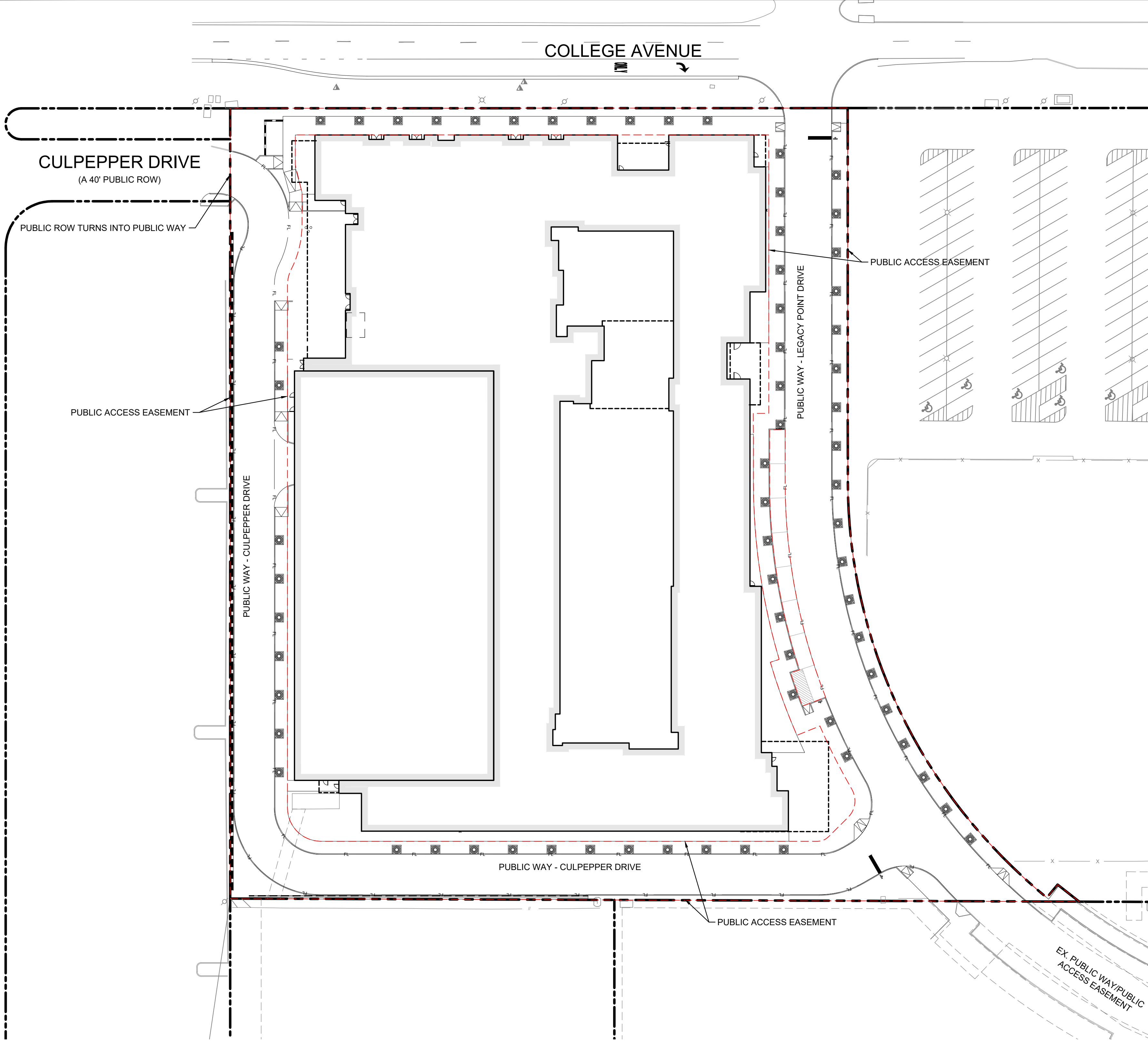
No. of acres in floodplain: N/A

No. of acres in detention: N/A

No. of acres in greenways: N/A

Parks & Recreation Advisory Board approval date: N/A

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

--- PUBLIC ACCESS EASEMENT

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BENCHMARKS

Bearing system is based on Texas Coordinate System of 1983, Central Zone (4203). Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00009532165377

BM 1 - 5/8" IR W/CAP
N: 102113356.28
E: 3551333.64
ELEV: 334.50

BM 2 - 5/8" IR W/CAP
N: 10213101.83
E: 35551609.20
ELEV: 339.69

BM 3 - "X" CUT IN CONCRETE
N: 10212793.49
E: 3551292.74
ELEV: 338.75

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

CULPEPPER AT TAMU		WAIVER EXHIBIT 1		Kimley»Horn	
PREPARED FOR LV COLLECTIVE COLLEGE STATION, TEXAS		KHA PROJECT 069294104 DATE 09/13/2024 SCALE AS SHOWN DESIGNED BY PDJ DRAWN BY ACS CHECKED BY PDJ		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 614 HOLLEMAN DRIVE EAST, SUITE 1100 COLLEGE STATION, TX 77840 PHONE: 979-775-9595 FAX: 979-775-9599 WWW.KIMLEY-HORN.COM FIRM NO. F-928	
SHEET NUMBER EX. 1		REVISIONS		BY DATE	



PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: CULPEPPER STUDENT HOUSING (PP2024-000009)

Address: 301 COLLEGE AVE

Applicant: Kimley-Horn

Property Owner: CULPEPPER FAMILY LP

Legal Description: A005001, J E SCOTT (ICL), TRACT 100.5, 4.662 ACRES, "PT OF UNIVERSITY SQUARE (GROCERY STORE SECTION)"

Total Acreage: 10.84 **Total No. of Lots:** 1

ROW Acreage: 0 **Floodplain Acreage:** 0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 1

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

Sec. 8.3. – General Requirements and Minimum Standards of Design for Subdivisions within the City Limits – G. Blocks (2.a). The developer requests a waiver to exceed the maximum allowable block length of 660 feet in an Urban Core context zone on the Public Way (Culpepper Drive). The proposed block lengths for each curbline are shown on Waiver Exhibit 3.

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.

Culpepper Drive is a Public ROW that runs parallel to the College Avenue ROW at only a 20' offset. The City is requiring Legacy Point Drive to connect the existing Public Way on The Stack to College Avenue. The City is requiring public access to connect Culpepper Drive to Legacy Point Drive to continue public access on Culpepper Drive and to break block length on Legacy Point Drive. To accomplish both things, block length on the Public Way (Culpepper Drive) must be exceeded.

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

In conjunction with Waiver Request #2, if the property is to be developed with radii that allow for the proposed used and do not unduly encumber the site, the minimum block length of 660' must be exceeded. If the block length of this Public Way were to be broken, it would require another Public Way or Public ROW to intersect it. This new Public Way would then have nowhere to go, with no public access connection available on the west or south, with the removal of the intermediate driveway on South College Avenue, and with driveway spacing on Legacy Point Drive. This other Public Way would also result in well over 25% of the site being taken up by Public Ways.

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 only way to break block length on the Public Way (Culpepper Drive) would be to have it intersect another Public Way or Public ROW prior to Legacy Point Drive. There would be nowhere for this intersecting street to go. On the north, it would not be able to connect to College Avenue due to TxDOT driveway spacing restrictions. On the south, it would dead end on the southern or western property line where there are already existing developments that will never have a public street extended through them. It is far more desirable to the public to break block length along this Public Way than it is to have dead-end Public Ways that go nowhere. This drive serves no other purpose than to access the proposed parking garage and will not be regularly used by the public for travel.

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.**

No other properties will be affected by this change. All properties adjacent to this Public Way have already been subdivided and will have no access/connection to this Public Way.

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

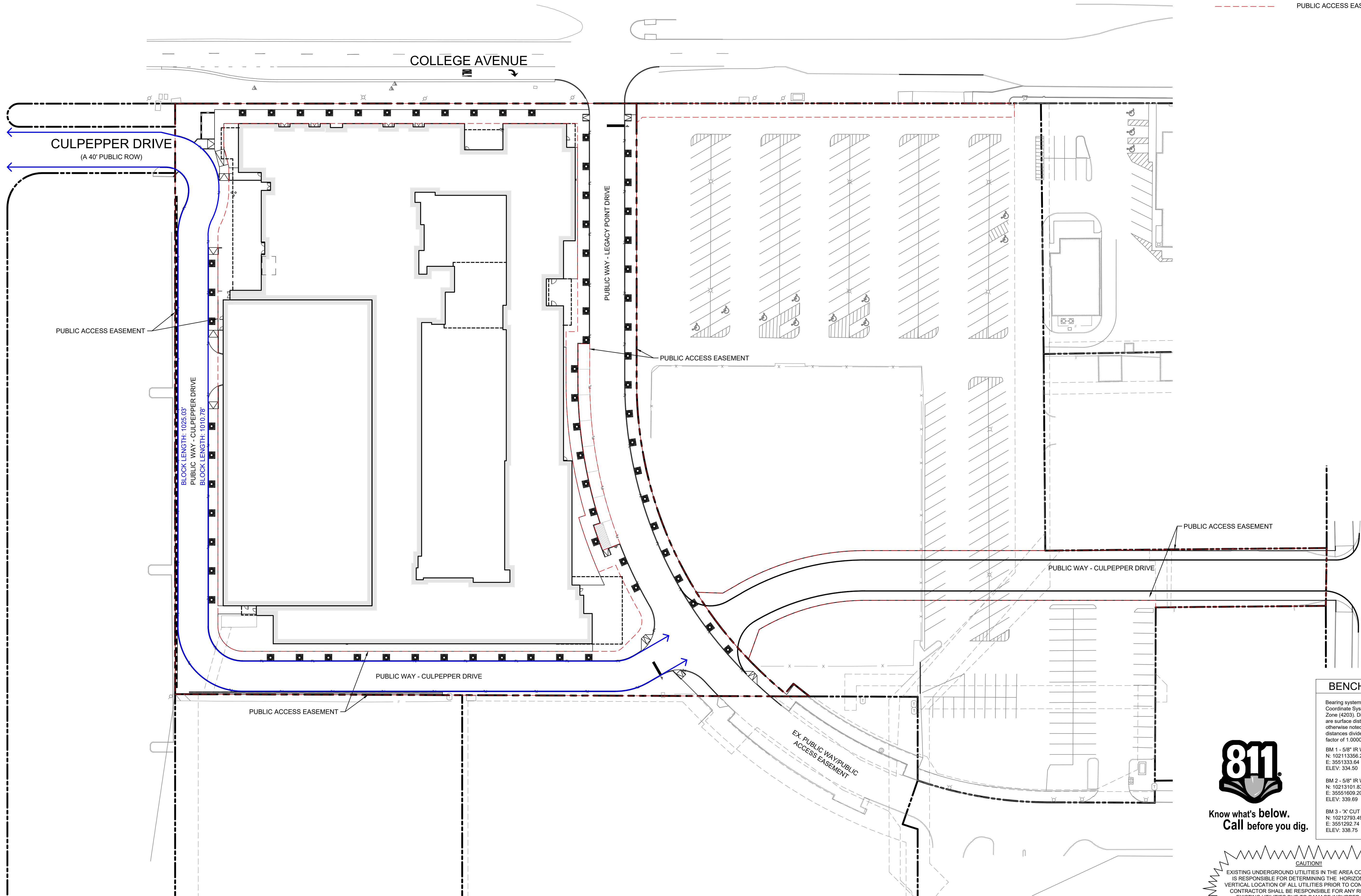
No. of acres to be dedicated: N/A

No. of acres in floodplain: N/A

No. of acres in detention: N/A

No. of acres in greenways: N/A

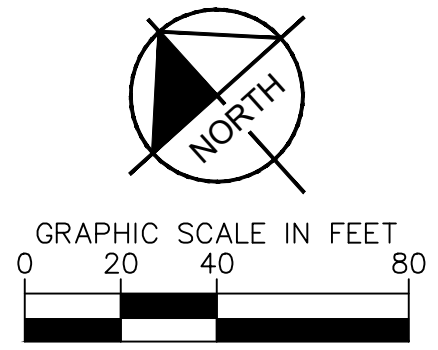
Parks & Recreation Advisory Board approval date: N/A



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CAUTION!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



LEGEND

PUBLIC ACCESS EASEMENT

BENCHMARKS

Bearing system is based on Texas Coordinate System of 1983, Central Zone (4203). Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00009532165377

BM 1 - 5/8" IR W/CAP
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ELEV: 334.50

BM 2 - 5/8" IR W/CAP
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E: 35551609.20
ELEV: 339.69

BM 3 - 'X' CUT IN CONCRETE
N: 10212793.49
E: 3551292.74
ELEV: 338.75

WAIVER EXHIBIT 3

CULPEPPER AT TAMU
PREPARED FOR
LV COLLECTIVE
COLLEGE STATION, TEXAS

SHEET NUMBER
EX. 3

KHA PROJECT
069294104

069294104	DATE	09/25/2024
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SCALE	AS SHOWN
DESIGNED BY	PD.

DRAWN BY	ACS
CHECKED BY	PD

Kimley»»Horn

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614 HOLLEMAN DRIVE EAST, SUITE 1100
COLLEGE STATION, TX 77840
PHONE: 979-775-9595 FAX: 979-775-9599
WWW.KIMLEY-HORN.COM FIRM NO. F-928

REVISIONS

20

3



PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: CULPEPPER STUDENT HOUSING (PP2024-000009)

Address: 301 COLLEGE AVE

Applicant: Kimley-Horn

Property Owner: CULPEPPER FAMILY LP

Legal Description: A005001, J E SCOTT (ICL), TRACT 100.5, 4.662 ACRES, "PT OF UNIVERSITY SQUARE (GROCERY STORE SECTION)"

Total Acreage: 10.84 **Total No. of Lots:** 1

ROW Acreage: 0 **Floodplain Acreage:** 0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 1

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

Sec. 11.2. – Defined Terms – Public Way (2). The developer requests a waiver from the minimum horizontal curve radius of 200 feet for the centerline of the Public Way (Culpepper Drive) down to a minimum of 33-foot horizontal curve radius (to accommodate a minimum firelane inside turning radius of 20-foot on a 26-foot-wide drive). Specific requested minimum horizontal curve radii are shown on Waiver Exhibit 2. Legacy Point Drive and the future Public Way (Culpepper Drive) east of Legacy Point Drive that will connect to University Drive are compliant with the ordinance.

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.

Culpepper Drive is a Public ROW that runs parallel to the College Avenue ROW at only a 20' offset. The City is requiring Legacy Point Drive to connect the existing Public Way on The Stack to College Avenue. The City is requiring public access to connect Culpepper Drive to Legacy Point Drive to continue public access on Culpepper Drive and to break block length on Legacy Point Drive. Due to these requirements and the extremely unique

existing ROW layout, if a compliant Public Way was to connect the Culpepper Drive ROW to Legacy Point Drive, it would subdivide Lot 1 into irregularly shaped smaller tracts that would not be desirable for development.

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

If the minimum radii were to be enforced on the Culpepper Drive Public Way through the property, the property would not be developable for the proposed use allowed by zoning. In order to connect Culpepper Drive to Legacy Point Drive with minimum radii and meeting block length and driveway spacing requirements, the Culpepper Drive Public Way would have to cut through the middle of the site.

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.**

Public access around the building and from The Stack to Culpepper Drive will be maintained in the proposed layout. Regardless of its designation, this route will function as simply an access drive for the proposed parking garage. The speeds along this route will be low, and this route is isolated from any other developments, visibility, and connectivity.

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.**

No other properties will be affected by this change. This waiver request will only be for the property currently being Final Platted and subdivided, it will not be for any public streets on any adjacent properties that still need to be subdivided.

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

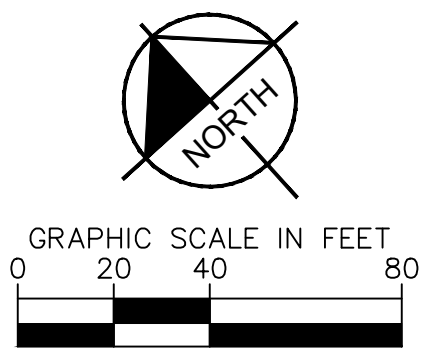
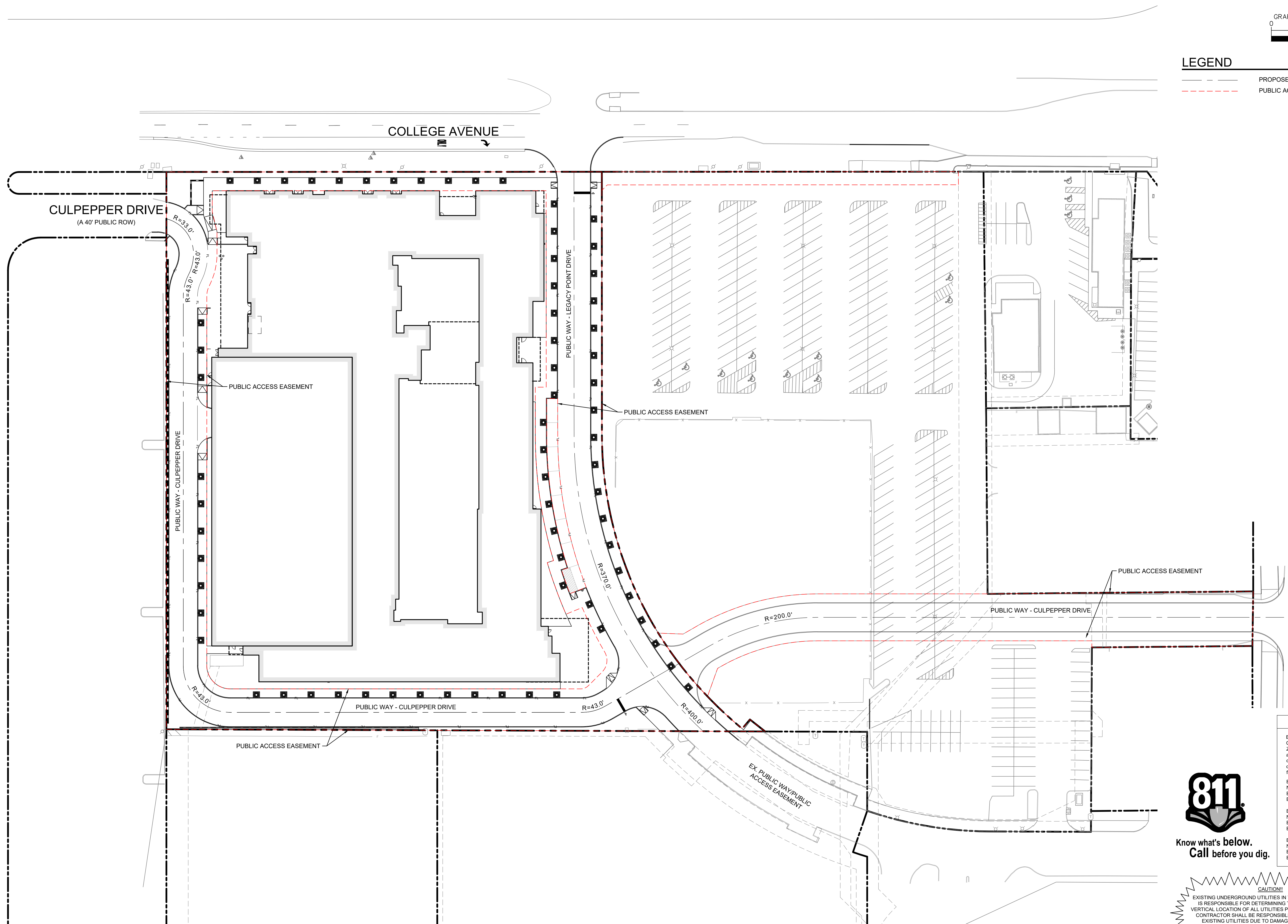
No. of acres in floodplain: N/A

No. of acres in detention: N/A

No. of acres in greenways: N/A

Parks & Recreation Advisory Board approval date: N/A

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LEGEND

- — — PROPOSED STREET CENTERLINE
- - - PUBLIC ACCESS EASEMENT

CULPEPPER DRIVE
(A 40' PUBLIC ROW)

COLLEGE AVENUE

PUBLIC WAY - LEGACY POINT DRIVE

- PUBLIC ACCESS EASEMENT

PUBLIC ACCESS EASEMENT

PUBLIC WAY - CULPEPPER DRIVE

PUBLIC WAY - CULPEPPER DRIVE

PUBLIC ACCESS EASEMENT

BENCHMARKS

earing system is based on Texas
ordinate System of 1983, Central
one (4203). Distances shown here on
re surface distances unless
therwise noted. To obtain grid
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actor of 1.00009532165377

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Kimley»»Horn

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COLLEGE STATION, TX 77840
PHONE: 979-775-9595 FAX: 979-775-9599
WWW.KIMLEY-HORN.COM FIRM NO. F-928

KHA PROJECT 069294104	DATE 09/25/2024	SCALE AS SHOWN	DESIGNED BY PD.	DRAWN BY ACS	CHECKED BY PD.
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WAIVER EXHIBIT 2

PREPARED FOR
LV COLLECTIVE
COLLEGE STATION, TEXAS

SHEET NUMBER
EX. 2



PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: CULPEPPER STUDENT HOUSING (PP2024-000009)

Address: 301 COLLEGE AVE

Applicant: Kimley-Horn

Property Owner: CULPEPPER FAMILY LP

Legal Description: A005001, J E SCOTT (ICL), TRACT 100.5, 4.662 ACRES, "PT OF UNIVERSITY SQUARE (GROCERY STORE SECTION)"

Total Acreage: 10.84 **Total No. of Lots:** 1

ROW Acreage: 0 **Floodplain Acreage:** 0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 1

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

Sec. 11.2. – Defined Terms – Public Way (4). The developer requests a waiver to only build sidewalk on one side of the Public Way (Culpepper Drive). The plan view and cross section of the Proposed Public Way (Culpepper Drive) is shown on Waiver Exhibit 4.

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.

The existing Culpepper Drive ROW has sidewalk only on one side of the street, due to the existing drainage ditch in the 20-foot strip between Culpepper Drive and College Avenue. Therefore, there are not two sidewalks to connect to. Additionally, the intent of having sidewalks on both sides of the street is to provide access to whatever may be adjacent to said sidewalk. Because all the properties directly adjacent to the proposed Public Way are already developed, and there are no access points to them from the proposed Public Way, and all have

walls, parking lots or garages, and fencing built up blocking cross-access, a second sidewalk on the south/west side of the Public Way serves no purpose.

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

If sidewalk were to be required on both sides of the Public Way, the proposed development would not have sufficient space to make it an economically viable project.

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 existing Culpepper Drive ROW has sidewalk only on one side of the street, due to the existing drainage ditch in the 20-foot strip between Culpepper Drive and College Avenue. Therefore, there are not two sidewalks to connect to, and this condition is simply an extension of an existing condition. Additionally, the intent of having sidewalks on both sides of the street is to provide access to whatever may be adjacent to said sidewalk. Because all the properties directly adjacent to the proposed Public Way are already developed, and there are no access points to them from the proposed Public Way, and all have walls, parking lots or garages, and fencing built up blocking cross-access, a second sidewalk on the south/west side of the Public Way serves no purpose. Although there will be very little pedestrian traffic on the backside of the proposed building, the sidewalk on the north/east side of the Public Way will still provide sufficient pedestrian access.

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.**

No other properties will be affected by this change. The other properties adjacent to this Public Way have already been subdivided and will have not access/connection to this Public Way and its sidewalk. Other Public Ways throughout the subdivision will have sidewalks on both sides of the street.

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

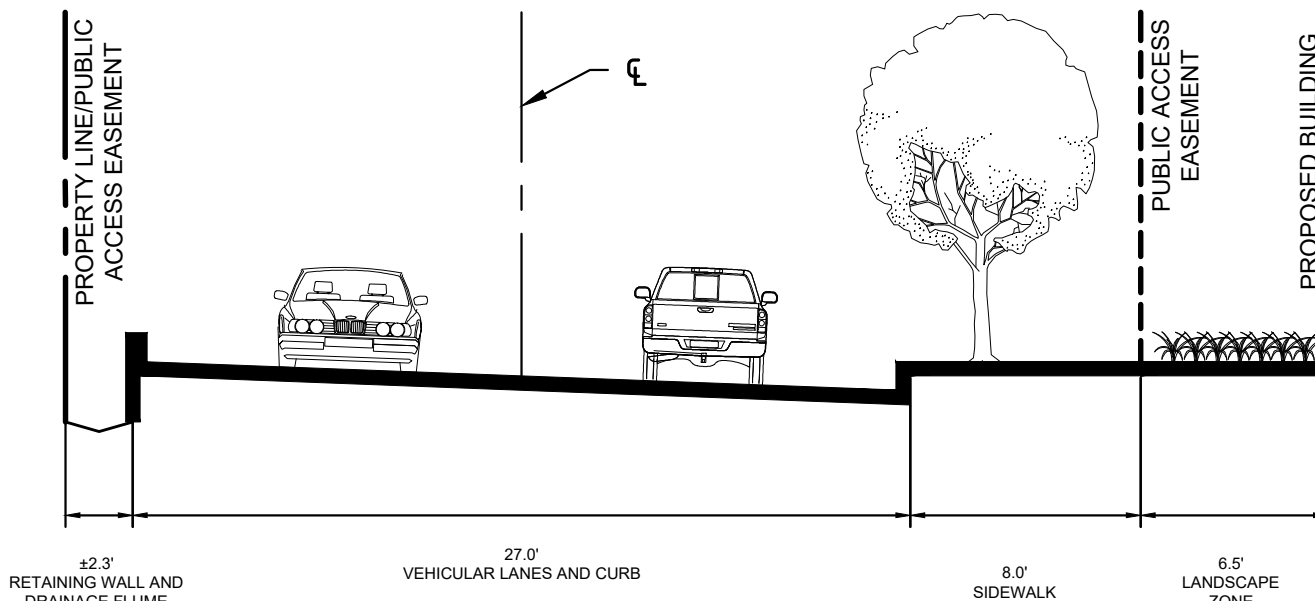
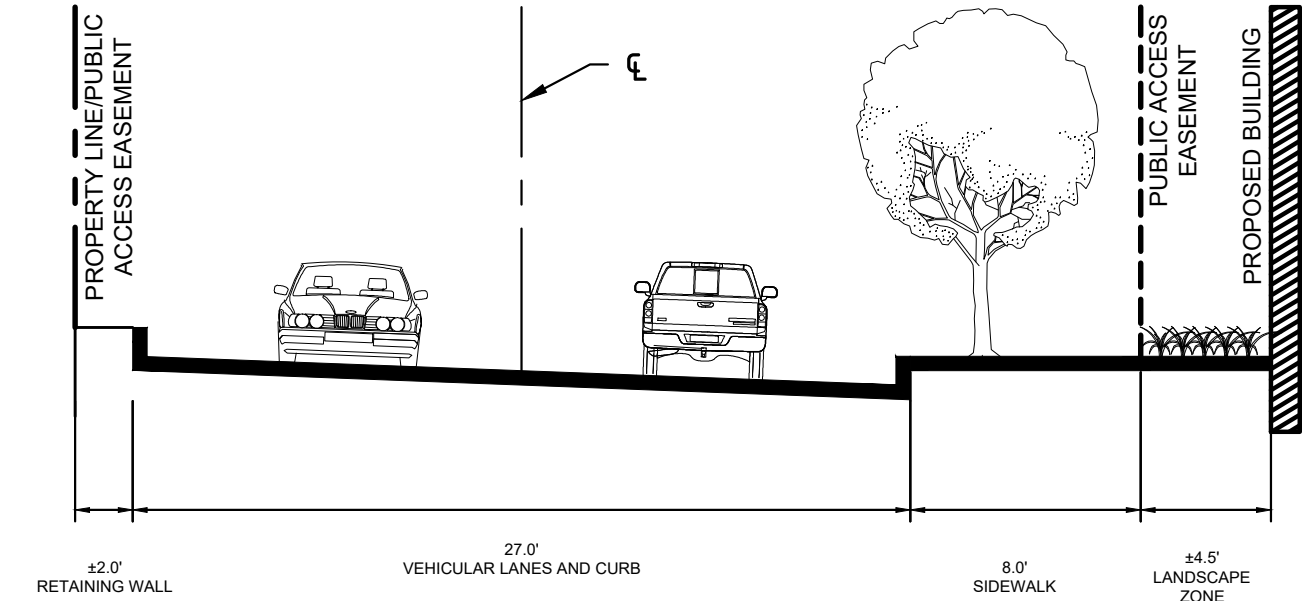
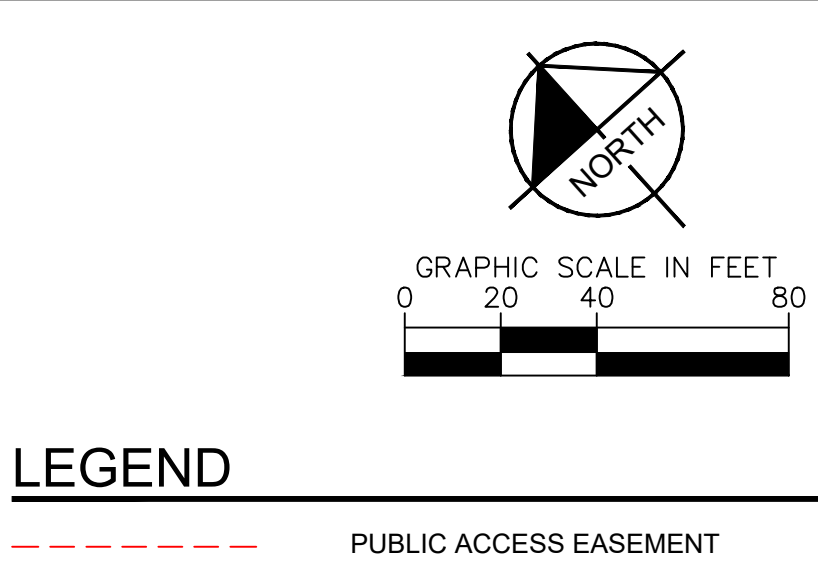
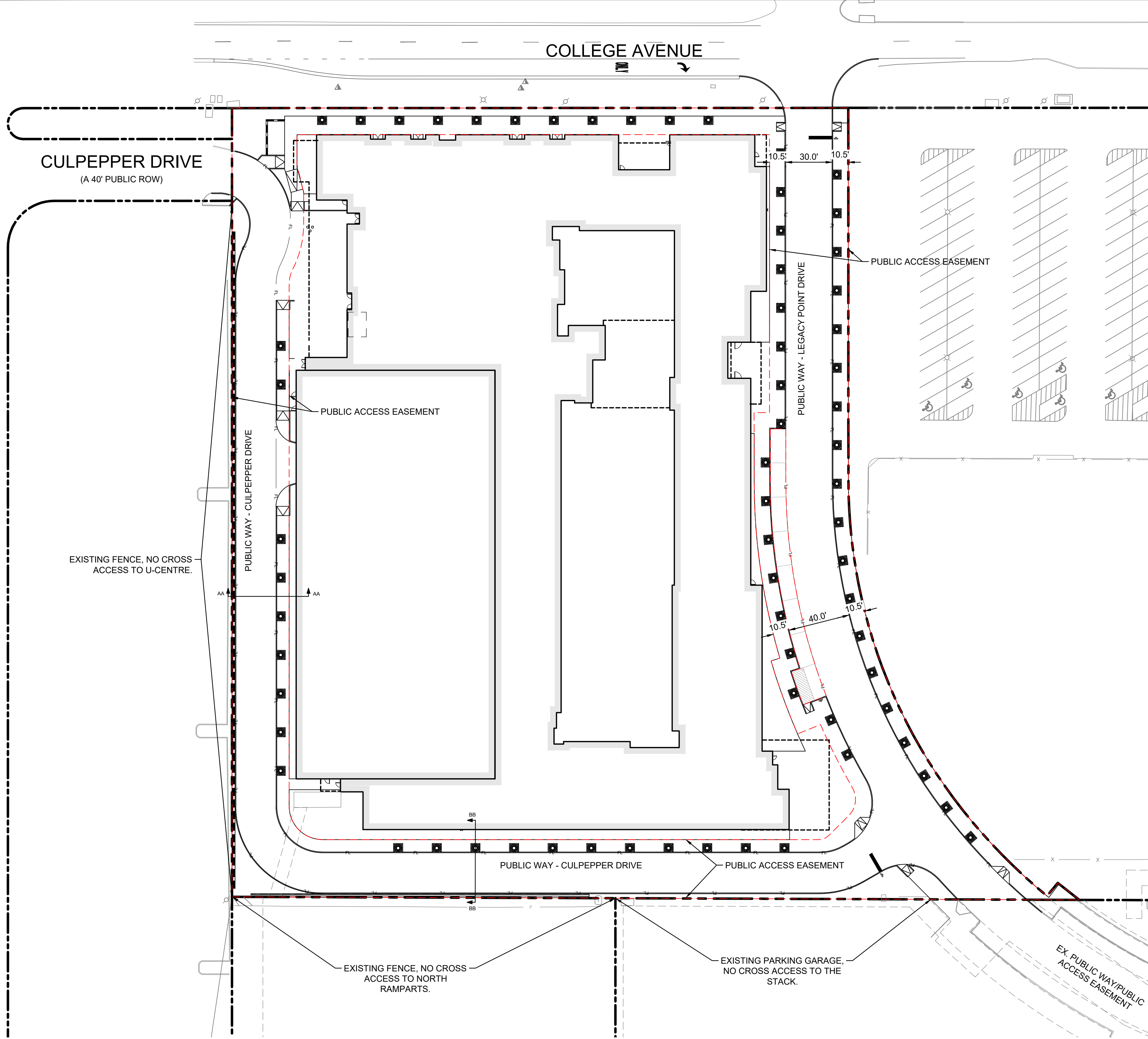
No. of acres in floodplain: N/A

No. of acres in detention: N/A

No. of acres in greenways: N/A

Parks & Recreation Advisory Board approval date: N/A

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BENCHMARKS	
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BM 1 - 5/8" IR W/ICAP	N: 102113356.28
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EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

CULPEPPER AT TAMU PREPARED FOR LV COLLECTIVE COLLEGE STATION, TEXAS		WAIVER EXHIBIT 4		KHA PROJECT 069294104 DATE 09/13/2024 SCALE AS SHOWN DESIGNED BY PDJ DRAWN BY ACS CHECKED BY PDJ		Kimley»»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 614 HOLLEMAN DRIVE EAST, SUITE 100 COLLEGE STATION, TX 77840 PHONE: 979-775-9595 FAX: 979-775-9599 WWW.KIMLEY-HORN.COM FIRM NO. F-328																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Kimley»Horn	
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 614 HOLLEMAN DRIVE EAST, SUITE 1100 COLLEGE STATION, TX 77840 PHONE: 979-775-9595 FAX: 979-775-9599 WWW.KIMLEY-HORN.COM FIRM NO. F-928	
No.	DATE



PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: CULPEPPER STUDENT HOUSING (PP2024-000009)

Address: 301 COLLEGE AVE

Applicant: Kimley-Horn

Property Owner: CULPEPPER FAMILY LP

Legal Description: A005001, J E SCOTT (ICL), TRACT 100.5, 4.662 ACRES, "PT OF UNIVERSITY SQUARE (GROCERY STORE SECTION)"

Total Acreage: 10.84 **Total No. of Lots:** 1

ROW Acreage: 0 **Floodplain Acreage:** 0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 1

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

Sec. 11.2. – Defined Terms – Public Way (1). The developer requests a waiver from the requirement for the public access easement to be a minimum of forty (40) feet wide on Culpepper Drive. Measurements of the proposed width of the proposed public access easement are shown on Waiver Exhibit 5.

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.

Per Waiver Request #4, sidewalk will only be built on one side of the Public Way (Culpepper Drive). Therefore, it is not necessary for the width of the public access easement to be a full 40', it only needs to be wide enough to cover the Public Way vehicular paving and one accompanying sidewalk.

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

Per Waiver Request #4, if sidewalk were required to be built on both sides of the Public Way, the proposed development would not have sufficient space to make it an economically viable project. If sidewalk is only built on one side of the Public Way as requested in Waiver Request #4, the public access easement required to cover the vehicular paving and one accompanying sidewalk of the Public Way will be less than 40' wide.

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 entirety of the Public Way vehicular paving and accompanying sidewalk per Waiver Request #4 will be encompassed within the proposed public access easement and not prohibit any public access through the site.

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.**

No other properties will be affected by this change. The other properties adjacent to this Public Way have already been subdivided and will have not access/connection to this Public Way and its sidewalk or public access easement. Other Public Ways throughout the subdivision will have public access easements a minimum of 40' wide.

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

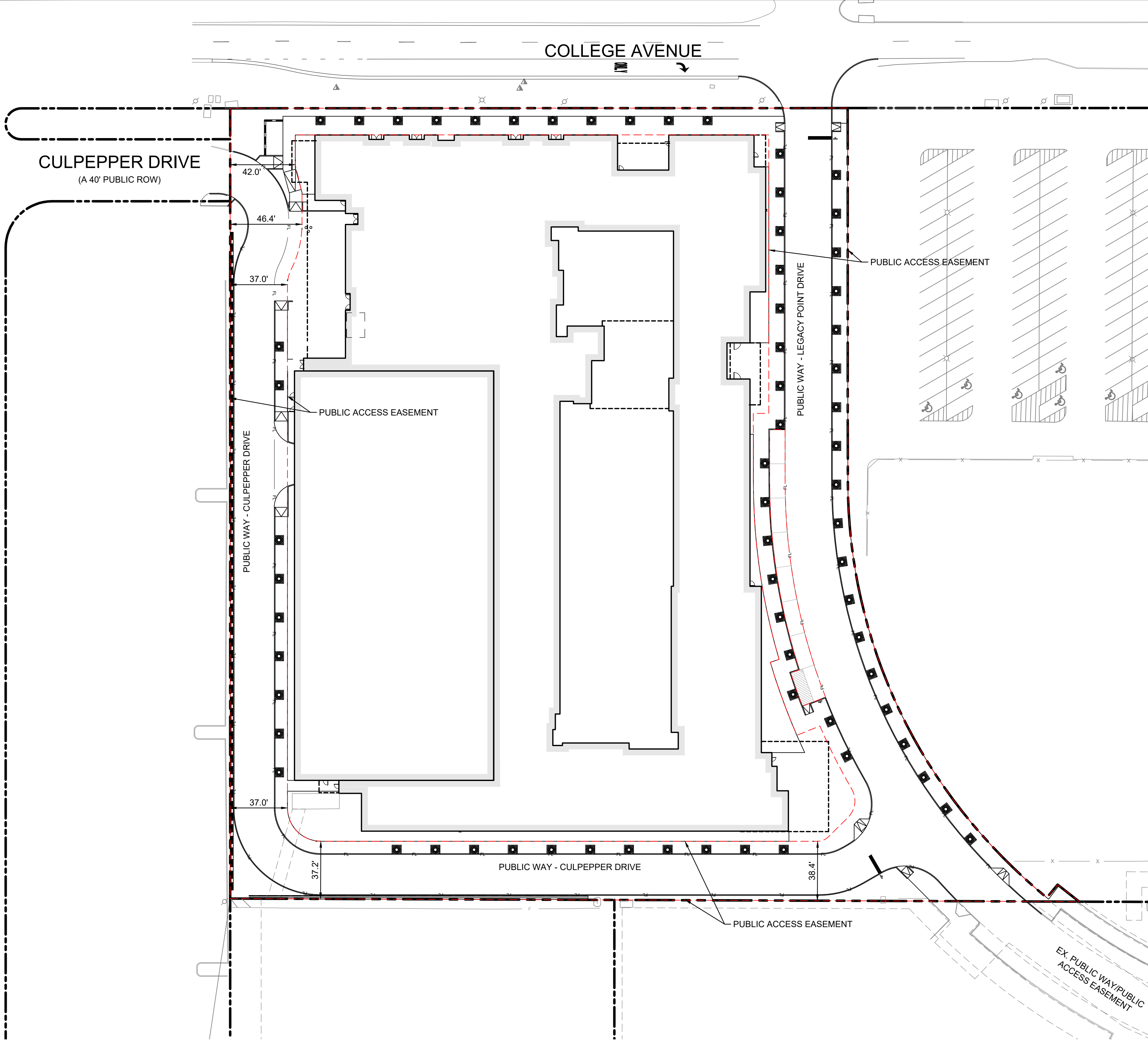
No. of acres in floodplain: N/A

No. of acres in detention: N/A

No. of acres in greenways: N/A

Parks & Recreation Advisory Board approval date: N/A

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

--- PUBLIC ACCESS EASEMENT

**Know what's below.
Call before you dig.**

BENCHMARKS

Bearing system is based on Texas Coordinate System of 1983, Central Zone (4203). Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00009532165377

BM 1 - 5/8" IR W/ICAP
N: 102113356.28
E: 3551333.64
ELEV: 334.50

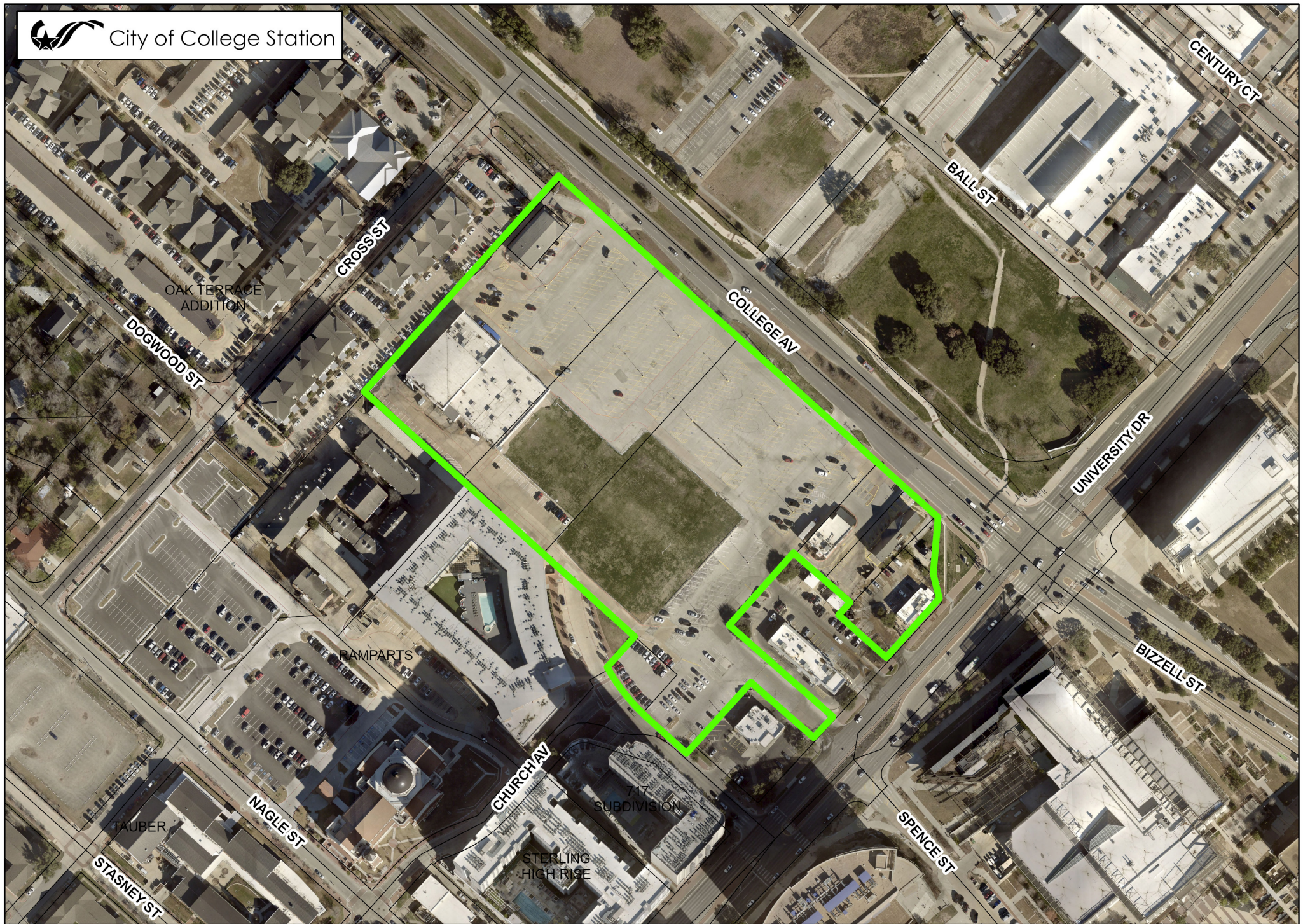
BM 2 - 5/8" IR W/ICAP
N: 10213101.83
E: 35551609.20
ELEV: 339.69

BM 3 - "X" CUT IN CONCRETE
N: 10212793.49
E: 3551292.74
ELEV: 338.75

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

CULPEPPER AT TAMU PREPARED FOR LV COLLECTIVE COLLEGE STATION, TEXAS		WAIVER EXHIBIT 5		KHA PROJECT 069294104 DATE 09/13/2024		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 614 HOLLEMAN DRIVE EAST, SUITE 1100 COLLEGE STATION, TX 77840 PHONE: 979-775-9595 FAX: 979-775-9599 WWW.KIMLEY-HORN.COM FIRM NO. F-928																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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CULPEPPER AT TAMU

Case:
PP2024-000009

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

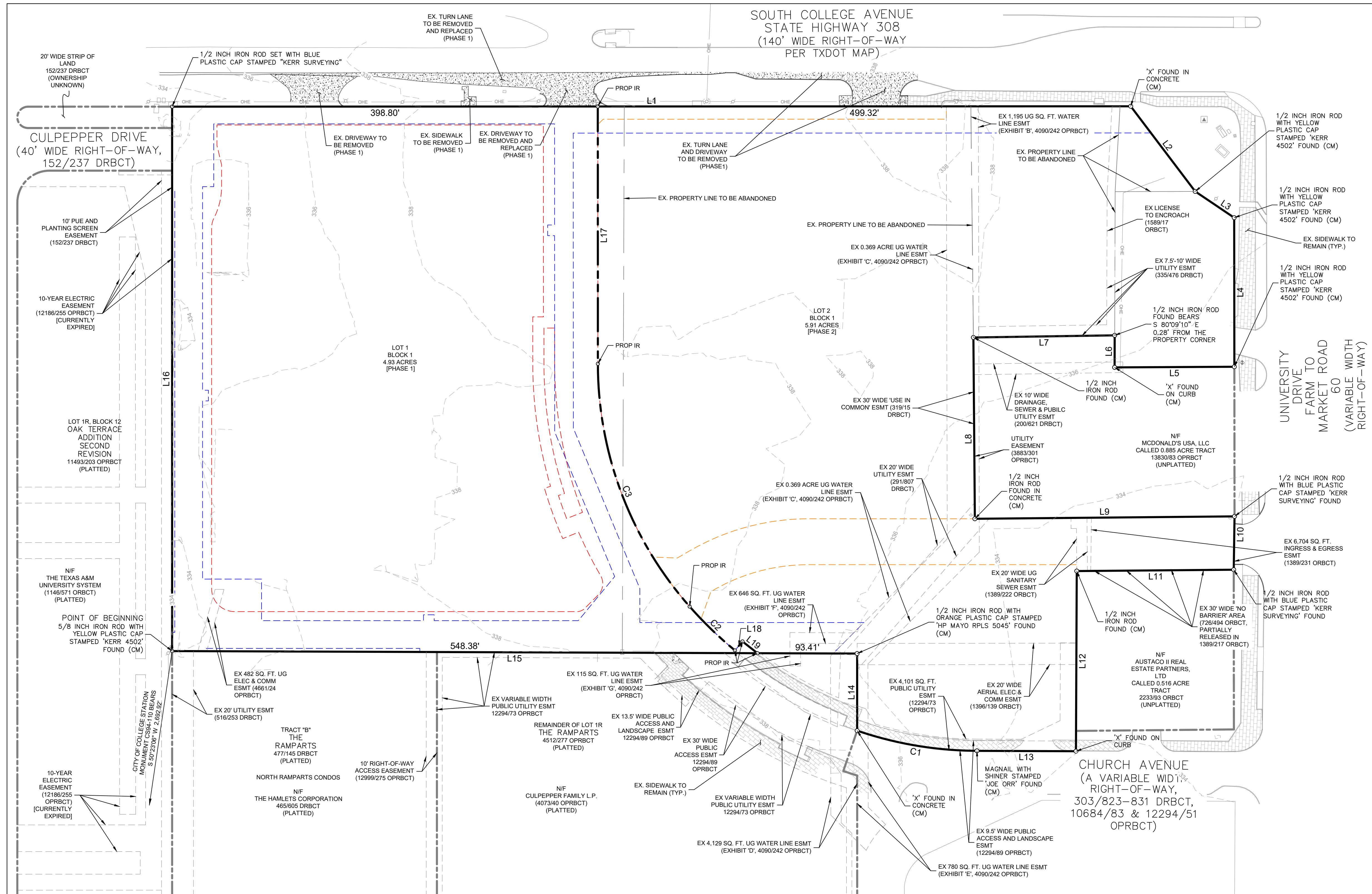


0 220 440 Feet

CULPEPPER AT TAMU

Case:
PP2024-000009

PRELIMINARY PLAN



NOTES

LEGEND

ABBREVIATIONS

PRELIMINARY NOT FOR RECORD

GRAPHIC SCALE IN FEET

0 25 50 100

VICINITY MAP
N.T.S.



NOTES

THE FOLLOWING NOTES ARE TAKEN FROM THE LAND TITLE SURVEY PLAT PREPARED BY KERR SURVEYING INCLUDED WITH THIS PRELIMINARY PLAN:

1. COORDINATES AND BEARING SYSTEM SHOWN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-110 (N-10211269.23 N-4368882.98) AND AS ESTABLISHED BY GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF : 1/0009532166377 (CALCULATED USING GCSDD12B).
3. THE SURVEY PLAT MAY BE USED TO REFLECT THE NOTHING FURTHER CERTIFICATE ISSUED BY FIRST AMERICAN TITLE COMPANY, L.L.C. FILE NO. 1002-399137-RTT, DATED: 06-05-2024. THIS CERTIFICATE ONLY REFLECTS A PORTION OF THE PROPERTY SHOWN. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
 - 1.1. ITEM c: (4465/142 OPBRC2) RECIPROCAL EMERGENCY ACCESS EASEMENT DOES NOT CROSS THIS TRACT.
 - 1.2. ITEM f: (4661/24 OPBRC2) UTILITY RIGHT-OF-WAY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 1.3. ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THE PLAT.
4. THE SURVEY PLAT WAS PREPARED TO REFLECT THE NOTHING FURTHER CERTIFICATE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1002-399137-ART, DATED: 07-01-2024. THIS CERTIFICATE ONLY REFLECTS A PORTION OF THE PROPERTY SHOWN. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
 - 4.1. ITEM a: (12294/04 OPBRC2) PUBLIC UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 4.2. ITEM b: (12294/09 OPBRC2) PUBLIC ACCESS AND LANDSCAPE EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 4.3. ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THE PLAT.
5. THE SURVEY PLAT WAS PREPARED TO REFLECT THE NOTHING FURTHER CERTIFICATE ISSUED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 1002-399137-B-RTT, DATED: 06-21-2024. THIS CERTIFICATE ONLY REFLECTS A PORTION OF THE PROPERTY SHOWN. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
 - 5.1. ITEM a: (17612/246 OPBRC2) SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DOES APPLY TO THE 0.412 ACRES TRACT.
 - 5.2. ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
6. THE SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY REPUBLIC TITLE OF TEXAS, INC., OF NO. 17048-017 (MAY 05, 2024) EXPIRATION DATE: 05-05-2029. THIS CERTIFICATE ONLY REFLECTS A PORTION OF THE PROPERTY SHOWN. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - 6.1. ITEM 10a: (291807 ORBCT) UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 6.2. ITEM 10f: (335476 ORBCT) UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 6.3. ITEM 10j: (1389/222 ORBCT) SANITARY SEWER EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 6.4. ITEM 10k: (1389/231 ORBCT) INGRESS AND EGRESS EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 6.5. ITEM 10l: (1396/139 ORBCT) 20' WIDE AERIAL UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 6.6. ITEM 10m: (4090/242 OPBRC2) WATER LINE EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 6.7. ITEM 10n: (726/494 ORBCT) 30' SIDE "NO BARRIER" AREAS DO AFFECT THIS TRACT AS SHOWN.
 - 6.8. ITEM 10o: (31915 ORBCT) 30' WIDE "USE IN COMMON" AREA APPLIES TO THE CURB CUT ON THE NORTHWEST CORNER OF THE MEDICAL CENTER TRACT AS SHOWN.
 - 6.9. ITEM 10p: (1387/323 ORBCT) POWER LINE EASEMENT DOES AFFECT THIS TRACT AS SHOWN.
 - 6.10. ITEM 10q: (1589/17 ORBCT) LICENSE TO ENCROACH DOES AFFECT THIS TRACT AS SHOWN.
 - 6.11. ITEM 10r: (1389/240 ORBCT) PARKING LICENSE AGREEMENT NO LONGER AFFECTS THIS TRACT (AREA NOW LIE WITHIN THE DESIGNATED RIGHT-OF-WAY OF CHURCH AVENUE).
 - 6.12. ITEM 10q: (12294/73 OPBRC2) PUBLIC UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 6.13. ITEM 10r: (12294/73 OPBRC2) PUBLIC ACCESS AND LANDSCAPE EASEMENT DOES CROSS THIS TRACT AS SHOWN.
 - 6.14. ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
7. (28054/05 ORBCT) MEMORANDUM OF SHOPPING CENTER LEASE BETWEEN JOHN C. CULPEPPER, SR., "LANDLORD," AND ALBERTSONS, INC., "TENANT," PREVIOUSLY APPLIED FOR A NOW EXPIRED TRACT AND APPEARS TO NOW BE VACANT.
8. (37241/0 ORBCT) MEMORANDUM OF LEASE CONTRACT BETWEEN JOHN C. CULPEPPER, SR., "LANDLORD," AND COLLEGE STATION-WEINER'S INC., "TENANT" DOES APPEAR (NOW OR FORMERLY) TO APPLY TO A PORTION OF THIS TRACT, EXHIBIT "F," BEING CALLED THE 5.13 ACRES TRACT, THE CALLED 4.963 ACRES TRACT HEREON (FORMERLY CALLED 4.96 ACRES TRACT), AND TO THE CALLED 0.668 ACRES TRACT HEREON (FORMERLY CALLED 0.667 ACRES TRACT).

PRELIMINARY PLAN
CULPEPPER AT TAMU
LOTS 1 & 2, BLOCK 1

(TOTAL NUMBER OF PROPOSED LOTS: 2)

10.84 ACRES

JOSEPH E. SCOTT LEAGUE SURVEY,
ABSTRACT 50, COLLEGE STATION, BRAZOS
COUNTY, TEXAS

Kimley»Horn

614 HOLLEMAN DRIVE E, SUITE 1100
COLLEGE STATION, TX 77840

FIRM NO. F-928

Tel. No. (979) 775-9595
Fax No. (979) 775-9599

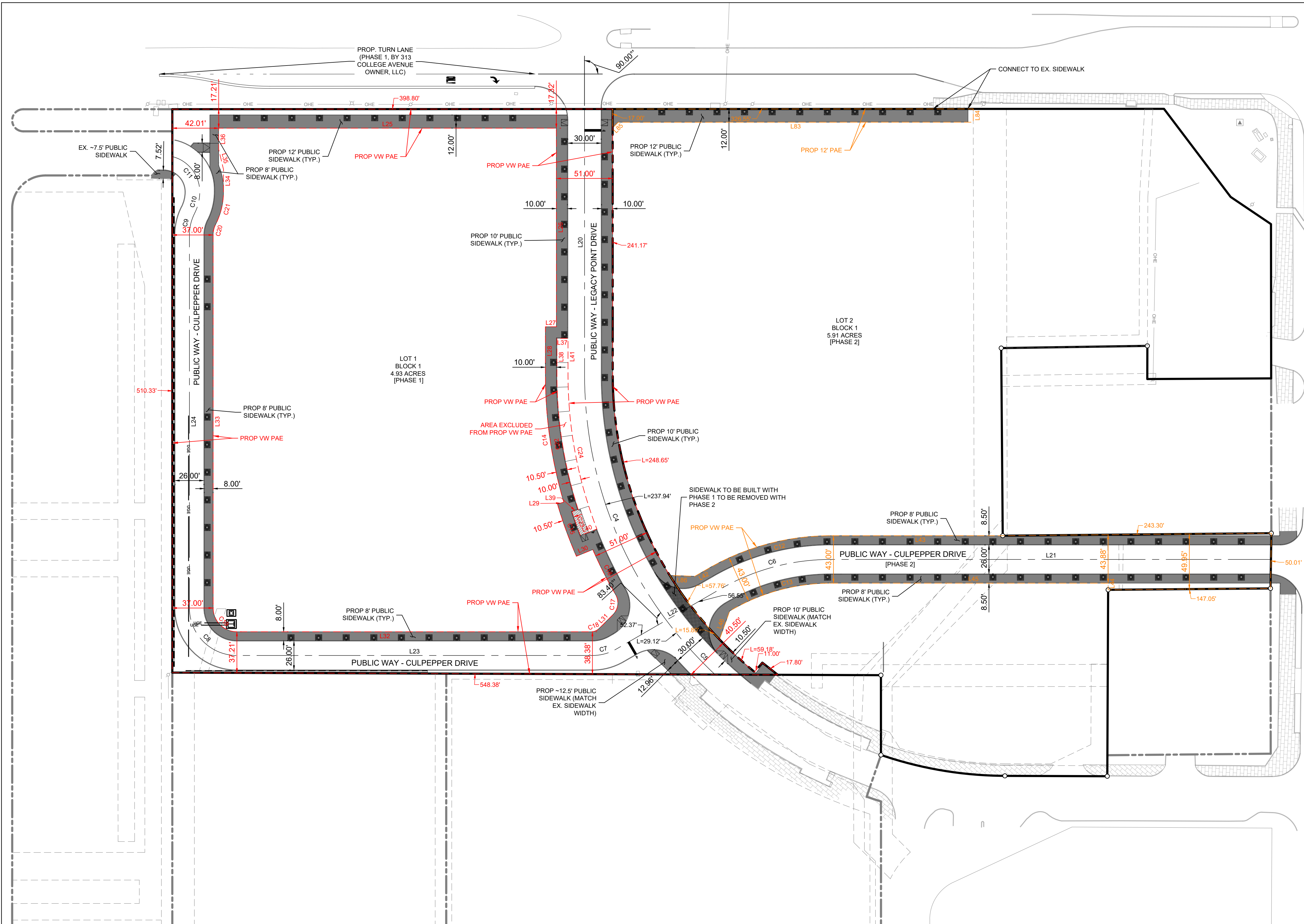
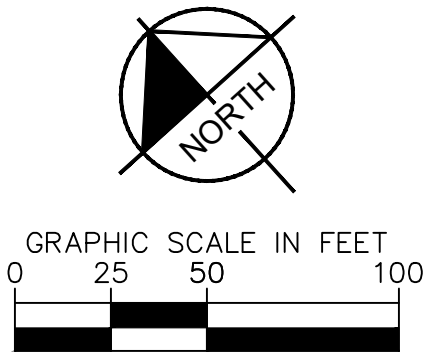
<u>Scale</u> AS SHOWN	<u>Drawn by</u> PDJ / ACS	<u>Checked by</u> PDJ	<u>Date</u> SEP. 2024	<u>Project No.</u> 069294104	<u>Sheet No.</u> 1 OF 4
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CITY PROJECT NUMBER: PP2024-000009

PROPERTY OWNER:
CULPEPPER FAMILY LP
1700 GEORGE BUSH DRIVE E.
COLLEGE STATION, TX 77840
CONTACT: JOHN CULPEPPER
PHONE: 979-696-1444

SURVEYOR:
KERR SURVEYING, LLC.
TBPELS FIRM #10018500
SURVEY DATE: 3/31/2023
1718 BRIARCREST DRIVE
BRYAN, TX 77802
CONTACT: BRETT LAWLER
PHONE: 979-268-3195

PAE'S, ROAD CENTERLINES, TURN LANES, AND SIDEWALKS



LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT - PHASE 2
- EXISTING CURBLINES (PUBLIC ROAD)
- PROPOSED CURBLINES
- PROPOSED DRIVE CENTERLINE
- PROPOSED PUBLIC SIDEWALK
- EXISTING PUBLIC SIDEWALK
- PUBLIC SIDEWALK TO BE BUILT WITH PHASE 1 AND REMOVED WITH PHASE 2

ABBREVIATIONS

- EX = EXISTING
- IR = IRON ROD
- PAE = PUBLIC ACCESS EASEMENT
- PROP = PROPOSED
- PUE = PUBLIC UTILITY EASEMENT
- VW = VARIABLE WIDTH
- TYP = TYPICAL

PRELIMINARY PLAN
CULPEPPER AT TAMU
LOTS 1 & 2, BLOCK 1

(TOTAL NUMBER OF PROPOSED LOTS: 2)

10.84 ACRES

JOSEPH E. SCOTT LEAGUE SURVEY,
ABSTRACT 50, COLLEGE STATION, BRAZOS
COUNTY, TEXAS

Kimley»Horn

614 HOLLEMAN DRIVE E, SUITE 1100 TEL. NO. (979) 775-9595
COLLEGE STATION, TX 77840 FIRM NO. F-928 FAX NO. (979) 775-9599

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	PDJ / ACS	PDJ	SEP. 2024	069294104	2 OF 4

CITY PROJECT NUMBER: PP2024-000009

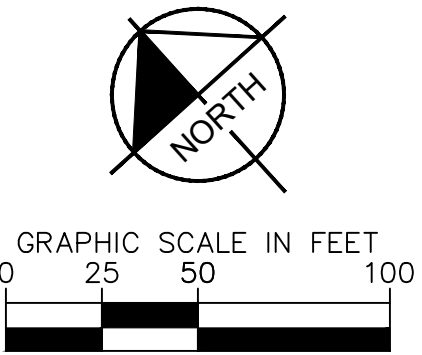
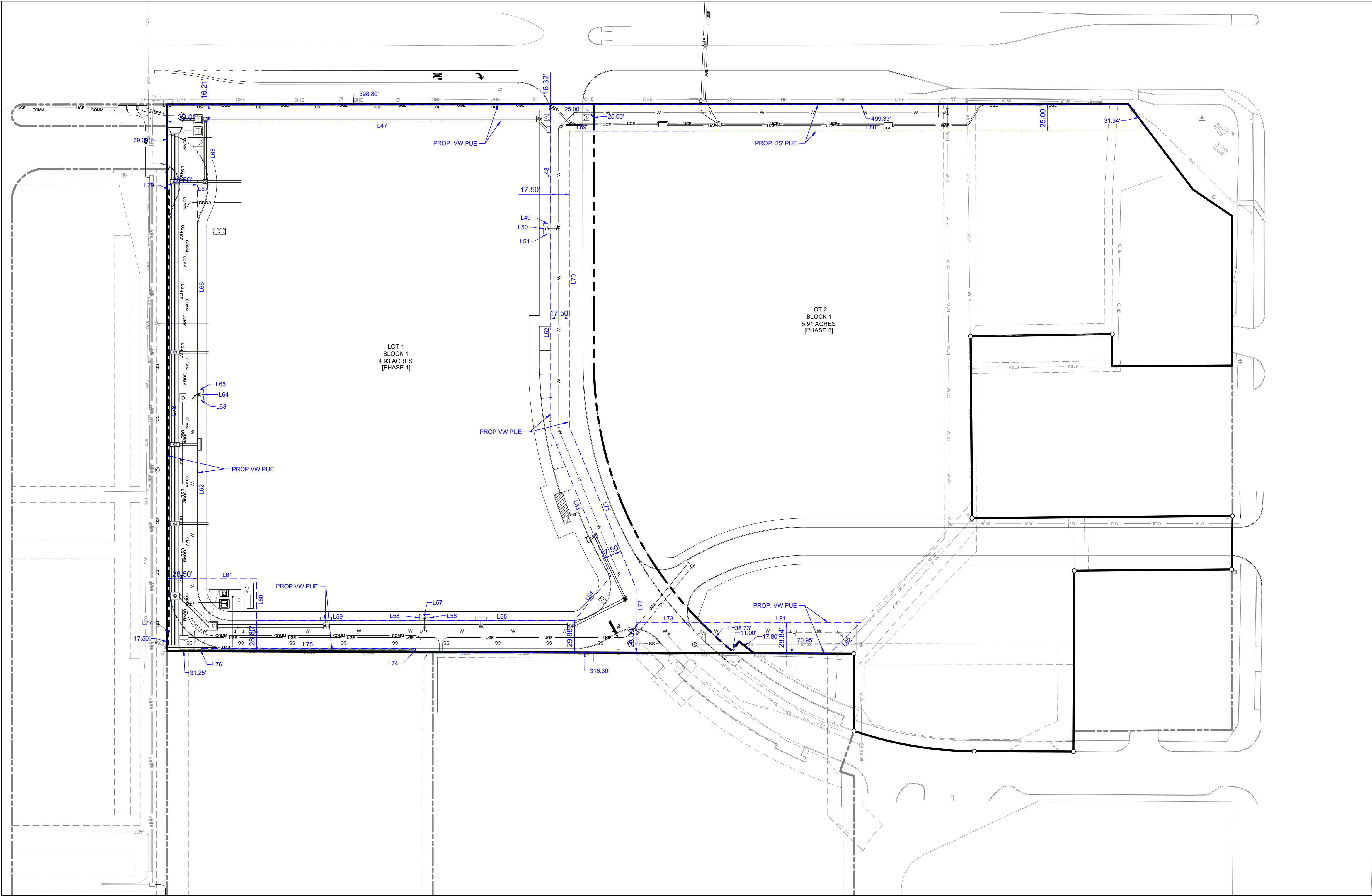
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PRELIMINARY NOT FOR RECORD

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PUE'S AND UTILITIES



LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING CURBLINES (PUBLIC ROAD)
- PROPOSED CURBLINES
- PROPOSED STORM DRAIN
- PROPOSED STORM JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- 12" W
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- 12" W
- PROPOSED UNDERGROUND ELECTRIC
- COMM
- PROPOSED UNDERGROUND COMMS

ABBREVIATIONS

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- IR = IRON ROD
- PAE = PUBLIC ACCESS EASEMENT
- PROP = PROPOSED
- PUE = PUBLIC UTILITY EASEMENT
- VW = VARIABLE WIDTH
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PRELIMINARY NOT FOR RECORD

PRELIMINARY PLAN
CULPEPPER AT TAMU
LOTS 1 & 2, BLOCK 1

(TOTAL NUMBER OF PROPOSED LOTS: 2)

10.84 ACRES

JOSEPH E. SCOTT LEAGUE SURVEY,
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614 HOLLEMAN DRIVE E, SUITE 1100
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	PDJ / ACS	PDJ	SEP. 2024	069294104	3 OF 4

CITY PROJECT NUMBER: PP2024-000009

PROPERTY OWNER: CULPEPPER FAMILY LP 1700 GEORGE BUSH DRIVE E. COLLEGE STATION, TX 77840 CONTACT: JOHN CULPEPPER PHONE: 979-696-1444	SURVEYOR: KERR SURVEYING, LLC. TBPELS FIRM #10018500 SURVEY DATE: 3/31/2023 1718 BRIARCREST DRIVE BRYAN, TX 77802 CONTACT: BRETT LAWLER PHONE: 979-268-3195
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PROPERTY BOUNDARY

LINE TABLE		
LINE	LENGTH	BEARING
L1	898.12'	S48°01'54"E
L2	100.05'	S4°53'04"W
L3	44.05'	S14°03'33"E
L4	139.77'	S41°55'20"W
L5	112.20'	N48°18'26"W
L6	30.06'	N42°10'13"E
L7	132.40'	N48°52'54"W
L8	169.94'	S41°31'49"W
L9	243.30'	S48°32'27"E
L10	50.01'	S42°50'46"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	147.05'	N48°30'11"W
L12	168.84'	S42°15'19"W
L13	92.73'	N47°48'32"W
L14	72.29'	N41°58'54"E
L15	641.79'	S47°48'16"E
L16	510.33'	N41°59'18"E
L17	241.17'	S41°58'06"W
L18	11.00'	N81°54'55"E
L19	17.80'	S9°51'14"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	350.00'	114.32'	N38°27'07"W	113.81'	18°42'51"
C2	374.50'	59.18'	S3°54'47"E	59.12'	9°03'14"
C3	344.50'	248.65'	S21°17'27"W	243.29'	41°21'16"

PUBLIC UTILITY EASEMENTS

LINE TABLE		
LINE	LENGTH	BEARING
L47	319.29'	S48°00'42"E
L48	94.72'	S41°58'06"W
L49	6.49'	N48°02'23"W
L50	10.00'	S41°59'18"W
L51	6.50'	S48°02'23"E
L52	183.93'	S41°58'06"W
L53	146.84'	S19°29'18"W
L54	53.57'	S81°30'23"W
L55	135.00'	N48°00'42"W
L56	5.50'	N41°59'18"E

LINE TABLE		
LINE	LENGTH	BEARING
L57	10.00'	N48°00'42"W
L58	5.50'	S41°59'18"W
L59	151.73'	N48°00'42"W
L60	38.95'	N41°59'18"E
L61	55.28'	N48°00'42"W
L62	167.05'	N41°59'18"E
L63	5.50'	S48°00'42"E
L64	10.00'	N41°59'18"E
L65	5.50'	N48°00'42"W
L66	190.83'	N41°59'18"E

LINE TABLE		
LINE	LENGTH	BEARING
L67	10.51'	S48°00'42"E
L68	58.81'	N41°59'18"E
L69	23.00'	S48°01'54"E
L70	276.49'	N41°58'06"E
L71	162.77'	N19°29'18"E
L72	31.85'	N41°59'18"E
L73	60.61'	N48°00'42"W
L74	3.34'	S41°59'18"W
L75	200.83'	S48°00'42"E
L76	2.61'	N41°59'18"E

LINE TABLE		
LINE	LENGTH	BEARING
L77	2.50'	N48°00'42"W
L78	413.83'	S41°59'18"W
L79	2.50'	S48°00'42"E
L80	518.22'	S48°01'54"E
L81	149.40'	S48°00'42"E
L82	40.91'	S86°52'07"W

STREET CENTERLINES PUBLIC ACCESS EASEMENTS

LINE TABLE		
LINE	LENGTH	BEARING
L20	241.17'	S41°58'06"W
L21	398.65'	S48°00'42"E
L22	108.92'	S78°00'42"E
L23	322.01'	S48°00'42"E
L24	337.92'	S41°59'18"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C4	370.00'	267.06'	S21°17'27"W	261.30'	41°21'16"
C5	400.00'	37.07'	S2°02'27"E	37.05'	5°18'33"
C6	200.00'	104.72'	S63°00'42"E	103.53'	30°00'00"
C7	43.00'	22.51'	S63°00'42"E	22.26'	30°00'00"
C8	43.00'	67.54'	S3°00'42"E	60.81'	90°00'00"
C9	43.00'	20.26'	S55°29'04"W	20.07'	26°59'32"
C10	43.00'	20.26'	S55°29'04"W	20.07'	26°59'32"
C11	33.00'	43.62'	S4°07'17"W	40.51'	75°44'04"

LINE TABLE		
LINE	LENGTH	BEARING
L25	305.79'	S48°00'42"E
L26	179.85'	S41°58'06"W
L27	10.00'	N48°01'54"W
L28	44.00'	S41°58'06"W
L29	6.00'	N65°57'53"W
L30	16.00'	S70°06'24"E
L31	17.83'	S87°05'55"W
L32	320.88'	N48°00'42"W
L33	337.92'	N41°59'18"E

LINE TABLE		
LINE	LENGTH	BEARING
L34	20.31'	N41°59'18"E
L35	18.62'	N28°28'01"E
L36	19.26'	N41°59'18"E
L37	10.00'	N48°01'54"W
L38	33.50'	S41°58'06"W
L39	6.00'	N65°57'53"W
L40	16.00'	S69°14'19"E
L41	33.50'	N41°58'06"E
L42	14.20'	N78°00'42"W

LINE TABLE		
LINE	LENGTH	BEARING
L43	155.72'	N48°00'42"W
L44	6.02'	S41°59'22"W
L45	251.21'	S48°00'42"E
L46	27.27'	N61°46'04"E
L83	321.58'	S48°01'56"E
L84	12.00'	N41°52'07"E
L85	7.07'	N86°59'18"E
L86	22.81'	N45°58'05"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C12	221.50'	115.98'	N63°00'42"W	114.66'	30°00'00"
C13	178.50'	96.13'	S63°26'24"E	94.97'	30°51'24"
C14	405.50'	116.42'	S33°44'37"W	116.02'	16°26'57"
C15	411.50'	50.25'	S21°59'57"W	50.22'	6°59'48"
C16	395.50'	45.74'	S15°07'53"W	45.71'	6°37'34"
C17	15.00'	19.70'	S49°28'05"W	18.32'	75°15'40"
C18	10.00'	7.83'	N70°27'24"W	7.64'	44°53'24"
C19	21.50'	33.77'	N3°00'42"W	30.41'	90°00'00"
C20	21.50'	10.13'	N55°29'04"E	10.04'	26°59'32"
C21	64.50'	30.39'	N55°29'04"E	30.11'	26°59'32"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C22	395.00'	123.63'	S33°00'06"W	123.13'	17°55'58"
C23	401.00'	22.91'	S22°23'54"W	22.91'	3°16'27"
C24	385.00'	142.50'	N31°21'53"E	141.69'	21°12'25"

PRELIMINARY NOT FOR RECORD

PRELIMINARY PLAN
CULPEPPER AT TAMU
LOTS 1 & 2, BLOCK 1
(TOTAL NUMBER OF PROPOSED LOTS: 2)
10.84 ACRES
JOSEPH E. SCOTT LEAGUE SURVEY,
ABSTRACT 50, COLLEGE STATION, BRAZOS
COUNTY, TEXAS



614 HOLLEMAN DRIVE E, SUITE 1100
COLLEGE STATION, TX 77840

Tel. No. (979) 775-9595
Fax No. (979) 775-9599

FIRM NO. F-928

Scale AS SHOWN	Drawn by PDJ / ACS	Checked by PDJ	Date SEP. 2024	Project No. 069294104	Sheet No. 4 OF 4
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CITY PROJECT NUMBER: PP2024-000009

PROPERTY OWNER:
CULPEPPER FAMILY LP
1700 GEORGE BUSH DRIVE E.
COLLEGE STATION, TX 77840
CONTACT: JOHN CULPEPPER
PHONE: 979-696-1444

SURVEYOR:
KERR SURVEYING, LLC.
TBPELS FIRM #10018500
SURVEY DATE: 3/31/2023
1718 BRIARCREST DRIVE
BRYAN, TX 77802
CONTACT: BRETT LAWLER
PHONE: 979-268-3195

October 17, 2024
Item No. 5.2.
Waterford Heights

Sponsor: Jeff Howell

Reviewed By CBC: N/A

Agenda Caption: 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 boundary from SC Suburban Commercial to O Office for approximately 2.08 acres at 4205-4211 Rock Prairie Road, being Lots 1-4, Block 1 of the Waterford Heights Phase 1 Subdivision, generally located east of the intersection of Rock Prairie Road and Bird Pond Road. Case #REZ2024-000020 (Note: Final action of this item will be considered at the November 14, 2024 City Council Meeting - Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of the request.

Summary: This request is to rezone approximately 2.08 acres of land being four platted lots generally located at 4205 thru 4211 Rock Prairie Road from SC Suburban Commercial to O Office. The subject properties were originally platted in 2019 as part of a larger subdivision which also included residential properties as well. The applicant intends to rezone the four lots adjacent to Rock Prairie Road to allow for office use. While office uses are permitted within the existing zoning district, the applicant indicates that the commercial uses currently allowed may not be as suitable to the adjacent neighborhood.

REZONING REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Neighborhood Commercial. For the Neighborhood Commercial land use, the Comprehensive Plan provides the following:

Areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and locate adjacent to major roads along the fringe of residential areas.

The intent of the district is to:

- Accommodate limited commercial services compared to General Commercial.
- Encourage transitions in building height and mass when adjacent to residential neighborhoods.
- Support some residential uses that are compatible with the surrounding neighborhood character.

The zoning districts that are generally appropriate within this land use include: SC Suburban Commercial and O Office zoning.

The proposed rezoning is in line with the Comprehensive Plan as the request is for O Office zoning and will be providing a small-scale office development.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The subject property is adjacent to low to medium density residential development with detached single-family dwellings to the north, as well as to the south across Rock Prairie Road. The property to east is currently a retention pond, while the property to the west is currently vacant. The O Office zoning district acts as a buffer for the residential uses between Rock Prairie Road, which is a future 4-Lane Major Arterial. Uses allowed within this district are small scale and low-intensity which are considered complimentary to existing single-family development. While office uses are allowed within the existing zoning, the applicant has indicated that only office uses are proposed and may be more suitable adjacent to the existing neighborhood.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

The size and location of the subject property is suitable for office uses allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the zoning district. Due to its location adjacent to a major roadway and single-family neighborhood it is also suitable for the proposed zoning district. Due to the existing limitation of not having access to Rock Prairie Road and size of the property, development may be constrained under the existing zoning. The proposed zoning district also requires a landscape buffer to the existing neighborhood.

4. Whether there are available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property fronts Rock Prairie Road, which is classified as a major arterial. While the lots front onto this roadway, as indicated on the subdivision plat, direct access to Rock Prairie is not allowed. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

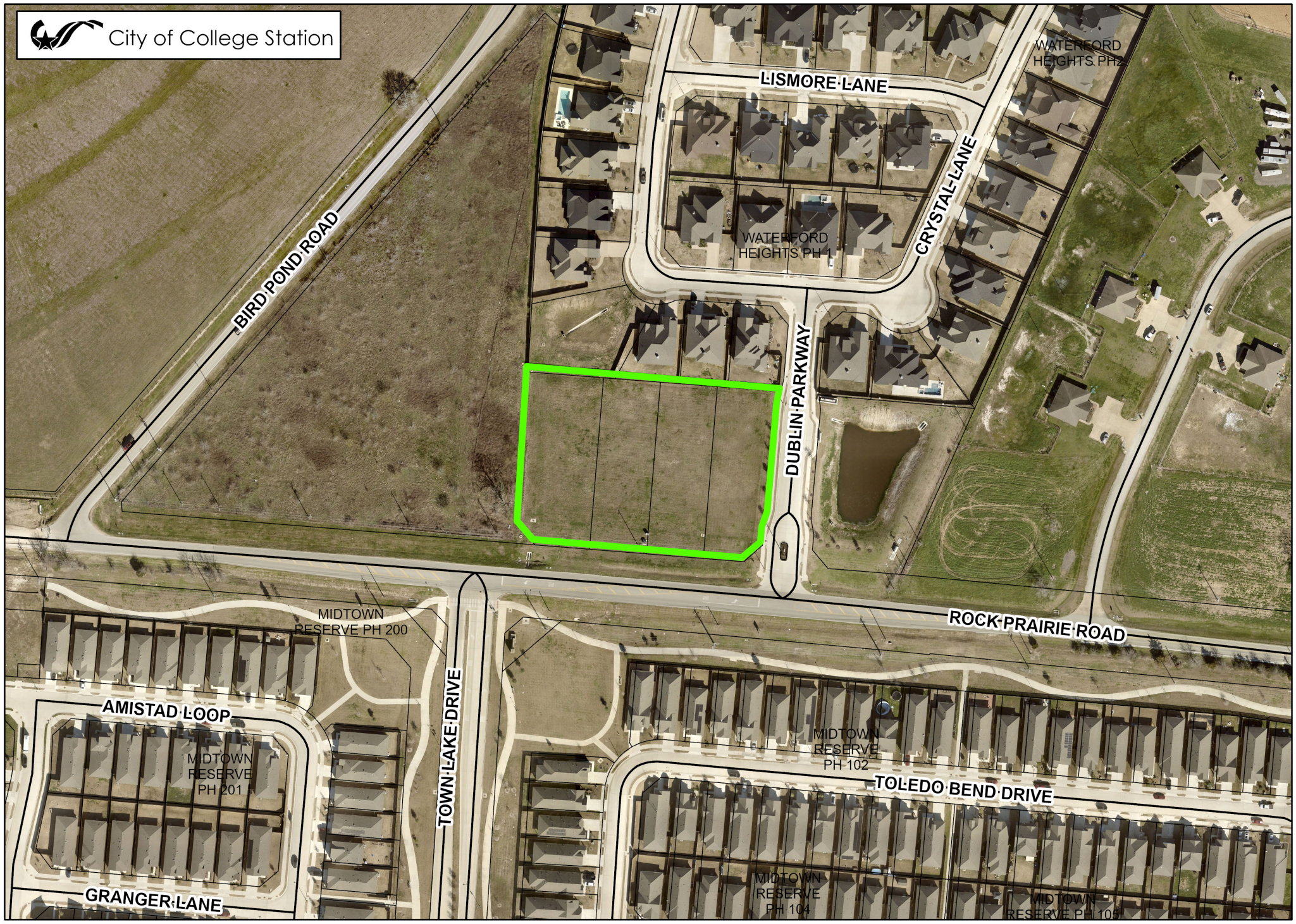
5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that the property is marketable for suburban commercial uses, but may be less desirable than office uses for the adjacent neighborhood.

Budget & Financial Summary: N/A

Attachments:

1. Aerial and Small Area Maps
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Existing Future Land Use Map
6. Rezoning Map



0 175 350 Feet

WATERFORD HEIGHTS

Case:
REZ2024-000020

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
R	Rural	MF	Multi-Family
WE	Wellborn Estate	MU	Mixed-Use
E	Estate	MHP	Manufactured Home Pk.
WRS	Wellborn Restricted Suburban		
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

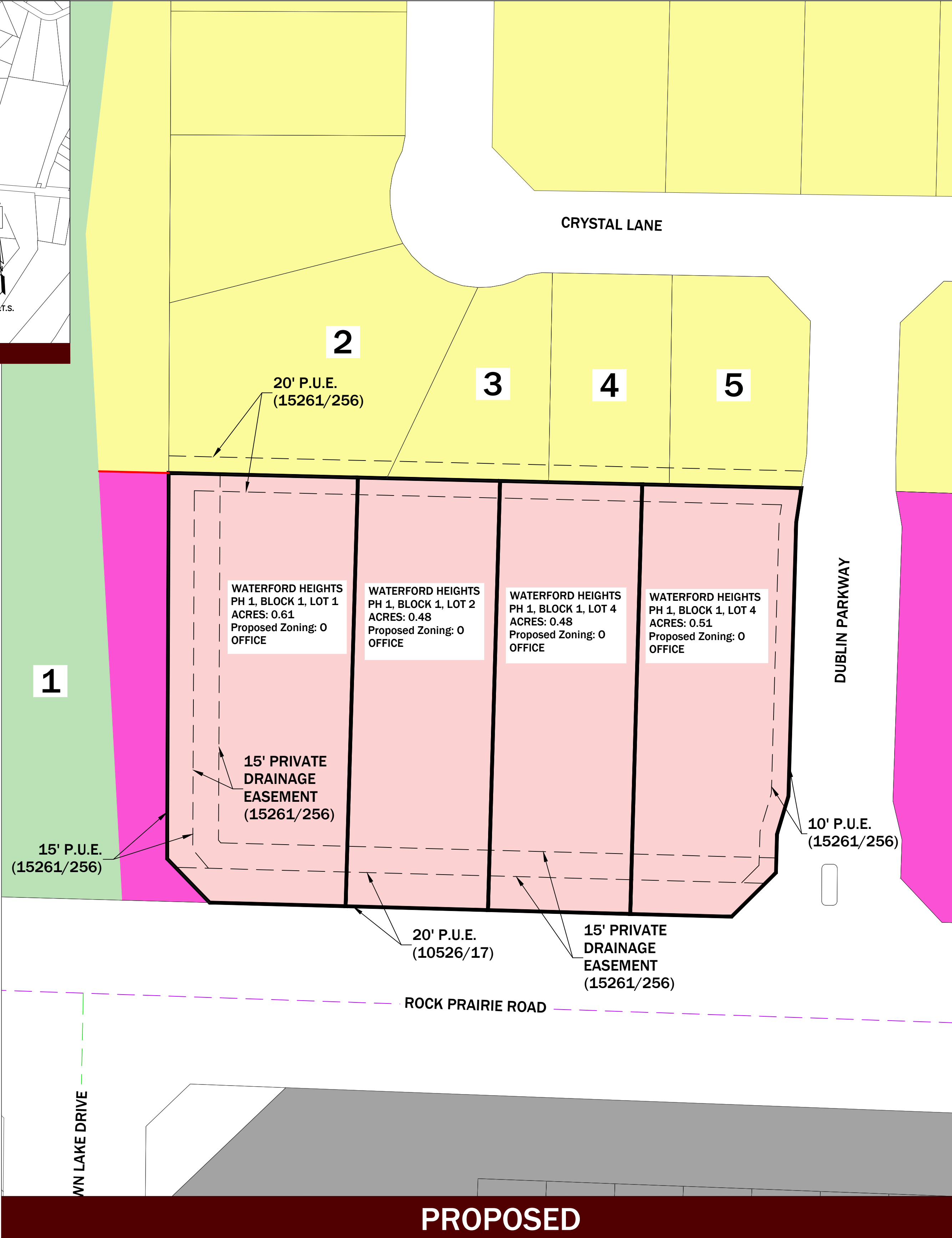
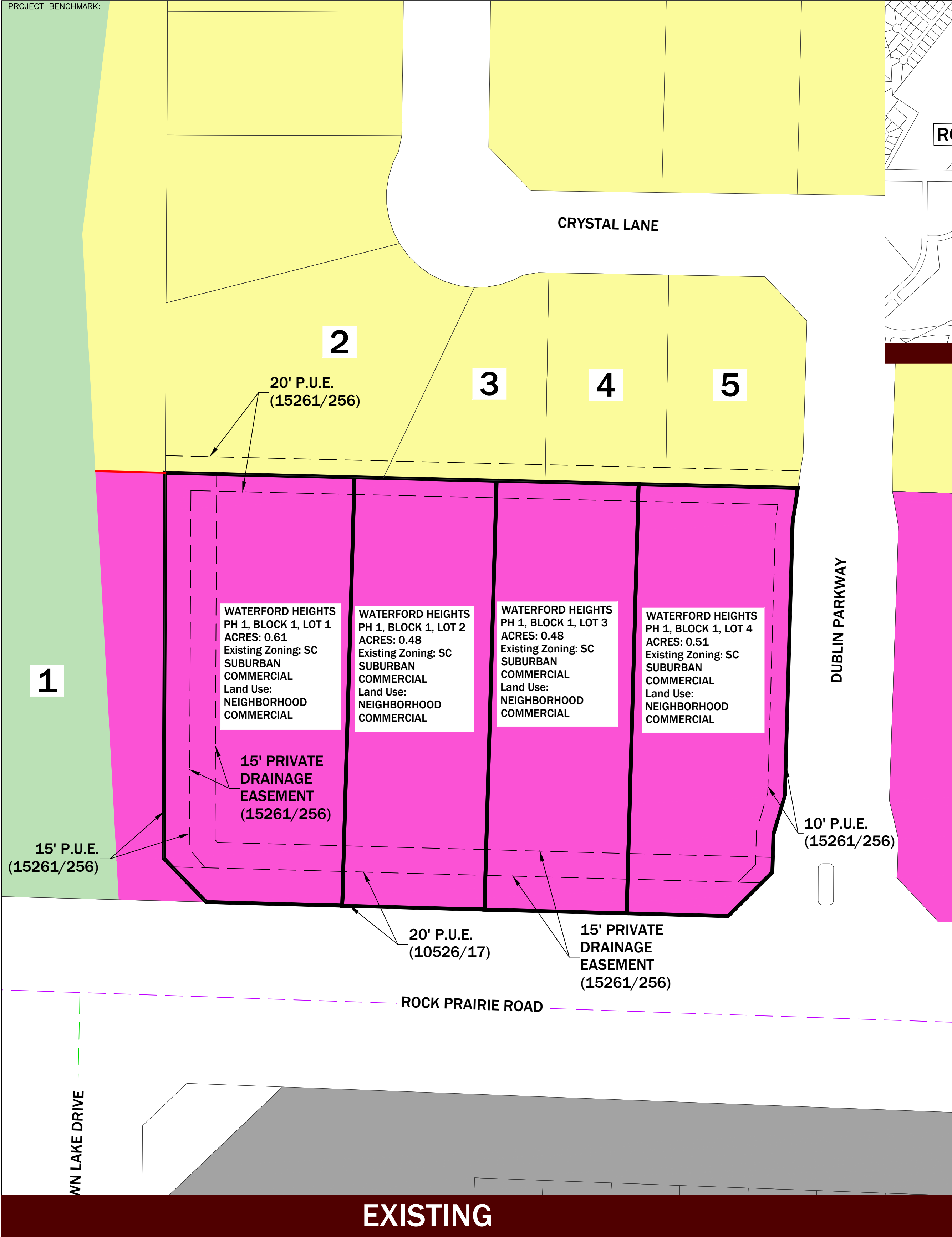


0 175 350 Feet

WATERFORD HEIGHTS

Case:
REZ2024-000020

REZONING



Number	Owner	Legal Description	Existing Land Use	Existing Zoning
1	SHARAJ HOLDINGS LLC	A000901, THOMAS CARRUTHERS (ICL), TRACT 11.2, 5.332 ACRES	Neighborhood Commercial, Suburban Residential	RS-Restricted Suburban, R-Rural, SC-Suburban Commercial
2	WATERFORD HEIGHTS HOMEOWNERS ASSOC	WATERFORD HEIGHTS PH 1, BLOCK 1, LOT CA & DRAINAGE EASEMENTS	Suburban Residential	RS-Restricted Suburban
3	MARRS JUDALON & MICHAEL D PRICE	WATERFORD HEIGHTS PH 1, BLOCK 1, LOT 7	Suburban Residential	RS-Restricted Suburban
4	WILLIAMS DERALD LAMON & BETTIE	WATERFORD HEIGHTS PH 1, BLOCK 1, LOT 6	Suburban Residential	RS-Restricted Suburban
5	JONES JEFFREY ROBERT & LISA FUNKHOUSER-JONES	WATERFORD HEIGHTS PH 1, BLOCK 1, LOT 5	Suburban Residential	RS-Restricted Suburban

MITCHELL
MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
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For Interim Review Only
Not to be used for construction
Issued, Prepared by: Morgan, P.E.
Version: No. 7/2024

SEPTEMBER 2024
Drawn By: RB
Checked By: JBM

Prepared For:
OWNER:
JP&M INVESTMENTS, LP
PO BOX 7170
JACKSONVILLE, FL 32202
77805-7170

Revisions

REZONING MAP

RZ

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: October 17, 2024
Advertised Council Hearing Date: November 14, 2024

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

N/A

Property owner notices mailed: 25

Contacts in support: None at the time of this report
Contacts in opposition: 1 at the time of this report
Inquiry contacts: 3 at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential	RS Restricted Suburban	Single-family detached, Common Area (detention pond)
South	Parks & Greenways, Mixed Residential	PDD Planned Development District	Rock Prairie Rd (major arterial)
East	Neighborhood Commercial	SC Suburban Commercial	Dublin Pkwy (local street) and Common Area (retention pond)
West	Suburban Residential, Neighborhood Commercial	SC Suburban Commercial, RS Restricted Suburban, R Rural	Vacant

DEVELOPMENT HISTORY

Annexed: Portion in October 1983, Portion in November 2002
Zoning: Portion as A-O Agricultural-Open (upon annexation 1983)
Portion as A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open renamed to R Rural (2013)
From R Rural to SC Suburban Commercial (2015)
Final Plat: Waterford Heights Phase 1 (2019)
Site Development: Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: WATERFORD HEIGHTS (REZ2024-000020)

Address: 4211 ROCK PRAIRIE RD

Legal Description: WATERFORD HEIGHTS PH 1, BLOCK 1, LOT 4

Total Acreage: 2.08

Applicant:: CRISSY HARTL

Property Owner: J P & M INVESTMENTS LP

List the changed or changing conditions in the area or in the City which make this zone change necessary.

As this area of College Station develops with new residences, the need for non-commercial uses to serve the residents becomes more important, including office uses. While offices are permitted in the current zoning, SC Suburban Commercial, some permitted uses may not be as favored on such a small site that backs up to a single-family neighborhood.

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The Comprehensive Plan designates these properties for Neighborhood Commercial land uses. The O Office zoning district is compatible with the Neighborhood Commercial land use category as it is a low-intensity zoning that would have minimal impacts on the adjacent neighborhood, which is a priority discussed in the Comprehensive Plan.

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The uses permitted in the Suburban Commercial zoning district are suitable for the property as they are intended to serve nearby neighborhoods. The O Office zoning district allows for several uses permitted in SC Suburban Commercial, but eliminates uses that generate higher traffic counts and may include less desirable site elements to support those uses.

Explain the suitability of the property for uses permitted by the rezoning district requested.

Office uses are very suitable for and compatible with properties adjacent to single-family residences as they are low-intense, quiet, and friendly. The permitted uses typically operate during standard business hours and do not include uses that may utilize drive-thru order windows, nor queuing spaces or other such requirements. By eliminating these potential uses and limiting the uses to primarily offices, future development is more suitable.

Explain the suitability of the property for uses permitted by the current zoning district.

Office uses are very suitable for and compatible with properties adjacent to single-family residences as they are low-intense, quiet, and friendly. The permitted uses typically operate during standard business hours and do not include uses that may utilize drive-thru order windows, nor queuing spaces or other such requirements. By eliminating these potential uses and limiting the uses to primarily offices, future development is more suitable.

Explain the marketability of the property for uses permitted by the current zoning district.

The property is marketable for suburban commercial uses, but may be less desirable than office uses for the adjacent neighborhood.

List any other reasons to support this zone change.

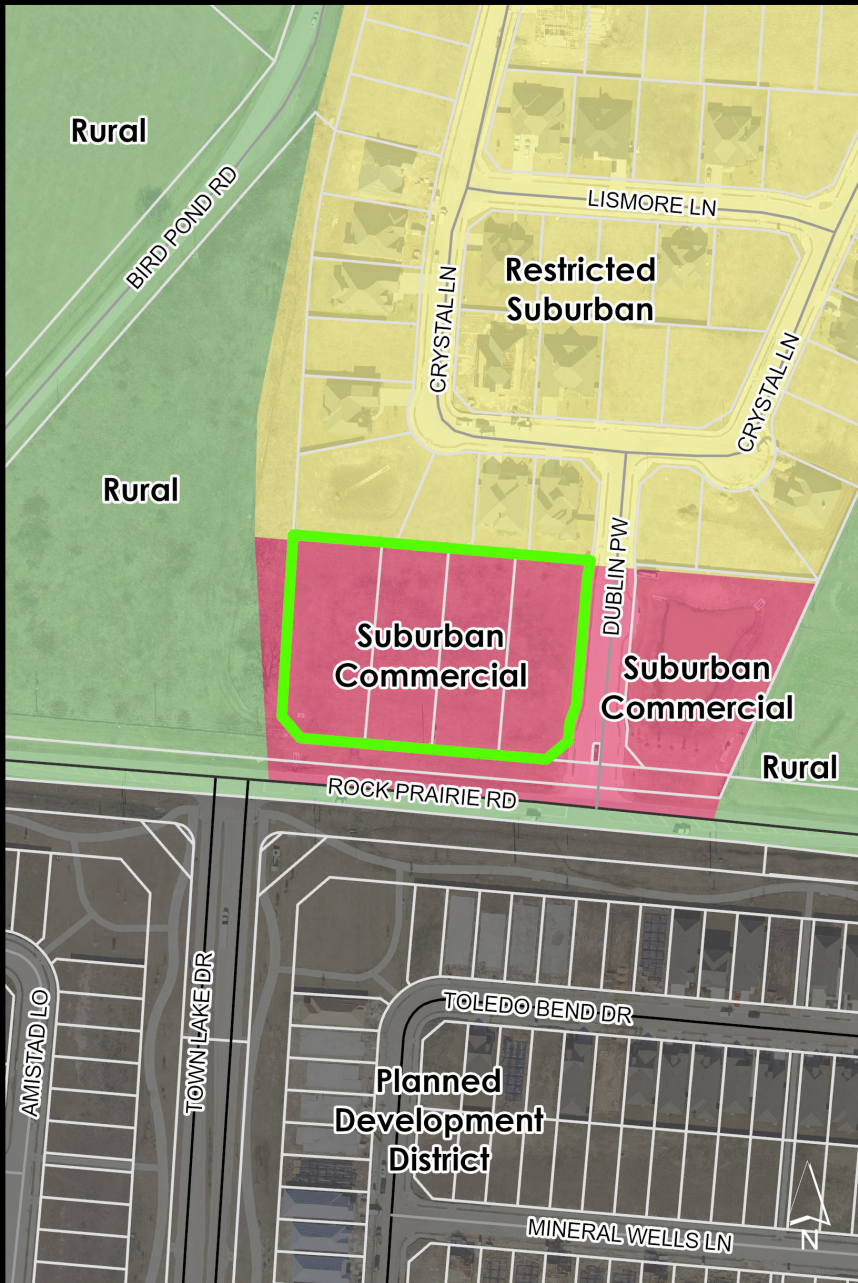
N/A

EXISTING

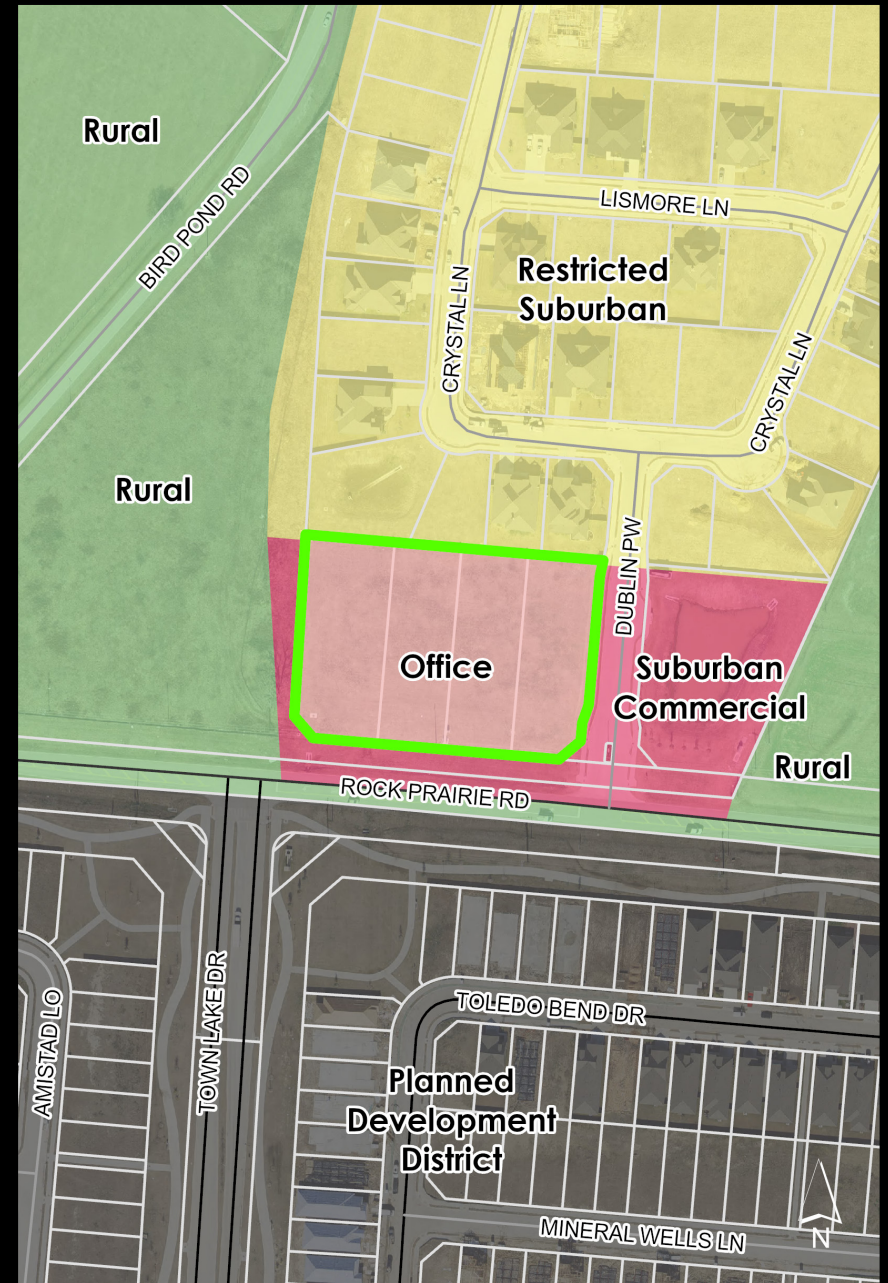
Future Land Use



EXISTING Zoning



PROPOSED Zoning



October 17, 2024
Item No. 5.3.
FY2024 Comprehensive Plan and UDO Annual Review

Sponsor: Christine Leal, Long Range Planning Administrator

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding the FY2024 Comprehensive Plan and Unified Development Ordinance (UDO) Annual Review.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility
- Sustainable City

Recommendation(s): Staff recommends that the Planning & Zoning Commission receive the Annual Report and provide direction as appropriate. The City Council will receive this update at their October 24, 2024 meeting.

Summary: The FY2024 Comprehensive Plan & Unified Development Ordinance (UDO) Annual Review highlights the major Comprehensive Plan initiatives that occurred during FY2024. It covers the Comprehensive Plan and all associated master plans, programs, and small area plans. The review also includes amendments that were made to the UDO, which helps implement the Comprehensive Plan's vision. This Annual Review is organized into the following categories and each item is labeled with its associated plan(s), as applicable:

- Comprehensive Plan & Associated Plans;
- Infrastructure projects that were completed, under construction, or under design;
- Programs that were hosted by City departments;
- UDO Amendments; and
- Implementation Progress Report.

In 2022, the City began using collaborative, project management software to track the implementation progress of every action item in the Comprehensive Plan. City staff utilize this software to establish project milestones, assign tasks, set due dates, and generate automated update reminders. This software enables staff to manage projects more efficiently and supports the City's commitment to transparent reporting. Appendix A is a report generated from this system that details the current status of each action item as of September 30, 2024. The breakdown by status for all 98 action items is listed below.

- Achieved - 5 (5%)
- On Track - 81 (83%)

- Off Track - 0 (0%)
- At Risk - 1 (1%)
- Not Started - 11 (11%)

The Comprehensive Plan calls for an Evaluation and Appraisal Report to be prepared every five years by City staff with input from the community, various City departments, the Planning and Zoning Commission, and other appropriate boards and commissions. In FY2025, the City will initiate a process to evaluate the Comprehensive Plan. The purpose of the evaluation is to identify the successes and shortcomings of the Plan, consider changing conditions, and recommend appropriate updates. Ultimately, the Report will provide a review of the basic conditions and assumptions related to College Station's growth, an evaluation of the 5-year implementation progress, and may recommend updates to the existing Comprehensive Plan.

Budget & Financial Summary: N/A

Attachments:

1. FY2024 Comprehensive Plan & Unified Development Ordinance Annual Review



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

FY2024 COMPREHENSIVE PLAN & UNIFIED
DEVELOPMENT ORDINANCE ANNUAL REVIEW



TABLE OF CONTENTS

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FY2024 COMPREHENSIVE PLAN & UNIFIED DEVELOPMENT ORDINANCE ANNUAL REVIEW

The FY2024 Comprehensive Plan & Unified Development Ordinance (UDO) Annual Review highlights the major Comprehensive Plan initiatives that occurred during FY2024. It covers the Comprehensive Plan and all associated master plans, programs, and small area plans. The review also includes amendments that were made to the UDO, which helps implement the Comprehensive Plan's vision. This Annual Review is organized into the following categories and each item is labeled with its associated plan(s), as applicable:

- Associated Plans and Small Area Plans;
- Infrastructure projects that were completed, under construction, or under design;
- Programs that were hosted by City departments;
- UDO Amendments; and
- Implementation Progress Report.

Summary

In 2022, the City began using collaborative, project management software to track the implementation progress of every action item in the Comprehensive Plan. City staff utilize this software to establish project milestones, assign tasks, set due dates, and generate automated update reminders. This software enables staff to manage projects more efficiently and supports the City's commitment to transparent reporting. Appendix A is a report generated from this system that details the current status of each action item as of September 30, 2024. The breakdown by status for all 98 action items is listed below.

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Looking Ahead

The Comprehensive Plan calls for an Evaluation and Appraisal Report to be prepared every five years by City staff with input from the community, various City departments, the Planning and Zoning Commission, and other appropriate boards and commissions. In FY2025, the City will initiate a process to evaluate the Comprehensive Plan. The purpose of the evaluation is to identify the successes and shortcomings of the Plan, consider changing conditions, and recommend appropriate updates. Ultimately, the Report will provide a review of the basic conditions and assumptions related to College Station's growth, an evaluation of the 5-year implementation progress, and may recommend updates to the existing Comprehensive Plan.

ASSOCIATED PLANS

While all associated plans implement the broad goals and aspirations of the Comprehensive Plan, many of the plans contain specific actions and infrastructure projects that have been implemented throughout the last year. Each item on the following tables is labeled with the associated plan(s), if applicable. Please note, if an item is not labeled with any associated plan(s), it is an item that implements the broader Comprehensive Plan.



Bicycle, Pedestrian, and Greenways Master Plan - provides a long-term vision of the bicycle, pedestrian, and greenway facilities necessary to meet the community's mobility needs (*adopted January 2010, updated May 2018 and October 2021*)



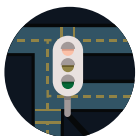
Consolidated Plan/Annual Action Plan – provides guidance for a 5-year period to allow for the effective use of federal grant funds to address the housing and community development needs of the City's low- to moderate-income population (*2020-2024 Consolidated Plan adopted July 2020, Action Plans adopted annually*)



Economic Development Master Plan – provides guidance for the next 5 to 10 years to ensure growth and development advance the City's economic development objectives (*adopted September 2013, updated May 2020*)



Parks & Recreation Master Plan - identifies parks and recreation needs over a 10-year horizon and provides guidance on how to best address those needs (*adopted July 2011*)



Thoroughfare Plan – provides the long-term plan of the major street network necessary to meet future mobility needs (*adopted 2009, updated October 2021*)



Wastewater Master Plan* - identifies the wastewater system infrastructure needed to serve future growth and rehabilitate existing areas where needed (*adopted April 2017, updated October 2021*)



Water Master Plan* - identifies the water system infrastructure needed to serve future growth and rehabilitate existing areas where needed (*adopted April 2017, updated October 2021*)

**Projects are typically not mapped as part of this Annual Review for security purposes.*



SMALL AREA PLANS

Small area plans are shorter-term, action-oriented plans that focus on the needs and opportunities within a specific geographic area. 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 Area Plans, and Corridor Plans.

During the Comprehensive Plan's 10-year evaluation process in 2020, the need to audit small area plans was identified through rigorous stakeholder engagement and plan analysis. The purpose of the audit is to determine the status of each plan's implementation, associated successes and challenges, and recommendations for each plan's retirement or update.

In 2022, the City conducted research on peer city audit methods, established an auditing process, and completed the evaluation of five small area plans. In 2024, the City completed the process began in 2022 by auditing three additional small area Plans - Wolf Pen Creek Corridor Study (1987), Northgate Redevelopment Plan (1996), and Medical District Master Plan (2012).



Wellborn District Plan – covers over 929 acres in the southwestern portion of the city, including much of the historic Wellborn Community
(adopted April 2013, updated October 2023)



Northeast Gateway Redevelopment Plan – creates a coordinated strategy for future change and redevelopment along two of the busiest corridors in the city: Texas Avenue and University Drive (FM 60)
(adopted September 2023)

INFRASTRUCTURE PROJECTS

Construction Completed

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
1	UNIVERSITY DRIVE E & VETERANS PARK TRAFFIC SIGNAL	CITY/TXDOT: Installed traffic signal at the intersection of University Drive East and Veterans Park	
2	DRAINAGE IMPROVEMENTS	CITY: Upgraded drainage at Stallings Dr. and University Oaks Blvd.	
3	BEE CREEK PARK & TARROW PARK NATIVE TREE PLANTING	CITY - GRANT FUNDED: Planted 108 Native Trees (15, 30, and 45 Gallon) as part of the Cooling College Station Plan	 PARKS AND RECREATION MASTER PLAN
4	CARTERS CREEK WWTP EQUIPMENT BUILDING	CITY: Designed and constructed a pre-engineered metal building with 6 bays adjacent to a 2-pump fuel island that is currently under construction.	
5	ROCK PRAIRIE ROAD WEST SIDEWALK	RIVER BEND DEVELOPMENT: Constructed sidewalk on south side of Rock Prairie Road West from Holleman Drive South to 260 west of Holleman Drive South	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
6	ROCK PRAIRIE ROAD WEST IMPROVEMENTS	CITY: Rehabilitated Rock Prairie West from Wellborn Road to City Limits	 THOROUGHFARE PLAN
7	GREENS PRAIRIE ROAD – PHASE 2	CITY: Reconstructed Greens Prairie Road from Arrington to City Limits. Replaced asphalt with concrete roadway, including curb, gutter, underground storm drain, and sidewalks.	
8	LICK CREEK BIRD BLINDS	CITY - BONDS: Designed and constructed 2 bird blinds in Lick Creek Park	 PARKS AND RECREATION MASTER PLAN
*	FM 2818 TRANSMISSION LINE REHABILITATION	TXDOT: Relocated multiple utilities along FM 2818 from FM2154 to FM60	
*	SPPS SHED & SITE IMPROVEMENTS, WELL #5 SECURITY FENCE	CITY: Designed and constructed a pre-fabricated metal building with 3 bays and security fence.	

FY2024 CONSTRUCTION COMPLETED PROJECTS

- 1 UNIVERSITY DRIVE EAST & VETERANS PARK TRAFFIC SIGNAL
- 2 DRAINAGE IMPROVEMENTS AT STALLINGS DRIVE AND UNIVERSITY OAKS BLVD
- 3 BEE CREEK AND TARROW PARK NATIVE TREE PLANTING
- 4 CARTERS CREEK WWTP EQUIPMENT BUILDING
- 5 ROCK PRAIRIE ROAD WEST SIDEWALK
- 6 ROCK PRAIRIE ROAD WEST IMPROVEMENTS
- 7 GREENS PRAIRIE ROAD - PHASE 2
- 8 BIRD BLINDS



Construction Underway

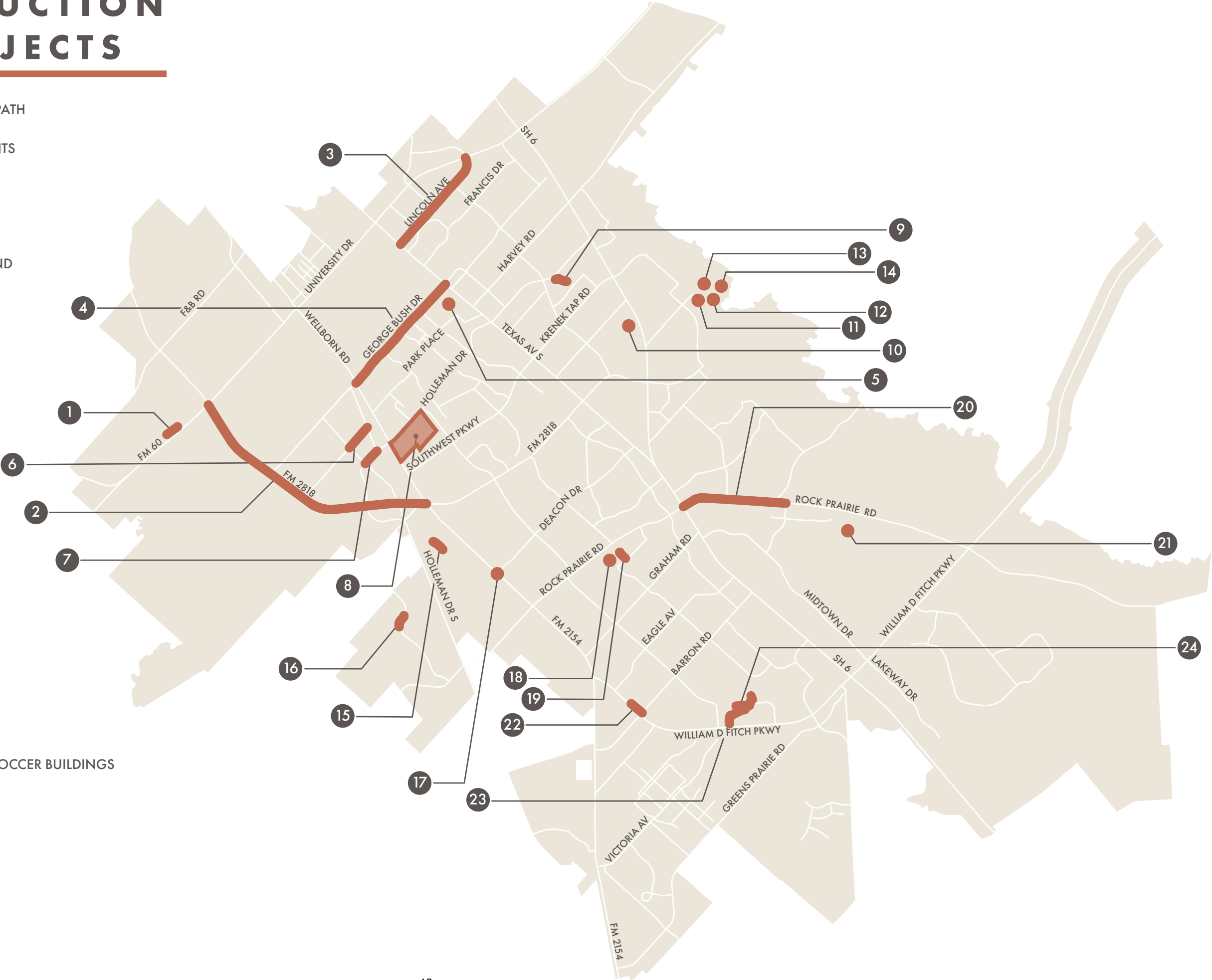
Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
1	RAYMOND STOTZER PARKWAY (FM60) SHARED USE PATH	TURKEY CREEK DEVELOPMENT: Constructing a 10-ft wide shared use path on Turkey Creek Dr extending 800 ft east	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
2	HARVEY MITCHELL PARKWAY (FM2818) IMPROVEMENTS	TXDOT: FM 2154 (Wellborn Road) to FM60 (Raymond Stotzer Parkway)	 THOROUGHFARE PLAN
3	LINCOLN AVENUE REHABILITATION	CITY: Reconstructing Lincoln Avenue from Texas Avenue to University Drive	
4	GEORGE BUSH SEPARATED BIKE LANES	CITY/TXDOT: Separated bike lanes from Texas Avenue to Wellborn Road	
5	DRAINAGE IMPROVEMENTS	CITY: Drainage improvements at Milliff and Redmond	
6	LUTHER STREET REHABILITATION	CITY: Rehabilitation of Luther Street from Marion Pugh to Penberthy	
7	HOLLEMAN DRIVE WEST SIDEWALKS	WOODWAY WEST DEVELOPMENT: Constructing sidewalk on north side of Holleman Drive West between Marion Pugh Drive and Jones Butler Road	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
8	MUCCULLOCH REHAB	CITY: Rehabilitation of water and wastewater lines in the Southgate area, in the vicinity generally bounded by Wellborn Rd, Holleman Dr, Georgia St, Nevada St, and Southland St	 WATER MASTER PLAN  WASTEWATER MASTER PLAN
9	WOLF PEN CREEK COORIDOR EROSION	CITY: Erosion control project	 PARKS AND RECREATION MASTER PLAN
10	FUN FOR ALL PLAYGROUND IMPROVEMENTS	CITY – DONOR FUNDED: Playground & shade cover installation for 2- to 5-year-old children with disabilities	 PARKS AND RECREATION MASTER PLAN
11	CARTERS CREEK OFFICE REMODEL	CITY: Office renovation at Carters Creek Wastewater Treatment Plant	
12	CARTERS CREEK FUEL ISLAND	CITY: Constructing 2-pump fuel island next to new equipment building at Carters Creek WWTP	
13	CARTERS CREEK BLOWER BLDG #2 REPLACEMENT	CITY: Replacing existing aeration blowers within blower bldg. #2	 WASTEWATER MASTER PLAN
14	CARTERS CREEK BLOWER BLDG #3 REPLACEMENT	CITY: Replacing existing aeration blowers within blower bldg. #3	 WASTEWATER MASTER PLAN

Construction Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
15	GENERAL PARKWAY EXTENSION	CHARLESTON MILLS DEVELOPMENT: Extending General Pkwy as a minor collector with bike lanes and sidewalks on both sides for 675 ft	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN
16	FEATHER RUN SIDEWALK	MISSION RANCH DEVELOPMENT: Constructing a sidewalk on west side of Feather Run between Briscoe Manor Ct and Kerr Valley Ln	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
17	CAIN/DEACON RAILROAD SWITCH	CITY: Constructing Railroad Crossing at Deacon and closing crossing at Cain	
18	BACHMANN LITTLE LEAGUE & SENIOR LEAGUE/SOCCER BUILDINGS	CITY – BONDS: Demolishing existing structure and building new facilities with expanded restrooms, concession areas, and storage for user groups	 PARKS AND RECREATION MASTER PLAN
19	BACHMANN PARK SHARED USE PATH	ARNOLD ROAD SENIOR LIVING DEVELOPMENT: shared use path Arnold Rd extending north 430 ft into the park	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
20	ROCK PRAIRIE ROAD EAST WIDENING	CITY: Constructing Rock Prairie Rd from State Highway 6 to Town Lake Dr	 THOROUGHFARE PLAN
21	TEXAS INDEPENDENCE PARK – RESTROOM BLDG	CITY: Constructing restroom building at Texas Independence Park	 PARKS AND RECREATION MASTER PLAN
22	WILLIAM D. FITCH SHARED USE PATH	BARRON LANDING DEVELOPMENT: Constructing a shared use path on the north side of William D. Fitch between Barron Rd and Hofburg Dr	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
23	SPRING CREEK TRIBUTARY 7 SHARED USE PATH	PHILLIPS SQUARE DEVELOPMENT: Constructing a shared use path along Spring Creek Tributary 7 west of Castle Rock Subdivision	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
24	CASTLE ROCK PARKWAY EXTENSION	PHILLIPS SQUARE DEVELOPMENT: Extending Castle Rock Pkwy as a minor collector; bike lanes & sidewalks on both sides for 800 ft west from Castle Rock	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN
*	BEE CREEK PARALLEL TRUCKLINE – PHASE 3	CITY: Constructing a 42" trunkline between SH6 and Texas Avenue	 WASTEWATER MASTER PLAN
*	CARTERS CREEK WWTP LIFT STATION FORCE MAIN	CITY: Constructing a diversion lift station and 20" force main at Carters Creek WWTP	 WASTEWATER MASTER PLAN
*	DECOMISSION CARTER LAKE WWTF	CITY: Constructing a low flow lift station and 2" force main	 WASTEWATER MASTER PLAN

FY2024 CONSTRUCTION UNDERWAY PROJECTS

- 1 RAYMOND STOTZER PARKWAY (FM 60) SHARED USE PATH
- 2 HARVEY MITCHELL PARKWAY (FM 2818) IMPROVEMENTS
- 3 LINCOLN AVENUE REHAB
- 4 GEORGE BUSH SEPARATED BIKE LANES
- 5 DRAINAGE IMPROVEMENTS AT MILLIFF AND REDMOND
- 6 LUTHER STREET REHAB
- 7 HOLLEMAN DRIVE WEST SIDEWALKS
- 8 MCCULLOCH REHAB
- 9 WOLF PEN CREEK CORRIDOR EROSION
- 10 FUN FOR ALL PLAYGROUND IMPROVEMENTS
- 11 CARTERS CREEK WWTP OFFICE REMODEL
- 12 CARTERS CREEK WWTP FUELING ISLAND
- 13 CARTERS CREEK BLOWER BLDG #2 REPLACEMENT
- 14 CARTERS CREEK BLOWER BLDG #3 REPLACEMENT
- 15 GENERAL PARKWAY EXTENSION
- 16 FEATHER RUN SIDEWALK
- 17 CAIN/DEACON RR SWITCH
- 18 BACHMANN LITTLE LEAGUE AND SENIOR LEAGUE/ SOCCER BUILDINGS
- 19 BRIAN BACHMANN PARK SHARED USE PATH
- 20 ROCK PRAIRIE ROAD EAST WIDENING
- 21 TEXAS INDEPENDENCE PARK - RESTROOM BUILDING
- 22 WILLIAM D FITCH PARKWAY SHARED USE PATH
- 23 SPRING CREEK TRIBUTARY 7 SHARED USE PATH
- 24 CASTLE ROCK PARKWAY EXTENSION



Design Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
1	CITY GATEWAY SIGN #3 (WEST)	CITY: Design and construction of gateway monument sign to be located at the western entrance of the City near FM60/SH47 interchange	
2	COLLEGE HEIGHTS UTILITY REHABILITATION	CITY: Rehabilitation of water and wastewater lines in the vicinity of Eisenhower St, University Dr, Jane St, and Nimitz St, approximately 4,000 linear ft of 8" water distribution line and 2,000 linear ft of 12" water distribution line	 WATER MASTER PLAN  WASTEWATER MASTER PLAN  NORTHEAST GATEWAY REDEVELOPMENT PLAN
3	STATE HIGHWAY 6 IMPROVEMENTS	TXDOT: SH6 improvements	
4	FOSTER AVENUE SIDEWALKS	CITY – CDBG FUNDING: Sidewalk safety improvements on Foster Ave from Walton Dr to Francis Dr and Gilchrist Ave to George Bush Dr E	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  CONSOLIDATED PLAN/ANNUAL ACTION PLAN
5	FRANCIS DRIVE - PHASE 3	CITY: Rehabilitation of Francis Dr from Texas Ave to Walton Dr	
6	CITY HALL BUS SHELTER	CITY – CDBG FUNDING: Design and construction of a Bus Shelter at City Hall	 CONSOLIDATED PLAN/ANNUAL ACTION PLAN
7	JAMES/PURYEAR REHABILITATION	CITY: Rehabilitate James and Puryear from Francis Dr to Kyle, including park improvements	
8	THOMAS PARK IMPROVEMENTS	CITY: Improvements and new amenities to Thomas Park	 PARKS AND RECREATION MASTER PLAN
9	VETERANS PARK MASTERPLAN	CITY: Masterplan of 3 entrances (University Dr, Harvey Rd, and to Veteran's Memorial area) and landscaping of entire park	 PARKS AND RECREATION MASTER PLAN
10	VETERANS PARK BASEBALL COMPLEX	CITY: Addition of 2-3 youth baseball fields to current park system	 PARKS AND RECREATION MASTER PLAN
11	SUMMIT CROSSING PARK DEVELOPMENT	CITY – PARKLAND DEVELOPMENT: New Neighborhood Park Development	 PARKS AND RECREATION MASTER PLAN
12	STATE HIGHWAY 30 (HARVEY RD) WIDENING	TXDOT: Widening roadway to 4 lanes with shared use paths and intersection improvements	 THOROUGHFARE PLAN
13	HOLLEMAN DR WEST/ JONES BUTLER RD ROUNDABOUT	CITY: Design and construction of a roundabout at the intersection of Holleman Dr and Jones Butler Rd	

Design Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
14	LINCOLN CENTER AREA IMPROVEMENTS	CITY – BONDS: Addition of bathrooms and pedestrian improvements	
15	LINCOLN CENTER SPLASH PAD RENOVATION	CITY – CDBG FUNDING: Renovation of Lincoln Center Splash Pad	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
16	ANDERSON PARK PICKLEBALL & MULTI-USE COURTS	CITY – BONDS: Installation of 4 outdoor Pickleball courts and 2 multi-use courts for futsal and other sports. Includes full LED lighting and may include additional parking	 PARKS AND RECREATION MASTER PLAN
17	JONES BUTLER EXTENSION AND ROUNDABOUT	CITY: Roundabout at Holleman/ Jones Butler/ N. Dowling St	
18	BEE CREEK & CENTRAL PARK TENNIS COURT REPLACEMENT	CITY – BONDS: Surface rehabilitation of tennis courts, possible structural rehabilitation at Bee Creek, replace chain link fence, and remove/replace selective overhead lights with LED poles	 PARKS AND RECREATION MASTER PLAN
19	KRENEK TAP REHABILITATION	CITY: Design and construction for the Rehabilitation of Krennek Tap Rd from SH6 to Texas Avenue	
20	CENTRAL PARK OPERATIONS SHOP	CITY – BONDS: Demolition of existing structure to be replaced with storage, workshops, restrooms, and office spaces	 PARKS AND RECREATION MASTER PLAN
21	FUN FOR ALL PLAYGROUND PLAZA & DONOR RECOGNITION	CITY – DONOR FUNDED: Improve plaza, add shade, and recognize community donors	 PARKS AND RECREATION MASTER PLAN
22	CARTERS CREEK WWTP EFFLUENT CLOTH FILTERS	CITY: Addition of effluent filtration system to Carters Creek WWTP	 WASTEWATER MASTER PLAN
23	CARTERS CREEK OUTFALL PROJECT	CITY: Replace final effluent lines at Carters Creek WWTP	 WASTEWATER MASTER PLAN
24	HARVEY MITCHELL PKWY (FM 2818) SHARED USE PATH	CITY/TXDOT: Construction of shared use path on south side of Harvey Mitchell Pkwy from Waxwing to Texas Avenue	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
25	BACHMANN PARK TENNIS/PICKLEBALL COURT RENOVATIONS	CITY: Refurbish court surfaces and convert 2 of the 4 tennis courts into 6 permanent pickleball courts	 PARKS AND RECREATION MASTER PLAN
26	WELLBORN ROAD (FM 2154) WIDENING	TXDOT: FM 2154 widening	 THOROUGHFARE PLAN

Design Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
27	CAPSTONE ALIGNMENT	CITY: Design and construction of Capstone realignment at FM2154 to meet Barron Rd	
28	BARRON RECONSTRUCTION	CITY: Design and reconstruction of Barron Rd from SH40 to FM2154	
29	TRAFFIC SIGNAL AT BARRON AND DECATUR	CITY: Addition of new traffic light at the intersection of Barron Rd and Decatur	
30	TEXAS INDEPENDENCE PARK – PHASE 1	CITY: New Community Park Development. Design & construction of Independence Park Phase 1 - TBD	 PARKS AND RECREATION MASTER PLAN
31	ROCK PRAIRIE EAST WIDENING	CITY - BONDS: Widening of Rock Prairie East corridor from Town Lake to William D. Fitch Pkwy from 2-lane asphalt roadway to 4-lane concrete roadway with separated bike lanes and sidewalks. Additional scopes of stormwater sewer, street lighting, and traffic signal at Town Lake	
32	VICTORIA AVENUE REHABILITATION & ROUNDABOUT	CITY: Design and construction of roundabout on Victoria Avenue at Creek Meadows	 WELLBORN DISTRICT PLAN
33	GREENS PRAIRIE ROAD BRAZOS COUNTY PORTION	CITY: Reconstruction of Greens Prairie (County Section) to replace asphalt with concrete roadway with curb, gutter, underground storm sewer and sidewalks	
34	FIRE STATION #7	CITY: Design for Fire Station #7 is a new build to include the building construction and site improvements	
35	TRAFFIC SIGNAL AT PEBBLE CREEK PKWY AND WILLIAM D. FITCH	CITY: Addition of a new traffic signal at the intersection of Pebble Creek Pkwy and William D. Fitch	
36	WILLIAM D. FITCH REHABILITATION – PHASE 2	CITY: Rehabilitation of William D. Fitch from Tonkaway to Rock Prairie	
37	WILLIAM D. FITCH REHABILITATION – PHASE 3	CITY: Rehabilitation of William D. Fitch from SH30 to Tonkaway	
38	BUTTERFLY ALLEY	CITY: Natural trail erosion improvements	 PARKS AND RECREATION MASTER PLAN

Design Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
39	MARION PUGH DR REHABILITATION	CITY: Rehabilitation of Marion Pugh from George Bush Dr to Luther Street	
40	WELLBORN AND GEORGE BUSH GRADE SEPARATION	CITY/TXDOT: Interchange project with grade separation from railroad, and relocation of 16" waterline crossing Wellborn	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN
*	ALUM CREEK SANITARY SEWER TRUNKLINE	CITY: Design and construction of trunkline from Arrington Rd to Lick Creek Park	 WATER MASTER PLAN
*	MEDICAL DISTRICT TRUNKLINE- PHASE 2 & 3	CITY: Design and construction of trunkline between Rock Prairie Rd, SH6, and Corporate Pkwy. Project will decommission 3 lift stations	 WASTEWATER MASTER PLAN
*	NORTHEAST TRUNKLINE – PHASE 3	CITY: Install a 36" sewer line from Harvey Rd to SH6 along Carters Creek	 WASTEWATER MASTER PLAN
*	NORTHEAST TRUNKLINE – PHASE 4	CITY: Construct sewer line from SH6 to Hensel Park Lift Station	 WASTEWATER MASTER PLAN
*	PUBLIC WORKS FACILITY	CITY: New Public Works Facility building/campus	
*	RECREATION CENTER	CITY: Feasibility Study	
*	SH40 WATER LINE – GRAHAM TO BARRON	CITY: Design and construction of 24" waterline between Graham and Barron	 WATER MASTER PLAN
*	SH40 WATER LINE – SONOMA TO VICTORIA	CITY: Design and construction of 24" waterline between Victoria and Sonoma	 WATER MASTER PLAN
*	SH6 WIDENING UTILITY RELOCATIONS	TXDOT: Relocation of multiple utilities along State Highway 6	
*	TRAFFIC SIGNAL FIBER EXPANSION	CITY: Upgrade fiber optic feeds to multiple traffic signals	
*	WATER WELLS 10, 11, & 12	CITY: Design and construction of Water Wells 10,11, and 12	 WATER MASTER PLAN
*	WATER WELLS COLLECTION LINE	CITY: Design and construction of new water wells collection line	 WATER MASTER PLAN
*	JONES BUTLER WATERLINE REHABILITATION	CITY: Roundabout at Holleman/ Jones Buttler/ N. Dowling St	 WATER MASTER PLAN

FY2024 DESIGN UNDERWAY PROJECTS

- 1 CITY GATEWAY SIGN #3 (WEST)
- 2 COLLEGE HEIGHTS UTILITY REHAB
- 3 STATE HIGHWAY 6 (SH 6) IMPROVEMENTS
- 4 FOSTER AVENUE SIDEWALKS
- 5 FRANCIS DRIVE - PHASE 3
- 6 CITY HALL BUS SHELTER
- 7 JAMES PKWY & PURYEAR DRIVE REHAB
- 8 THOMAS PARK IMPROVEMENTS
- 9 VETERANS PARK MASTERPLAN
- 10 VETERANS PARK BASEBALL COMPLEX
- 11 SUMMIT CROSSING PARK DEVELOPMENT
- 12 STATE HIGHWAY 30 (HARVEY ROAD) WIDENING
- 13 HOLLEMAN DRIVE WEST/JONES BUTLER RD ROUNDABOUT
- 14 LINCOLN CENTER AREA IMPROVEMENTS
- 15 LINCOLN CENTER SPLASH PAD RENOVATION
- 16 ANDERSON PARK OUTDOOR PICKLEBALL COURTS & MULTI-USE COURTS
- 17 JONES BUTLER EXTENSION AND ROUNDABOUT
- 18 BEE CREEK AND CENTRAL PARK TENNIS COURT REPLACEMENT
- 19 KRENEK TAP REHAB
- 20 CENTRAL PARK OPERATIONS SHOP
- 21 FUN FOR ALL PARK PLAZA AND DONOR RECOGNITION
- 22 CCWWTP EFFLUENT CLOTH FILTERS
- 23 CCWWTP OUTFALL PROJECT
- 24 HARVEY MITCHELL PARKWAY SHARED-USE PATH



FY2024 DESIGN UNDERWAY PROJECTS

- 25 BACHMANN PARK TENNIS/PICKLEBALL COURT RENOVATIONS
- 26 WELLBORN ROAD (FM 2154) WIDENING IMPROVEMENTS
- 27 CAPSTONE ALIGNMENT
- 28 BARRON RECONSTRUCTION
- 29 TRAFFIC SIGNAL AT BARRON AND DECATUR
- 30 TEXAS INDEPENDENCE PARK - PHASE 1
- 31 ROCK PRAIRIE EAST WIDENING
- 32 VICTORIA AVE REHABILITATION & ROUNDABOUT
- 33 GREENS PRAIRIE ROAD BRAZOS COUNTY PORTION
- 34 FIRE STATION #7
- 35 TRAFFIC SIGNAL AT PEBBLE CREEK PKWY & W.D. FITCH
- 36 W.D. FITCH REHAB - PHASE 2
- 37 W.D. FITCH REHAB - PHASE 1
- 38 BUTTERFLY ALLEY
- 39 MARION PUGH DR REHABILITATION
- 40 WELLBORN AND GEORGE BUSH GRADE SEPARATION





PROGRAMS

Department	Program	Description	Associated plan(s)
PARKS AND RECREATION	ADULT ATHLETIC PROGRAMS		 PARKS AND RECREATION MASTER PLAN
	YOUTH ATHLETIC PROGRAMS		 PARKS AND RECREATION MASTER PLAN
	ADULT SOFTBALL TOURNAMENTS		 PARKS AND RECREATION MASTER PLAN
	GIRLS FASTPITCH TOURNAMENTS		 PARKS AND RECREATION MASTER PLAN
	YOUTH SOCCER TOURNAMENTS		 PARKS AND RECREATION MASTER PLAN
	YOUTH FOOTBALL TOURNAMENTS		 PARKS AND RECREATION MASTER PLAN
	AQUATICS INSTRUCTORS HOSTED FIRST AID, CPR, LIFEGUARD, WATER SAFETY INSTRUCTOR, AND BABYSITTING CLASSES		 PARKS AND RECREATION MASTER PLAN
	I HEART AMERICA EVENT	Independence Day Celebration at Wolf Pen Creek Park	 PARKS AND RECREATION MASTER PLAN
	URBAN HEAT ISLAND MITIGATION TREE PLANTING	Planted 108 Native Trees (15, 30, and 45 Gallon) as part of the Cooling College Station Plan	 PARKS AND RECREATION MASTER PLAN
	BIRD CITY USA APPLICATION	Certification program to help protect birds and their habitats in the community	 PARKS AND RECREATION MASTER PLAN

Department	Project / Location	Description	Associated plan(s)
ECONOMIC DEVELOPMENT & TOURISM	RETAIL RECRUITMENT	Completed the RFP process for brokerage services on the 28+ acres next to Costco, currently marketing the property for sale with the goal of selecting a developer in FY 2025 to develop a mixed-use center consisting of retail, entertainment, and public space. Attended national and local trade shows to recruit targeted retailers and developers.	 ECONOMIC DEVELOPMENT MASTER PLAN
	INDUSTRY RECRUITMENT	Completed the sale of two lots in the College Station Business Center to an HVAC distributor, generating over \$3.3 million in sales proceeds. Entered into a real estate contract with a local health company for the sale of two lots in the College Station Business Center. The agreement totals \$3.3 million, and the future development will serve as the headquarters and manufacturing facility for critical diagnostics and biologicals.	 ECONOMIC DEVELOPMENT MASTER PLAN
	BUSINESS RETENTION AND EXPANSION	Engaged with local businesses through quarterly Business Over Breakfast meetings and the Hospitality Insider Newsletter. Collaborated with Bryan/College Station Chamber of Commerce, Brazos Valley EDC, and Brazos Valley SBDC to continue to promote local economic development. Maintained the mobile visitor pass program, linking tourists to College Station retailers. Executed a contract with a regional business incubator to establish a digital platform for small business owners and entrepreneurs.	 ECONOMIC DEVELOPMENT MASTER PLAN
	CHRISTMAS IN COLLEGE STATION CAMPAIGN	Executed the "Christmas in College Station" campaign for the fourth consecutive year to position College Station as a premier holiday destination. This year's campaign including an ongoing partnership with Santa's Wonderland, engagement with local businesses and stakeholders, and hosting signature events in the entertainment district.	 ECONOMIC DEVELOPMENT MASTER PLAN
	DESTINATION ENTERTAINMENT VENUES: WOLF PEN CREEK & NORTHGATE DISTRICT	Continued to organize and promote recurring events in the Northgate District such as "Homegrown at Northgate" vendor marketing and "Howdy Holly Days" signature family-friendly Christmas market. Leveraged the new 1207 event space to feature a series of tailgate events during football season to host visiting fans and connect with residents	 ECONOMIC DEVELOPMENT MASTER PLAN
	AMPLIFYING EXISTING EVENTS	Successfully achieved the Texas Music Friendly certification and hosted monthly "Hang Out and Tune In" events to further enhance the local music scene, attract musicians, and related economic activities. Hosted a Texas Music Friendly regional meeting and led the City's inaugural participation in "Make Music Day."	 ECONOMIC DEVELOPMENT MASTER PLAN
	MARKETING AND PROMOTIONAL STRATEGIES	Continued to focus on community engagement through presentations and local media. Updated industry-specific collateral and carried out a refresh to grow.cstx.gov. Launched new Visit College Station website and created a new visitors guide.	 ECONOMIC DEVELOPMENT MASTER PLAN

Department	Project / Location	Description	Associated plan(s)
COMMUNITY SERVICES	RENTER-OCCUPIED HOUSING ASSISTANCE - HOME	Tenant Based Rental Assistance: Security Deposits provide for 40 households	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	RENTER-OCCUPIED HOUSING ASSISTANCE - HOME & CDBG	Elder Aid affordable senior rental housing: Completed units - 3 Units underway - 3	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	OWNER-OCCUPIED HOUSING ASSISTANCE - HOME	Down Payment assistance: Units Assisted - 4	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	OWNER-OCCUPIED HOUSING ASSISTANCE - CDBG	Minor Home Repair: Completed Units - 7 Units Underway - 5	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	PUBLIC SERVICE AGENCY FUNDING - CDBG	Programs to provide health and human services to low to moderate income residents Completed Programs - 5 Currently Funded Programs - 3	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	HOME - AMERICAN RESCUE PLAN SUPPORTIVE SERVICES	L.E.A.D. Program will provide assistance and supportive services to vulnerable residents for \$1.7 million. Program will conclude when funding is exhausted or September 2030, whichever occurs first.	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	RENTAL HOUSING REHABILITATION SECTION 108/CDBG	50 units of low-income senior housing rehabilitated	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	HOMEOWNERSHIP - ACQUISITION/ REHABILITATION	1 unit acquired, rehabilitated, and sold to an income eligible household	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
PLANNING & DEVELOPMENT SERVICES	THE LEAGUE OF AMERICAN BICYCLISTS - BICYCLE FRIENDLY AMERICA	Bicycle Friendly Community designation: Bronze (2020-2024) Bicycle Friendly Business designation: Silver (2024-2028)	CITY COUNCIL STRATEGIC PLAN
	ADOPT-A-GREENWAY PROGRAM	Volunteers collected 74 40-gallon trash bags from 264 acres of adopted greenways and parks	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
	STORMWATER MANAGEMENT PROGRAM	Conducted over 3,600 stormwater inspections; reviewed and approved 45 erosion control plans; and investigated and/or took enforcement action in 26 illicit discharge cases. Administered stormwater quality training for 169 City employees and provided stormwater education to the public through 6 blog articles, 18 social media posts, and 2 outreach events.	



UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENTS

Amendment	Description
SHARED HOUSING <i>(adopted October 26, 2023)</i>	Removed Shared Housing as a use permitted by right in the MH Middle Housing Zoning District. Modified the ordinance to permit Shared Housing uses in the MH Middle Housing zoning district only when there is also a HOO High Occupancy Overlay.
PLATTING AUTHORITY <i>(adopted January 25, 2024)</i>	Delegated platting authority to City staff for any plat approvals that do not require a public hearing, waivers, or discretion. Allows staff to approve or approve with conditions a plat that meets all minimum subdivision requirements and disapprove plats that do not.
OWNERSHIP CERTIFICATION <i>(adopted July 25, 2024)</i>	Removed the requirement for developers to dedicate right-of-way to the City in fee simple. This change allows the City to have right-of-way easements to access land for described purposes, rather than owning the property outright.

#	Level	Indented Name	Status	Start Date	Due Date	Last Updated	Last Comment
1	Goals	1. Plan Foundation	On Track	10/14/2021	09/30/2030	06/26/2024	
2	Goals	2. Distinctive Places	On Track	10/14/2021	09/30/2030	09/23/2024	
2.1	Action Items	2.1 Review and undertake amendments to the Unified Development Ordinance's zoning districts.	On Track	10/14/2021	09/30/2030	09/30/2024	In FY 2024, the City modified the UDO to permit Shared Housing uses in the Middle Housing zoning District only when there is also a HOO High Occupancy Overlay.
2.1.1	Project	☞ Unified Development Ordinance Amendment - Creation of Middle Housing Zoning District	Achieved	10/01/2022	12/31/2022	02/03/2023	Ordinance was adopted by the City Council on 10/27/2022.
2.1.2	Project	☞ Unified Development Ordinance Amendment - Mixed Use Zoning District	On Track	10/01/2024	08/31/2025	11/27/2023	Internal discussions are ongoing and are expected to conclude in January 2024. Public engagement will be scheduled in Q2 2024. Anticipated adoption is in Q3 2024.
2.1.3	Project	☞ Unified Development Ordinance Amendment - Planned Development District	On Track	11/01/2023	08/30/2024	09/30/2024	City staff met with the development community and received feedback. City staff made revisions to the proposed ordinance amendment based on feedback. Staff will need to meet to discuss revisions before it is ready for consideration by P&Z Commission and City Council.
2.2	Action Items	2.2 Prioritize and undertake detailed plans for priority neighborhoods, districts, corridors, or redevelopment areas.	On Track	10/14/2021	09/30/2030	09/30/2024	In FY 2024, the Wellborn District Plan was adopted by City Council. 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.
2.2.1	Project	☞ Small Area Plan - Wellborn District Plan Update	Achieved	10/01/2022	10/12/2023	11/15/2023	This planning effort was adopted by City Council on October 12, 2023.
2.2.2	Project	☞ Small Area Plan - Northeast Gateway Redevelopment Plan	Achieved	10/01/2022	10/31/2023	10/02/2023	This planning effort was adopted by City Council on September 28, 2023.
2.3	Action Items	2.3 Creative incentives and programs to revitalize existing areas and established neighborhoods.	On Track	10/14/2021	09/30/2030	09/30/2024	The Community Services department continues to operate multiple housing assistance programs for income-qualified applicants at or below 80% AMI. These programs include Down Payment Assistance, Housing Minor Repairs, Housing Rehabilitation Loans, Housing Reconstruction Loans, and Tenant-Based Rental Assistance.
2.4	Action Items	2.4 Evaluate existing policies and create incentives for low impact and sustainable development.	On Track	10/14/2021	09/30/2027	09/30/2024	Staff continues to draft modifications to the City's Unified Development Ordinance relating to landscape requirements. After this first round of amendments are made, additional changes can be explored as desired.
2.4.1	Project	☞ Unified Development Ordinance Amendment - Sustainable Landscaping / Yards	Off Track	01/01/2023	09/30/2024	09/30/2024	Personnel changes within the department prompted a reassessment of priorities and this project was temporarily put on hold. Expected to be completed in FY 2025.
2.5	Action Items	2.5 Pursue feasibility of a tree preservation and/or tree planting incentive program.	On Track	10/14/2021	09/30/2025	09/30/2024	The FY25 budget includes funds to launch a residential tree planting program and continue the tree-planting program in City parks. A Unified Development Ordinance amendment to support sustainable landscaping is in progress.
2.5.1	Project	☞ Urban Heat Island Mitigation Plan	Achieved	10/01/2022	12/31/2022	10/01/2022	The City Council accepted the "Cooling" College Station plan in September of 2022.
2.5.2	Project	☞ Identify and Secure Funding Sources for Urban Heat Islands Plan	Achieved	01/01/2023	09/30/2024	09/03/2024	Funding for FY24 was secured and spent.
2.6	Action Items	2.6 Create additional incentives for conservation design and evaluate the effectiveness of cluster development standards in the Unified Development Ordinance.	Achieved	10/14/2021	09/30/2024	09/23/2024	Ordinance 2022-4374 was approved at City Council on 7/28/2022. This update proposed that properties zoned GS General Suburban when developed as a cluster subdivision will have no lot size minimums to better achieve the maximum density for the zoning district. This update also increased the minimum amount of open space required from 10% to 25% and requires that the minimum open space area be 5,000 sq. ft. for all zoning districts. To date there have been no additional cluster subdivisions proposed in the city, and there has not been adequate time to determine if additional changes are needed.
2.7	Action Items	2.7 Integrate parks, greenways, and community facilities within new neighborhoods.	On Track	10/14/2021	09/30/2030	09/30/2024	Staff continues to look at the relationship between public spaces and facilities with their surrounding neighborhoods. Most recently efforts to incorporate connectivity with Texas Independence Park from the expansion of the Midtown Reserve subdivision.
2.8	Action Items	2.8 Evaluate and update development standards in the Unified Development Ordinance.	On Track	10/14/2021	09/30/2030	09/30/2024	Staff identified several UDO amendments to be taken forward over FY25. This past fiscal year included amendments to the UDO for ROW dedication language, platting authority, Condition al Use Permits and the flood ordinance.
2.9	Action Items	2.9 Develop or refine incentives to promote high quality design.	Not Started	10/14/2021	09/30/2030	09/30/2024	Development of incentives for high-quality design have not begun.
2.10	Action Items	2.10 Encourage parking alternatives to support redevelopment opportunities.	On Track	10/14/2021	09/30/2030	09/23/2024	Planning & Development Services continues to encourage parking alternatives to support redevelopment opportunities.
2.10.1	Project	☞ Unified Development Ordinance Amendment - Off-Street Parking Requirements	Achieved	10/01/2022	08/30/2023	09/07/2023	The City Council approved the ordinance amendment on August 10, 2023.
2.11	Action Items	2.11 Continue to initiate proactive zoning map updates.	On Track	10/14/2021	09/30/2027	09/30/2024	Phase 1 and Phase 2 of City-initiated MH Middle Housing rezonings were completed this fiscal year.
2.11.1	Project	☞ City-Initiated Rezoning to MH Middle Housing	On Track	03/01/2023	09/30/2024	09/30/2024	Area SS Approved by City Council. Area K was denied by City Council - Further internal discussion needed to determine if/how to proceed with any modified area.

#	Level	Indented Name	Status	Start Date	Due Date	Last Updated	Last Comment
2.12	Action Items	2.12 Continue beautification programs.	On Track	10/14/2021	09/30/2030	09/30/2024	Public Works was able to relocate over fifty trees from the SH 6 and University Drive intersection over the last two years. These are trees that would have otherwise been removed for the widening project. The trees were moved to various locations, including near the intersection of Texas Avenue and FM 2818 and in front of the College Station post office. The partnership with Keep Brazos Beautiful continues as they transition to new leadership, and we will continue to look at opportunities to expand current programs. We are currently determining plantings for several medians of recently completed road projects. We are using drought tolerant native plantings to enhance the median while using less or no irrigation.
3	Goals	3. Strong Neighborhoods	On Track	10/14/2021	09/30/2030	09/23/2024	
3.1	Action Items	3.1 Evaluate the effectiveness and refine neighborhood compatibility standards in the UDO.	Not Started	10/14/2021	09/30/2030	09/30/2024	Evaluation of the effectiveness of neighborhood compatibility standards has not begun.
3.2	Action Items	3.2 Create a neighborhood planning toolkit.	Achieved	10/14/2021	09/30/2027	03/31/2024	The neighborhood toolkit was developed about 10+ years ago and annually gets updated and reviewed.
3.3	Action Items	3.3 Create and promote a housing maintenance educational program.	On Track	10/14/2021	09/30/2027	09/30/2024	The Community Services Department is developing a series of housing maintenance education videos for public consumption. Community Services Staff has compiled scripts for the videos and will continue to work with the Public Communications Department to begin video development.
3.4	Action Items	3.4 Expand affordable housing and workforce housing.	On Track	10/14/2021	09/30/2027	09/30/2024	The Housing Action Plan was adopted by City Council on September 12, 2024. The Plan seeks to provide new avenues for providing affordable housing as well as better practices for homeownership and renting. Additionally, the Community Services Department has drafted and submitted the PRO Housing Grant, aiming to contribute in excess of 7 million dollars to developing affordable housing in College Station over the next 4 years.
3.5	Action Items	3.5 Develop a parking strategy for neighborhoods near the university.	At Risk	10/14/2021	09/30/2027	09/30/2024	In FY 2024, City staff conducted a paid parking pilot program. It was determined that there was no desire from City Council to pursue a permanent parking program at this time. Staff will continue to meet with the Council Traffic Committee to discuss parking issues in the neighborhoods adjacent to the University and throughout the city.
3.5.1	Project	Paid Parking Pilot Program	Achieved	10/01/2023	09/30/2024	09/26/2024	In the summer of 2024, staff implemented a paid parking pilot program in neighborhoods surrounding campus during two major tourism events. During the September 12, 2024 City Council Meeting, staff presented the results of the pilot program. It was determined that there was no desire from City Council to pursue a permanent parking program at this time
3.6	Action Items	3.6 Develop and refine data monitoring processes to analyze housing trends and define a strategic set of actions to address housing affordability, diversity, and gentrification.	On Track	10/14/2021	09/30/2027	09/30/2024	The Community Services Department continued to develop web-based monitoring platforms for its Existing Conditions Survey, Rental Survey, and Point in Time Count serviced by GIS. The Housing Conditions Survey and Rental Survey comprehensively covered the entire city, by assessing the condition of structures and the rental burden on citizens. These surveys played a crucial role in shaping the Existing Conditions Report as well as providing important data for the Housing Action Plan.
3.7	Action Items	3.7 Continue to track neighborhood change.	On Track	10/14/2021	09/30/2030	09/30/2024	The Community Services Department tracked neighborhood character through ongoing updates to its Rental Registered Property and Short-Term Rental lists. The Housing Conditions Survey is updated every five (5) years. The next update is scheduled for 2025, and it will implement innovative new tracking and data collection techniques using Esri products.
3.8	Action Items	3.8 Evaluate relevancy of neighborhood and small area plans that are beyond their planning horizon.	Achieved	10/14/2021	09/30/2025	09/23/2024	The findings of the September 2024 Small Area Plan Audit were accepted by the P&Z Commission on September 19, 2024. City Council will hear the presentation on October 7, 2024 and vote whether or not to accept the findings and officially retire the audited plans.
3.8.1	Project	Small Area Plan Audit Phase 1	Achieved	10/14/2021	09/30/2022	09/23/2024	The Small Area Plan Audit Phase 1 was completed in September 2022. During Phase 1, staff developed the small area auditing process and audited 5 neighborhood plans that were beyond their planning horizons.
3.8.2	Project	Small Area Plan Audit Phase 2	Achieved	10/02/2023	10/07/2024	09/20/2024	Presentation and final documents completed. Presented at P&Z 9/19/2024.
3.9	Action Items	3.9 Continue partnering with local nonprofit organizations and area partners to support affordable housing options.	On Track	10/14/2021	09/30/2030	09/30/2024	During the fourth quarter, the Community Services Department was awarded the 2024 CDBG Best Project Recognition Award by HUD for the work done with the LULAC non-profit organization. Additionally, the department reached out for public input on the Housing Action Plan. Furthermore, it maintained its representation in the Health, Housing, Homelessness, and Hunger Coalitions. The department also sustained its ongoing partnerships with 10 other local nonprofit organizations and is preparing for the United Way Fundraiser and Fall Festival this upcoming November.
3.10	Action Items	3.10 Continue outreach and educational efforts to support existing and encourage new neighborhood organizations.	On Track	10/14/2021	09/30/2027	09/30/2024	The Neighborhood Services Department operates several programs for neighborhoods to stay plugged into what is happening with the City. Every week, a Neighborhood Newsletter is sent to registered homeowners and neighborhood associations. Additionally, a monthly Seminar Supper is convened highlighting a topic of conversation or updates for different neighborhood stakeholders.
3.11	Action Items	3.11 Continue to fund the Neighborhood Grant Program.	On Track	10/14/2021	09/30/2030	03/31/2024	Grant applications were made available in May 2024 and are due back by the end of June 2024. We anticipate having at least 4-6 applications from the neighborhoods.
3.12	Action Items	3.12 Require neighborhood meetings for certain development applications.	On Track	10/14/2021	09/30/2025	09/23/2024	Planning & Development Services continues to evaluate opportunities for enhanced neighborhood engagement for certain development applications.
3.12.1	Project	Unified Development Ordinance Amendment - Comprehensive Plan Notifications	Achieved	07/01/2022	11/30/2022	09/23/2024	The Unified Development Ordinance was amended in November 2022 to include a required Project Proposal Meeting with neighborhoods and surrounding residents for all Comprehensive Plan Amendments requests for land use changes. This will foster citizen involvement and input from the beginning stages of a development proposal.
3.13	Action Items	3.13 Maintain property maintenance enforcement efforts.	On Track	10/14/2021	09/30/2030	09/30/2024	Code Enforcement employs best practices involving Property Maintenance issues and continues to educate owners on issues within the city. Additionally, the Housing Conditions Survey, next scheduled for 2025, is set to begin on time.

#	Level	Indented Name	Status	Start Date	Due Date	Last Updated	Last Comment
3.14	Action Items	3.14 Evaluate the effectiveness of short-term rental regulations.	On Track	10/14/2021	09/30/2030	09/30/2024	The Community Services Department employs a third-party data collection agency to scrape the internet for newly listed short-term rentals. Q4 has yielded 51 new, unregistered STRs and Officers will continue to evaluate properties as they arise.
3.15	Action Items	3.15 Evaluate and refine the rental registration program.	On Track	10/14/2021	09/30/2030	09/30/2024	To maintain programmatic sustainability, new analysis techniques have continued to be developed in GIS to help identify rental properties which are not registered with the Rental Registration program. In Q4 these techniques have aided in identifying and registering 192 new rental properties.
4	Goals	4. A Prosperous Economy	On Track	10/14/2021	09/30/2030	09/30/2023	Progress is being made toward actions within the Economic Development Master Plan (last updated May 2020).
5	Goals	5. Engaging Spaces	On Track	10/14/2021	09/30/2030	09/23/2024	
5.1	Action Items	5.1 Continue to support, promote, and operate major arts, entertainment, sporting, and cultural destinations through cumulative actions.	On Track	10/14/2021	09/30/2030	09/30/2024	Completed summer schedule of 20+ tournaments and sporting events at VPAC, sports complexes, and school district facilities around town. CSPARD held an Independence Day Celebration at Wolf Pen Creek which included fireworks, a drone show, and live music.
5.2	Action Items	5.2 Maintain and expand community-based greenway and open space preservation programs.	On Track	10/14/2021	09/30/2030	09/30/2024	The Adopt-a-Greenway program continued. Volunteers collected 74 forty-gallon trash bags from 264 acres of adopted greenways and parks.
5.3	Action Items	5.3 Continue to expand outreach about the parks and greenway system.	On Track	10/14/2021	09/30/2030	09/30/2024	Parks & Recreation released its Fall Guide for recreation and leisure activities over the Fall and Winter months. Parks & Recreation will continue to release flyers, post announcements online, utilize sandwich boards, arrange radio spots, make appearances on "What's Up College Station," and provide information through the new "I Heart CS" digital monthly newsletter.
5.4	Action Items	5.4 Support a community-wide public art program.	On Track	10/14/2021	09/30/2030	09/30/2023	The City of College Station worked with the Arts Council of the Brazos Valley to do a mural program throughout the city. Five murals were completed throughout College Station. Additional opportunities for murals or other public art that are identified in future years will be considered by City staff in coordination with the Arts Council of the Brazos Valley.
5.5	Action Items	5.5 Continue leisure, health, and educational programming.	On Track	10/14/2021	09/30/2030	09/30/2024	Parks & Recreation worked diligently to continue to develop new recreational and leisure programs, activities, and cultural events to answer the desires of our community while discontinuing programs with low attendance or waning interest.
5.6	Action Items	5.6 Identify and secure public and private funds for the acquisition of parks, greenways, and facilities.	On Track	10/14/2021	09/30/2030	09/30/2024	Texas Independence Park TPWD grant application was submitted 7/31/2024. Monies generated by the FFAP Committee was allocated for Plaza/Donor Recognition project at Fun For All Park. Parks & Recreation will complete the TAMU Forest Service Heat Island Mitigation Grant this Fall/Winter thereby finalizing the FY24 tree planting effort.
5.7	Action Items	5.7 Continue inter-agency coordination and establish new public-private partnerships to provide additional amenities, funding, networking, and co-production opportunities.	On Track	10/14/2021	09/30/2030	09/30/2024	Quarter 4 activities - Planning for Games of Texas: School Districts, TAMU, City of Bryan and private businesses working together to bring a major statewide event to Bryan/College Station for the next two years.
5.8	Action Items	5.8 Evaluate, amend, and develop relevant ordinances to protect natural resources, habitats, and green-water infrastructure.	Not Started	10/14/2021	09/30/2030	09/30/2024	Development of ordinances protecting natural resources, habitats, and green-water infrastructure have not begun.
5.8.1	Project	Unified Development Ordinance Amendment - Parkland Dedication	Achieved	10/01/2021	06/09/2022	06/09/2022	On June 9, 2022, City Council adopted Ordinance #2022-4367. This amendment eliminated the distinction between community and neighborhood parks for dedication purposes, reduced the number of parkland dedication zones to four, and added an appeals process. This change also allowed developers of private parks to receive up to a 25% credit and updated the dedication and fee amounts.
5.9	Action Items	5.9 Investigate the feasibility of incorporating riparian buffer standards to preserve sensitive land along waterways.	Not Started	10/14/2021	09/30/2030	09/30/2024	Future Plan of Work Project possibly FY25/26.
5.10	Action Items	5.10 Consider new and enhanced natural resource management strategies that promote environmental sustainability and stewardship and improve quality of life.	On Track	10/14/2021	09/30/2030	09/30/2024	Began execution of the "No mow zone" at Wolf Pen Creek as part of a three year erosion study. Finalized planned improvements to Butterfly Alley to enhance and support butterfly migration awareness. Submitted the Bird City USA application. Began planning for the Urban Heat Island Mitigation Tree Planting. Number of trees to be planted this fall are 988 - 15 gallon to 45 gallon trees and 1,500 - 5 gallon seedlings. Preliminarily approved planting designs which enhance biodiversity for renovation projects such as Thomas Park.
5.11	Action Items	5.11 Invest in the redevelopment of existing parks.	On Track	10/14/2021	09/30/2027	09/30/2024	Multiple parks improvements are underway across the city. Thomas Park design moving forward; Anderson Pickleball and Multi-use Court renovation underway; Bachmann Park Little League/Senior League/Soccer Buildings project underway; Fun For All Playground enhancements will start next month; VPAC Pavilion maintenance project soon to be underway; and Bee Creek/Central Park Tennis Court renovation will also begin construction within the next month. We are also planning to make improvements to the Tennis/Pickleball Courts at Bachmann Park.
5.12	Action Items	5.12 Conduct community-wide parks and recreation needs assessments and pursue recommended improvements.	On Track	10/14/2021	09/30/2027	09/30/2024	Public comments for Thomas Park were held September 27, 2024. New Recreation Center discussions are underway with public comment being a key component of consideration. Received and incorporated public comments, requests and concerns regarding the construction of three new Baseball fields planned for the VPAC facility.
5.13	Action Items	5.13 Identify a land acquisition strategy and integrate additional greenspace.	Not Started	10/14/2021	09/30/2027	09/30/2024	Development of a land acquisition strategy has not begun.
5.14	Action Items	5.14 Create connections between key elements of the parks, recreation, greenways systems, and destinations.	On Track	10/14/2021	09/30/2030	09/30/2024	Texas Independence Park Master Plan was approved by City Council on August 9, 2024. This new park will highlight the use of trails within the park as well as making connections to the Lick Creek Trail and the new pedestrian shared use path being constructed along Rock Prairie Rd.

#	Level	Indented Name	Status	Start Date	Due Date	Last Updated	Last Comment
5.15	Action Items	5.15 Design and construct inclusive, accessible, and sustainable parks and greenway trails.	On Track	10/14/2021	09/30/2030	09/30/2024	A new inclusive playground for 2-5 year-old children will be constructed this November at the Fun For All Playground located within Central Park. This unique park encourages children of all abilities to share experiences and play together while removing boundaries and creating a sense equality and inclusion.
6	Goals	6. Integrated Mobility	On Track	10/14/2021	09/30/2030	09/23/2024	
6.1	Action Items	6.1 Implement complete street and context sensitive design.	On Track	10/14/2021	09/30/2027	09/30/2024	Staff worked with the City of Bryan to update the Streets section of the Bryan/College Station Unified Design Guidelines, which was completed in spring 2024. Staff is currently working to finalize an update to the City's thoroughfare cross sections to offer more alternatives for consideration in street design and construction.
6.2	Action Items	6.2 Conduct a Thoroughfare Plan audit.	On Track	10/14/2021	09/30/2027	09/30/2024	Several adjustments to the Thoroughfare Plan were made with the adoption of the Comprehensive Plan in fall 2021. A Traffic Congestion & Mobility Analysis is currently in progress that is assessing 50 intersections for potential modifications to relieve traffic congestion while accommodating other modes of travel.
6.3	Action Items	6.3 Enhance and upgrade intersections.	On Track	10/14/2021	09/30/2030	09/30/2024	Capital Projects Department staff are managing several intersection upgrade projects in 2024. In total, more than 20 street projects with intersection upgrades are under design or construction. Many of these will continue into FY25 and beyond.
6.4	Action Items	6.4 Continue to evaluate and implement best management practices to increase bicycle and pedestrian use.	On Track	10/14/2021	09/30/2030	09/30/2024	Implementation of best management practices has been on-going with the update of the City's thoroughfare street cross sections that includes alternatives for bicycle and pedestrian facility design. In FY25, the Bicycle, Pedestrian, and Greenways Master Plan will be updated and current practices and the public's interest in various types will be assessed further.
6.5	Action Items	6.5 Undertake streetscape improvements within gateways and image corridors.	On Track	10/14/2021	09/30/2027	09/30/2024	The third gateway sign located at the intersection of Highway 47 and Raymond Stotzer Parkway has been designed and a construction contract awarded. It is estimated to be under construction in late 2024/early 2025.
6.6	Action Items	6.6 Evaluate transit funding partnerships.	On Track	10/14/2021	09/30/2030	09/30/2024	With the adoption of the FY25 City budget, Council approved funding for Brazos Transit District (BTD) to assist, along with other local jurisdictions, in closing the funding gap created by the reduction in federal and state funds. BTD has organized a Brazos Urbanized Area committee comprised of executive staff of local jurisdictions and transit advocates to assist with recommendations on service levels and funding needs in upcoming years.
6.7	Action Items	6.7 Prioritize programs and improvements that will reduce vehicular demand.	Not Started	10/14/2021	09/30/2030	09/30/2024	Prioritization and implementation of programs designed to reduce vehicular demand have not begun.
6.8	Action Items	6.8 Maintain the various funding programs for mobility projects.	On Track	10/14/2021	09/30/2030	09/30/2024	Staff has assisted the Bryan-College Station Metropolitan Planning Organization (MPO) in developing its next 25-year Metropolitan Transportation Plan (MTP), which is expected to be adopted in December 2024 and will include future TxDOT funding for high priority projects in Brazos County. Implementation of the projects in the approved City capital improvements program is on-going.
6.9	Action Items	6.9 Fund bicycle and pedestrian infrastructure and safety improvements.	On Track	10/14/2021	09/30/2030	09/30/2024	Council approved \$5 million in funding for sidewalk and trail projects in summer 2024. These funds will be used to construct priority sidewalk and trail projects identified in the Bicycle, Pedestrian, and Greenways Master Plan. Staff has sought and will continue to seek additional funding available through state and federal grant programs.
6.10	Action Items	6.10 Develop performance measures, collect transportation data, and monitor trends.	Not Started	10/14/2021	09/30/2030	09/30/2024	Development of standardized performance measures for the City's transportation and mobility systems have not begun.
6.11	Action Items	6.11 Evaluate Traffic Impact Analysis (TIA) requirements.	Not Started	10/14/2021	09/30/2025	09/30/2024	Analysis of the Traffic Impact Analysis (TIA) requirements have not begun.
6.12	Action Items	6.12 Evaluate and update access management strategies.	Not Started	10/14/2021	09/30/2025	09/30/2024	Evaluation and updates to the City's access management standards have not begun.
6.13	Action Items	6.13 Develop and implement a travel demand management program.	Not Started	10/14/2021	09/30/2030	09/30/2024	Development and implementation of a travel demand management program has not begun.
7	Goals	7. Exceptional Services	On Track	10/14/2021	09/30/2030	09/23/2024	
7.1	Action Items	7.1 Prioritize utility and service improvements in existing areas.	On Track	10/14/2021	09/30/2027	09/30/2024	Several utility improvements and infrastructure rehabilitation projects are ongoing to accomplish this action, including upgrades to the Northeast and Bee Creek Trunklines, improvements at the Carter's Creek Wastewater Treatment Plant, and water line rehabs for McCulloch Road, Jones-Butler Road, and Marion Pugh Drive, among other projects.
7.2	Action Items	7.2 Develop a comprehensive facilities plan.	On Track	10/14/2021	09/30/2027	09/30/2024	The facilities master plan covering 5 facilities: Municipal Court, Utility Customer Service, PW Operations, CSU, and Parks Admin was completed in April. The City is considering an expanded facilities master plan covering all city facilities.
7.3	Action Items	7.3 Continue capitalizing on opportunities to achieve multiple community objectives through coordinated infrastructure projects.	On Track	10/14/2021	09/30/2030	09/30/2024	As a standard practice, Capital Projects staff coordinate with Public Works, Water Services, Electric, and Planning & Development Services on all capital projects as needed and appropriate. Several projects in FY24 involved this coordination, including the College Heights Utility Rehab, McCulloch Road Rehab and Krenek Tap Reconstruction.
7.4	Action Items	7.4 Continue to build resiliency in municipal operations and services.	On Track	10/14/2021	09/30/2030	09/30/2024	Development and adoption of the Brazos County Hazard Mitigation Action Plan continued in FY24, with implementation to follow. Several actions proposed in the plan will help build resiliency within municipal operations and services, including a collaborative strategy on sheltering during extreme weather events.
7.5	Action Items	7.5 Evaluate the utilization of community paramedicine.	Achieved	10/14/2021	09/30/2023	09/30/2023	CSFD evaluated the feasibility of community paramedicine and determined that this community's demand does not meet the minimum threshold for the implementation of this program.

#	Level	Indented Name	Status	Start Date	Due Date	Last Updated	Last Comment
7.6	Action Items	7.6 Continue to pursue recognition, credentials, and accreditations City-wide.	On Track	10/14/2021	09/30/2030	09/30/2024	As a standard practice, City staff pursue individual and departmental recognition, credentials, and accreditations. These include, but are not limited to, our Commission on Accreditation for Law Enforcement Agencies (CALEA) accredited Police Department, our Commission on Fire Accreditation International (CFAI) accredited and Insurance Service Office (ISO) accredited Fire Department, our Commission for Accreditation of Park and Recreation Agencies (CAPRA) accredited Parks & Recreation Department, our State of Texas rated Superior Water Services Department, our American Public Works Association accredited Public Works Department, and our Richard R. Lillie, FAICP Planning Excellence recognized Planning & Development Services Department.
7.7	Action Items	7.7 Continue to sustain and grow emergency management preparedness.	On Track	10/14/2021	09/30/2030	09/30/2024	The Brazos County Hazard Mitigation Action Plan update continued in FY24, with implementation to follow. Several actions proposed in the plan will help build resilience to natural hazards and emergencies, including educational materials shared with residents to build preparedness.
7.8	Action Items	7.8 Continue using business intelligence, data analytics, and data visualization tools.	On Track	10/14/2021	09/30/2030	09/30/2024	The Information Technology Department will continue to assist city departments in their desire to leverage these tools. Departments can collect and analyze data from various sources, including citizen feedback, social media, traffic data, and sensor data, to gain valuable insights. These insights can be used to inform policy decisions, such as infrastructure planning, transportation improvements, and public safety initiatives, that are tailored to the specific needs of the residents of College Station.
7.9	Action Items	7.9 Continue to expand wi-fi to public buildings.	On Track	10/14/2021	09/30/2030	09/30/2024	The Information Technology Department ensures all new or renovated city buildings have sufficient wi-fi services. All wi-fi services include a free public option and a secure employee-only internal city network.
7.10	Action Items	7.10 Update public service plans.	On Track	10/14/2021	09/30/2027	09/30/2024	The Water System Master Plan and the Wastewater System Master Plan, adopted April 2017, are actively pursued by City staff. Updates to these plans will be considered by staff beginning in FY26 based on changed conditions. The Stormwater Management Plan also continues implementation, with updates made as needed. Master plans for other departments will be considered by Staff as necessary.
7.11	Action Items	7.11 Utilize municipal service cost-benefit assessments in planning utility expansion.	On Track	10/14/2021	09/30/2030	09/30/2024	The Planning and Development Services department has contracted with a new software, Fiscal Analysis Toolkit, to assist with cost-benefit assessment for new developments, including the impact to utility infrastructure.
7.12	Action Items	7.12 Evaluate ways to reduce energy consumption.	Not Started	10/14/2021	09/30/2030	09/30/2024	Development and implementation of comprehensive energy-saving strategies have not begun.
7.13	Action Items	7.13 Pursue and support local water conservation and reuse initiatives.	On Track	10/14/2021	09/30/2030	06/30/2024	The Water Services Department currently utilizes reclaimed water at Veteran's Park. In August 2023, the department initiated Stage 1 drought restrictions. Water Services continues to monitor water usage and encourage conservation.
7.14	Action Items	7.14 Continue outreach and educational programs to reduce resource consumption.	On Track	10/14/2021	09/30/2030	09/30/2024	The Solid Waste division continues to encourage the participation in single stream recycling though public outreach including radio appearances, podcasts, blog posts, keeping Recollect mobile app updated, and updating and distributing the Solid Waste and Recycling Guide for 2024-2026. We assist Twin Oaks Landfill with Household Hazardous Waste Collection twice a year.
7.15	Action Items	7.15 Continue to implement best practices in meeting or exceeding State and Federal standards for stormwater management.	On Track	10/14/2021	09/30/2030	09/30/2024	Staff continued to progress on yearly Stormwater Management Plan Best Management Practices. Annual SWMP certification submitted to TCEQ March 2024.
7.16	Action Items	7.16 Advance sound floodplain management practices.	On Track	10/14/2021	09/30/2030	09/30/2024	Received formal notification this past Spring from FEMA that the City of College Station retained its current rating as a Class 6 in NFIP CRS based on the floodplain management activities implemented by our community. These higher floodplain management standards result in 20% reduction in flood insurance premiums for citizens.
7.16.1	Project	⌘ Ordinance Amendment - Flood for Community Rating System Requirements	Achieved	10/02/2023	12/15/2023	12/12/2023	Ordinance amendment approved by City Council 12/11/23.
7.16.2	Project	⌘ Ordinance Amendment - Flood for BCS Drainage Design Guideline Update	Not Started	07/01/2024	10/30/2024	09/30/2024	Not needed currently
7.17	Action Items	7.17 Continue to meet or exceed State and Federal water quality standards for drinking water sources.	On Track	10/14/2021	09/30/2030	06/30/2024	In 2023, our water system was re-designated as a "Superior Water System".
7.18	Action Items	7.18 Continue to keep wastewater collection and treatment capacities ahead of demand.	On Track	10/14/2021	09/30/2030	06/30/2024	Water Services staff reported zero State/Federal Notice of Violations this year.
7.19	Action Items	7.19 Continue coordinated electric planning along with area partners.	On Track	10/14/2021	09/30/2030	09/30/2024	CSU Electric staff continue to collaborate with other departments and customers on new and proposed developments.
7.20	Action Items	7.20 Design high-quality public facilities that reflect the character of their surroundings.	On Track	10/14/2021	09/30/2030	09/30/2024	As a standard practice, Capital Projects staff work with stakeholders and residents to develop public facilities that reflect and serve their community. Several projects in FY24 worked to achieve this action, including Fire Station #7 and the Bus Shelter.
7.21	Action Items	7.21 Design City facilities and infrastructure to incorporate sustainable and resilient practices.	On Track	10/14/2021	09/30/2030	09/30/2024	As a standard practice, Capital Projects staff work to incorporate sustainability and resilience in City facilities and infrastructure. Several projects in FY24 worked to achieve this action, including upgrades at the Arnold Road fuel station and the future installation of generators at the Lincoln Center and the Bob & Wanda Meyer Senior Center.
7.22	Action Items	7.22 Provide public safety facilities to maintain adequate service and response times.	On Track	10/14/2021	09/30/2030		
7.22.1	Project	Provide Fire Department facilities to maintain adequate service and response times.	Off Track	10/14/2021	09/30/2030	09/30/2024	Total response times do not meet department benchmarks for EMS responses.

#	Level	Indented Name	Status	Start Date	Due Date	Last Updated	Last Comment
7.22.2	Project	Provide Police Department facilities to maintain adequate service and response times.	On Track	10/14/2021	09/30/2030	09/23/2024	The City of College Station Police Department maintains three key performance indicators (KPIs) to track critical areas of the department's operations. KPI 1 tracks the number of criminal investigation cases cleared during each quarter. The department's stated goal of this KPI is to clear 65% or more of the active criminal investigations. For FY23, the department reached its clearance rate goal for three out of the four quarters. Overall, for the year the criminal investigation case clearance rate was 66.9%. KPI 2 tracks the response time for officers responding to priority one calls for service. The department's stated goal for this KPI is for the officers to respond to all priority one calls in less than 6.5 minutes. In FY23, the department met its stated response time goal in every quarter of the year except for the first quarter. Overall, response times to priority one calls for the year were 5.98 minutes. KPI 3 tracks the percentage of 911 calls answered within 15 seconds. The department's stated goal for this KPI is to answer 90% of all 911 phone calls in under 15 seconds. In FY23 the department exceeded this goal in all four quarters. Overall, the Communication's Division answered 97.5% of all 911 calls in less than 15 seconds.
8	Goals	8. Managed Growth	On Track	10/14/2021	09/30/2030	09/23/2024	
8.1	Action Items	8.1 Prioritize proactive infrastructure investments and programs in strategic redevelopment and infill areas.	On Track	10/14/2021	09/30/2030	09/30/2024	The Northeast Gateway Redevelopment Area Plan contains action items related to infrastructure investments to catalyze redevelopment in this area. In FY 2026, City staff will work with the community and city leaders to develop the Harvey Road Redevelopment Area Plan, which will likely include additional proactive infrastructure investments.
8.2	Action Items	8.2 Amend the zoning map and consider regulatory incentives to encourage infill and redevelopment.	On Track	10/14/2021	09/30/2030	09/30/2024	Planning & Development Services is currently preparing updates to the MU Mixed-Use zoning district, which would be appropriate for vertical redevelopment once adopted. Evaluation of the RDD Redevelopment District will be considered in future years.
8.3	Action Items	8.3 Re-envision underutilized retail uses and incentivize redevelopment and/or reuse of vacant buildings and properties.	On Track	10/14/2021	09/30/2027	09/30/2024	Ongoing collaboration with our retail consultant targeting specific retailers that lead to recruitment in the following areas: retail entertainment, destination/specialty retailers, or restaurant brands not presently in Brazos County, with a focus on backfilling along primary city corridors and presenting the former Macy's and former Sears service center as redevelopment opportunities along Holleman Drive. Attended a state retail conference along with retail consultant, meeting with regional brands, brokers, and developers. Popstroke, a new entertainment destination, opened on TAMU system property adjacent to Century Square.
8.4	Action Items	8.4 Evaluate the utilization of impact fees that provide revenues to support infrastructure demands.	On Track	10/14/2021	09/30/2027	09/30/2024	First of three residential collection rate annual increases for water and roadway impact fees was implemented January 1st of this year as programmed. Semi-annual reporting was presented to Impact Fee Advisory Committee and City Council in compliance with LGC.
8.5	Action Items	8.5 Evaluate and revise the Water/Sanitary Sewer Extension Policy.	Achieved	10/14/2021	09/30/2023	09/30/2023	Water Services staff completed an evaluation of the policy and determined no changes were needed at this time. The policy will be reviewed in the future as conditions change.
8.6	Action Items	8.6 Conduct fiscal impact analyses.	On Track	10/14/2021	09/30/2030	06/30/2024	Consultant is finalizing the model, will then test it, and then deliver it in September.
8.7	Action Items	8.7 Continue the City's Oversize Participation practice, where appropriate.	On Track	10/14/2021	09/30/2030	09/30/2024	Two projects received approval for funding; Highpoint Apartments and the Nova. Upon completion of the Highpoint Apartments they were reimbursed their approved funding for a waterline. The Nova is still under construction and will receive approved funds once their sanitary sewer project is completed.
8.8	Action Items	8.8 Use available tools to strategically manage growth pressure in the ETJ.	On Track	10/14/2021	09/30/2030	09/30/2024	Legislative actions have influenced the City's ability to regulate the ETJ. The City is pursuing every avenue protect it's citizens through managed growth, while complying with state laws. The City is seeking further clarification of the City's rights through the court system, and is asking the legislature to provide greater clarity during the 2025 Legislative Session.
9	Goals	9. Collaborative Partnerships	On Track	10/14/2021	09/30/2030	09/23/2024	
9.1	Action Items	9.1 Reference the Comprehensive Plan actions within City master plans.	On Track	10/14/2021	09/30/2030	09/30/2024	The College Station Housing Action Plan, adopted September 26, 2024, referenced four Comprehensive Plan Action Items.
9.2	Action Items	9.2 Reference the Comprehensive Plan and City master plans in Capital Improvements Planning, departmental work programs, and budgeting processes.	On Track	10/14/2021	09/30/2030	09/30/2024	The Comprehensive Plan, as well as the Council Strategic Plan and departmental Key Performance Indicators (KPIs), were referenced throughout departmental budget requests for FY24. The FY24 budget was approved by City Council on August 10, 2023.
9.3	Action Items	9.3 Establish a university/city annual agenda.	On Track	10/14/2021	09/30/2027	09/30/2024	There is no annual meeting. However City leaders and University leaders are in regular communication.
9.4	Action Items	9.4 Gather growth expectations.	On Track	10/14/2021	09/30/2030	09/30/2024	In FY 2024, City staff began evaluating the community's existing conditions in preparation for the 2025 Comprehensive Plan 5-Year Update. This evaluation considered growth projections for Texas A&M University, and it was informed by the University's Capacity Study released August 2024.
9.5	Action Items	9.5 Formalize ongoing collaborations and establish a planning coordination task force with Texas A&M University and the City.	On Track	10/14/2021	09/30/2027	09/30/2024	The University released its capacity study for public comment in September. City Staff has provided feedback and recommendations.
9.6	Action Items	9.6 Continue "good neighbor" initiatives with Texas A&M for permanent and temporary residents.	On Track	10/14/2021	09/30/2030	09/30/2024	Community Services engaged in the "Be a Good Neighbor" initiative by meeting with Texas A&M faculty, including Greek Life, to discuss issues in the city involving Aggie students. Staff met quarterly and will continue this program into the future.
9.7	Action Items	9.7 Contribute to a joint branding effort with Texas A&M University.	On Track	10/14/2021	09/30/2027	09/30/2024	City staff coordinated with A&M athletics on the sharing of photo assets. During this period, ED & Tourism staff launched a new website and visitor guide prominently highlighting A&M's history, traditions, and impact as a tourism destination within the City of College Station.
9.8	Action Items	9.8 Expand tourism opportunities with Texas A&M University.	On Track	10/14/2021	09/30/2030	09/30/2024	Tourism staff partnered with Texas A&M in July for the 2024 USATF National Junior Olympic Track & Field Championships, a national-level event which brought thousands of competitors and their families to College Station for the week-long experience.



#	Level	Indented Name	Status	Start Date	Due Date	Last Updated	Last Comment
9.9	Action Items	9.9 Pursue partnerships with Texas A&M University regarding environmental stewardship.	On Track	10/14/2021	09/30/2030	09/30/2024	Planning and Development Services staff worked with the University on the Cooling College Station plan. City staff will continue to collaborate with the University as additional environmental stewardship projects come up.
9.10	Action Items	9.10 Convene coordination meetings with neighboring jurisdictions and regional planning organizations.	On Track	10/14/2021	09/30/2027	09/30/2024	Planning of coordination meetings with neighboring jurisdictions are ongoing based on issues of mutual interest. This fiscal year, City of Bryan Planning and Zoning Commission and the City of College Station Planning and Zoning Commission plan held a joint meeting on August 28. Commissioners and city staff discussed regional growth projections, development and housing pressures, and strategies each city is employing.
9.11	Action Items	9.11 Pursue interlocal cooperation agreements.	On Track	10/14/2021	09/30/2030	09/30/2024	City is currently awaiting the City of Bryan to return an MOU regarding NETL Phase 4 and water wells in the ETJ.
9.12	Action Items	9.12 Continue to coordinate with the College Station Independent School District and public charter schools.	On Track	10/14/2021	09/30/2030	09/30/2024	City Council held a joint meeting with College Station ISD School Board on October 12, 2023. Collaboration between the City of College Station and College Station ISD will continue in FY2025 and beyond
9.13	Action Items	9.13 Continue to participate in regional mobility initiatives.	On Track	10/14/2021	09/30/2030	09/30/2024	Collaboration with other regional partners of Bryan-College Station Metropolitan Planning Organization, Brazos County, Brazos Transit District, City of Bryan, College Station ISD, and Texas Department of Transportation has continued in several planning and implementation efforts.





PDS Plan of Work FY2025

Filters: Level Any Project

#	Level	Name	Status	Start Date	Due Date	Assigned To
1	Project	Demographics Report	Not Started	10/1/2023	9/30/2025	Ashley Klein
2	Project	Richard R. Lillie Planning Excellence Recognition Program	Not Started	4/1/2024	7/15/2025	Ashley Klein
3	Project	Pedestrian Facility Design - Park Place Sidewalk	Not Started	11/1/2024	4/30/2025	Jason Schubert
4	Project	Cost of Service Study	Not Started	11/1/2023	12/31/2024	Molly Hitchcock
5	Project	Unified Development Ordinance Amendment - Drive-Thru Queueing	Not Started	1/1/2025	5/31/2025	Jason Schubert
6	Project	Tactical Urbanism	Not Started	8/1/2023	1/23/2025	Carl Ahrens
7	Project	Unified Development Ordinance Amendment - Townhouse Parking	Not Started	2/1/2025	9/30/2025	Robin Macias
8	Project	Floodplain Hazard Assessment	Not Started	1/1/2025	6/30/2026	Carol Cotter
9	Project	Walkability and Bikeability Audit Program	Not Started	3/1/2025	6/30/2025	Jason Schubert
10	Project	Ordinance Amendment - Safe Passing	Not Started	1/1/2025	4/30/2025	Jason Schubert
11	Project	International Building Codes (2024) Update	Off Track	1/1/2024	1/1/2025	Anthony Armstrong
12	Project	ArcGIS Hub Page	Not Started	1/1/2024	3/30/2025	Julie Svetlik
13	Project	Unified Development Ordinance Amendment - Mixed Use Zoning District	Not Started	10/1/2024	8/31/2025	Jesse DiMeolo
14	Project	Digitize Historical Records	On Track	10/1/2023	12/31/2024	Bridgette George
15	Project	Unified Development Ordinance Amendment - Planned Development District	Not Started	11/1/2023	12/31/2024	Jeff Howell
16	Project	College Station/Bryan Unified Design Guidelines Update - Phase 3	Not Started	12/1/2024	12/31/2025	Carol Cotter
17	Project	Unified Development Ordinance Amendment - Signs	Not Started	6/1/2023	9/30/2025	Molly Hitchcock
18	Project	Traffic Congestion and Mobility Analysis	On Track	7/1/2023	12/12/2024	Jason Schubert
19	Project	Thoroughfare Cross Sections Update	On Track	10/1/2022	1/31/2025	Jason Schubert
20	Project	Unified Development Ordinance Amendment - Sustainable Landscaping / Yards	Not Started	1/1/2023	12/31/2024	Robin Macias
21	Project	UDO Clean-up Amendments	Not Started	1/1/2025	9/30/2025	Robin Macias
22	Project	2024 Existing Condition Report	On Track	6/3/2024	2/13/2025	Heather Wade
23	Project	2025 Comprehensive Plan 5-Year Update	On Track	6/3/2024	11/13/2025	Christine Leal
24	Project	Flood Hazard Early Warning System	Not Started	3/1/2025	9/30/2025	Carol Cotter
25	Project	Flood Study & LOMR	Not Started	7/1/2026	1/30/2028	Carol Cotter

#	Level	Name	Status	Start Date	Due Date	Assigned To
26	Project	Survey Control Monument Update	Not Started	12/1/2024	8/31/2025	Erika Bridges
27	Project	Community Rating System Annual Report	Not Started	9/1/2024	9/30/2025	Erika Bridges
28	Project	MS4 Stormwater Management Plan - Year 1	Not Started	1/1/2025	12/31/2025	Erika Bridges
29	Project	Legislation UDO/Process Updates	Not Started	1/1/2024	9/30/2025	Molly Hitchcock
30	Project	AI/PDS Process Integration	Not Started	10/1/2024	9/30/2025	Molly Hitchcock
31	Project	BPG Master Plan Update	On Track	9/1/2024	11/30/2025	Jesse DiMeolo
32	Project	Grant Application - TXDOT Alternative Transportation Grant	Not Started	10/14/2024	5/31/2025	Jason Schubert
33	Project	Grant Application - Safe Streets and Roads for All Program	Not Started	2/1/2025	8/31/2025	Jason Schubert
34	Project	SharePoint File Migration	Not Started	10/28/2024	11/29/2024	Anthony Armstrong
35	Project	Expand public hearing sign designs.	Not Started	3/1/2024	12/31/2024	Carl Ahrens
36	Project	Develop clear regulatory guides.	On Track	3/1/2024	12/31/2024	Ashley Klein
37	Project	Offer email subscriptions.	Not Started	10/1/2024	9/30/2025	Bridgette George
38	Project	Housing Action Plan Implementation Items	Not Started	10/21/2024	10/21/2027	Christine Leal