

CITY OF COLLEGE STATION

Home of Texas A&M University®

BICYCLE, PEDESTRIAN, AND
GREENWAYS ADVISORY BOARD

August 6th, 2012

3:00 P.M.

City Hall

Council Chambers

1101 Texas Avenue

College Station, Texas



AGENDA

BICYCLE, PEDESTRIAN, AND GREENWAYS ADVISORY BOARD

Monday, August 6, 2012, 3:00 PM
City Hall Council Chamber
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Hear Visitors At this time, the Chairman will open the floor to citizens wishing to address the Board on issues not already scheduled on today's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Board and to allow adequate time for completion of the agenda items. The Board 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. Consideration, discussion, and possible action to approve meeting Minutes.
 - July 2, 2012
4. Presentation, possible action, and discussion regarding upcoming item(s) for the Planning and Zoning Commission:
 - Preliminary Plan - Williams Creek Phase 6 – 9500 Rock Prairie Road
5. Presentation, possible action, and discussion regarding an update on the following item(s):
 - A rezoning from A-O Agricultural-Open to PDD Planned Development District for approximately 7.5 acres located at 4080 State Highway 6 South, generally located south of Secure Self-Storage on the frontage road. The Bicycle, Pedestrian, and Greenways Advisory Board heard this item on July 2 and voted 6-0 to approve staff recommendations on the waiver request. The Commission heard this item on June 21 and voted 7-0 to recommend approval. The City Council heard this item on July 12 and voted 6-0 to approve the request.
 - Lick Creek Greenway Trail
6. Presentation, possible action, and discussion regarding a recommendation to the Planning and Zoning Commission on the creation of the NAP Natural Areas Protected zoning district and associated amendments to the City of College Station Code of Ordinances, Chapter 12. Unified Development Ordinance (UDO).
7. Presentation, possible action, and discussion regarding a recommendation to the Planning and Zoning Commission on proposed changes to the Bicycle, Pedestrian, and Greenways Master Plan based on the Southside Area Neighborhood Plan.
8. Presentation and discussion regarding an update on proposed changes to the Bicycle, Pedestrian, and Greenways Master Plan based on the Medical District Master Plan.
9. Presentation and discussion regarding the Wellborn District Plan.
10. Presentation and discussion regarding the Bicycle, Pedestrian, and Greenways Advisory Board calendar of upcoming meetings.
 - August 7, 2012 ~ TxDOT Bryan District – Bicycle Planning Public Hearing ~ Wolf Pen Creek Green Room ~ 1015 Colgate Drive ~ 6:00 p.m.

- August 16, 2012 ~ Planning and Zoning Commission Meeting ~ Council Chambers ~ 6:00 p.m.
- September 4, 2012 ~ Bicycle, Pedestrian, and Greenways Advisory Board ~ Council Chambers ~ 3:00 p.m.

11. Possible action and discussion on future agenda items – A Bicycle, Pedestrian, and Greenways Advisory Board 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.

12. Adjourn.

Notice is hereby given that a Regular Meeting of the Bicycle, Pedestrian, and Greenways Advisory Board of the City of College Station, Texas will be held on Monday, August 6, 2012 at 3:00 p.m. at the City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2012 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Bicycle, Pedestrian, and Greenways Advisory Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2012 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2012.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



CITY OF COLLEGE STATION
Planning & Development Services

1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: July 27, 2012
TO: Members of the Bicycle, Pedestrian, and Greenways Advisory Board
FROM: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
SUBJECT: Upcoming Planning and Zoning Commission Items

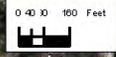
Item: Presentation, possible action, and discussion regarding upcoming items for the Planning and Zoning Commission.

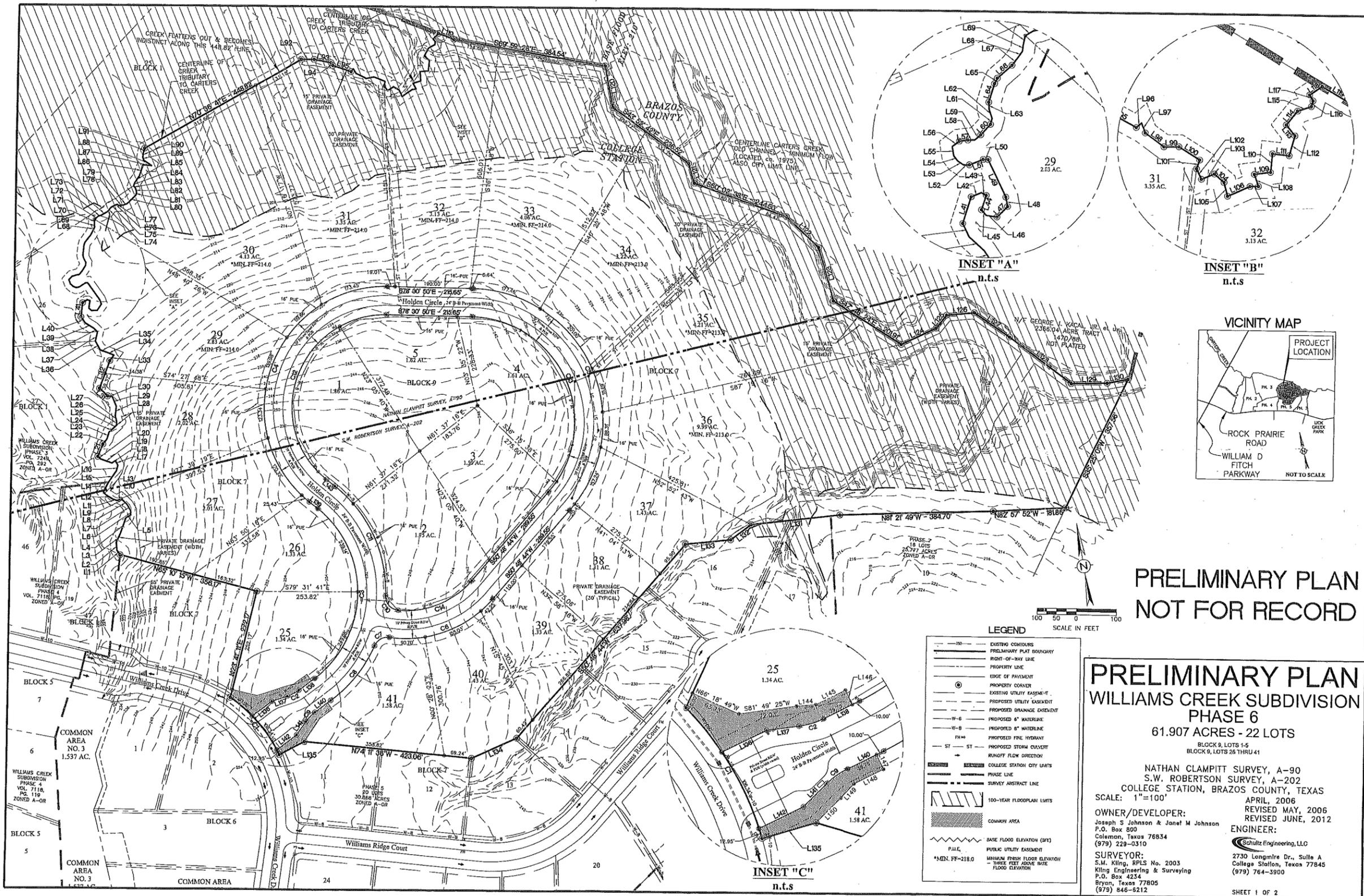
Background: The following item will be discussed at an upcoming Planning and Zoning Commission meeting and is before you for consideration due to its relationship to biking, walking, or greenway components.

- 1) A Preliminary Plan for Williams Creek Phase 6 located at 9500 Rock Prairie Road. It is zoned A-OR (Rural Residential Subdivision) and proposes 22 lots on approximately 61.9 acres. Staff is recommending a condition to approval of the preliminary plan. The condition would be to provide an access way to a future multi-use path along Carter's Creek north of the development.

Attachments:

1. Williams Creek Phase 6
 - a. Location Map
 - b. Draft version of Preliminary Plan





**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
WILLIAMS CREEK SUBDIVISION
PHASE 6**
61.907 ACRES - 22 LOTS
BLOCK 9, LOTS 1-5
BLOCK 9, LOTS 28 THRU 41

NATHAN CLAMPITT SURVEY, A-90
S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1"=100'
APRIL, 2006

OWNER/DEVELOPER:
Joseph S Johnson & Janet M Johnson
P.O. Box 800
Coleman, Texas 76834
(979) 229-0310

ENGINEER:
Schultz Engineering, LLC
2730 Longmire Dr., Suite A
College Station, Texas 77845
(979) 764-3900

SURVEYOR:
S.M. Kling, RPLS No. 2003
Kling Engineering & Surveying
P.O. Box 4254
Bryan, Texas 77805
(979) 846-6212

SHEET 1 OF 2

12.18.09
0.20.12
9.50 RJK

NOTES:

1. DIMENSIONS OF THIS TRACT IS FOUND IN VOL. 8578, P. 120 OF THE OFFICIAL RECORDED RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE BOUNDARIES OF THIS TRACT ARE TRUE NORTH DETERMINED BY SOLAR OBSERVATION AND CALCULATED USING THE BEARINGS AND DISTANCES, WITH CORRECTIONS FOR LATITUDE, LONGITUDE, AND MAGNETIC DECLINATION ON OCT. 12, 1941, USING THREE DIRECT AND REVERSE POSITIONS WITH ANGLE'S FEEL.
3. A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FORMAL FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND UNINCORPORATED AREAS, COMMUNITY NO. 481195 & A FORMAL FLOOD INS. RATE MAP, VOL. 4000000000, EFFECTIVE DATE: MAY 14, 2011. FLOODPLAIN SHOWN HEREIN IS BASED UPON SAID MAP.
4. ZONING FOR THIS TRACT IS RURAL RESIDENTIAL SUBDIVISION (R-10).
5. THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS FOR THE RFS LIMITED DESIGN CHALLENGE.
6. IN ACCORDANCE WITH THE CITY OF COLLEGE STATION DRAINAGE POLICY & DESIGN STANDARDS, STORM DRAINAGE FROM THIS DEVELOPMENT WILL BE DISCHARGED DIRECTLY AND UNFILTERED THROUGH DRAINAGE LOCATED OUTSIDE WITHIN THIS DEVELOPMENT. STORM DRAINAGE IN OR FLOW INTO THE FLOODPLAIN AND THEN INTO CANTON'S CREEK. DRAINAGE EXHIBITS WILL BE PROVIDED AS REQUESTED BY SECTION 8.2.2 OF THE LIMITED DEVELOPMENT ORDINANCE.
7. SIDEWALKS ARE NOT REQUIRED ON RURAL RESIDENTIAL STREETS AND ARE NOT PROPOSED FOR THIS SUBDIVISION.
8. THE WATER SURFACE FOR THIS DEVELOPMENT IS THE NELLSON SPECIAL UTILITY DISTRICT. THE WATERLESS WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN LOT'S 4 AND 5 AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLESS WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
9. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED FOR CITY STANDARDS.
10. ALL OF THE RESIDENTIAL LOTS IN THE WILLIAMS CREEK SUBDIVISION WILL BE AT LEAST 1 ACRE IN SIZE (NOT INCLUDING LOT AREA WITHIN THE FLOODPLAIN AND DRAINAGE EXHIBITS) AND WILL HAVE AN ON-SITE SERVICE SEWERAL SYSTEM (PRIVATE SEWER SYSTEM) DESIGNED TO MEET ALL REQUIREMENTS OF THE BRAZOS COUNTY HEALTH DEPARTMENT. NO PRIVATE SEWER FACILITY MAY BE INSTALLED IN ANY LOT IN THE SUBDIVISION WITHOUT THE SIGNATURE OF A LICENSED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THE PROVISIONS OF THE PRIVATE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY PURSUANT TO THE PROVISIONS OF SECTION 11.01(a) OF THE TEXAS WATER CODE.
11. DRAINAGE SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
12. ALL PUBLIC DRAINAGE EXHIBITS WILL BE APPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
13. FOR THE U.S.G.S. SECTION 8.2 RESIDENTIAL DIVISION STANDARDS, MINIMUM LOT AREA, 50' FRONT SETBACK, 20' SIDE SETBACK, 15' SIDE SINGLE SETBACK, AND 10' REAR SETBACK.
14. THERE SHALL BE A 10' EASEMENT ALONG ALL SIDES AND REAR LOT LINES.
15. DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.
16. RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN RURAL RESIDENTIAL SUBDIVISIONS SHALL:
 - A. NOT BE LOCATED MORE THAN 200' FROM THE PUBLIC STREET. IF THEY ARE LOCATED A DISTANCE GREATER THAN 200' FROM THE PUBLIC STREET, THEY A 20' WIDE ALL-WEATHER SURFACE, HEAVY CURRENT ENGINEERING STANDARDS SHALL BE PROVIDED TO THE STRUCTURE FRONT TO DRIVEWAY CONNECTIBLE ON-SITE.
 - B. NOT BE LOCATED MORE THAN 200' OFF A PUBLIC STREET UNLESS APPROVED BY THE MUNICIPAL. THIS SHALL BE ALLOWED ONLY IN THE CASE OF GRADING, UNDERPASS, TUNNEL, AIR BRIDGE OR CULVERT INSTALLED ON ROADWAYS OR ON AN INDIVIDUAL LOT, WHERE THE STRUCTURE IS LOCATED MORE THAN 200' FROM THE PUBLIC STREET, MUST BE DESIGNED TO WHOLE IMPROVED FLOOD WINDING.
17. ANY DEVELOPMENT BY INDIVIDUAL LOT OWNERS IN THE FLOODPLAIN WILL MAINTAIN COMPLIANCE WITH FEMA FLOODPLAIN REGULATIONS AND CITY OF COLLEGE STATION DRAINAGE ORDINANCES AND POLICES.
18. A HOMEOWNERS ASSOCIATION (HOA) WILL BE CREATED FOR PHASE 6 TO MEET THE FOLLOWING REQUIREMENTS.
 - A. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS RELATED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PARKS, WALKS, GOLF COURSES, LAWNMOWING AND ALL OTHER COMMON FACILITIES, WALKWAYS, PRIVATE STREETS AND SIDEWALKS WHICH ARE PART OF THE SUBDIVISION (THE "COMMON FACILITIES").
 - B. ALL PROPERTY OWNERS WITHIN AN EXISTING RESIDENTIAL AREA THAT IS PROPOSED TO BE GATED SHALL AGREE TO BECOME MEMBERS OF AN OPERATING HOMEOWNERS ASSOCIATION (HOA).
 - C. THE HOA SHALL PREPARE AND FILE FOR RECORD A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND REPAIR AND MAINTENANCE OF THE COMMON FACILITIES AND ESTABLISHING THAT THE ASSOCIATION IS SELF-MAINTAINING AND FINANCIALLY ABLE TO ACCOMPLISH ITS PURPOSES.
 - D. THE SUBJECT FOR THIS HOA SHALL INCLUDE A FUND REQUIRED FOR THE REPAIR AND MAINTENANCE OF COMMON FACILITIES IN THE AMOUNT APPROVED BY THE CITY STAFF.
 - E. THE LEGAL INSTRUMENT ESTABLISHING THE HOMEOWNERS ASSOCIATION, STREET MAINTENANCE AGREEMENT, THE APPROVAL OF THE RESERVE FUND BY THE CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS AND WRITTEN PERMISSION FOR THE CITY AGENTS TO THE SUBDIVISION WILL BE SUBMITTED FOR APPROVAL BY THE CITY ATTORNEY PRIOR TO THE SUBMISSION OF THE FINAL PLAN.

| CURVE # | LENGTH | RADIUS | CHORD | CHORD DIRECTION |
|---------|---------|---------|-----------|-----------------|
| C1 | 184.18' | 248.00' | 208.2703' | 87.81° |
| C2 | 32.18' | 100.00' | 218.23' | 32.04° |
| C3 | 408.23' | 258.00' | 109.3734' | 348.87° |
| C4 | 180.19' | 200.00' | 149.3734' | 81.83° |
| C5 | 294.18' | 235.00' | 131.1924' | 797.21° |
| C6 | 287.88' | 285.00' | 66.7824' | 137.84° |
| C7 | 48.11' | 35.00' | 37.0180' | 37.00° |
| C8 | 174.38' | 235.00' | 50.0781' | 93.28° |
| C9 | 25.18' | 100.00' | 218.23' | 32.04° |
| C10 | 18.18' | 30.00' | 28.0781' | 32.31° |
| C11 | 212.85' | 235.00' | 63.3734' | 184.86° |
| C12 | 274.88' | 235.00' | 112.7824' | 702.73° |
| C13 | 288.18' | 285.00' | 131.1924' | 508.68° |
| C14 | 208.78' | 215.00' | 50.0781' | 112.18° |

| LINE # | LENGTH | DIRECTION |
|--------|--------|------------------|
| L1 | 12.00' | N25° 22' 00.00"W |
| L2 | 12.00' | N25° 22' 00.00"W |
| L3 | 24.24' | N34° 00' 38.21"E |
| L4 | 42.24' | N25° 02' 14.32"E |
| L5 | 12.00' | N25° 10' 33.30"W |
| L6 | 12.00' | N25° 10' 33.30"W |
| L7 | 17.32' | N25° 28' 28.02"W |
| L8 | 12.00' | N25° 10' 33.30"W |
| L9 | 8.10' | N25° 22' 00.00"W |
| L10 | 15.32' | N25° 02' 14.32"E |
| L11 | 11.32' | N25° 10' 33.30"W |
| L12 | 21.14' | N48° 30' 21.24"W |
| L13 | 8.10' | N25° 10' 33.30"W |
| L14 | 28.83' | N25° 28' 15.38"E |
| L15 | 34.73' | N44° 18' 41.45"E |
| L16 | 14.11' | N25° 08' 18.02"E |
| L17 | 13.38' | N25° 10' 33.30"W |
| L18 | 15.41' | N25° 05' 53.87"W |
| L19 | 28.78' | N48° 30' 21.24"W |
| L20 | 8.10' | N25° 28' 53.74"E |
| L21 | 33.30' | N25° 02' 14.32"E |
| L22 | 15.87' | N48° 04' 37.82"E |
| L23 | 18.18' | N25° 35' 08.83"E |
| L24 | 14.82' | N25° 48' 34.11"E |
| L25 | 11.32' | N25° 10' 33.30"W |
| L26 | 8.10' | N25° 30' 02.24"E |
| L27 | 13.38' | N25° 02' 14.32"E |
| L28 | 24.41' | N25° 10' 33.30"W |
| L29 | 28.83' | N18° 10' 53.38"E |
| L30 | 10.84' | N25° 44' 53.33"W |
| L31 | 28.07' | N25° 15' 18.45"W |
| L32 | 23.78' | N25° 08' 28.81"E |
| L33 | 18.81' | N44° 40' 43.82"E |
| L34 | 27.88' | N25° 38' 33.68"W |
| L35 | 8.10' | N25° 05' 23.23"E |
| L36 | 25.08' | N18° 24' 47.78"W |
| L37 | 33.07' | N25° 25' 01.72"E |
| L38 | 15.84' | N34° 22' 08.77"W |
| L39 | 24.41' | N48° 30' 21.24"W |
| L40 | 18.18' | N25° 12' 12.44"W |
| L41 | 38.23' | N18° 28' 44.72"E |
| L42 | 13.32' | N25° 38' 24.12"E |
| L43 | 7.10' | N25° 38' 24.12"E |
| L44 | 18.00' | S17° 33' 02.12"W |
| L45 | 8.10' | S48° 15' 25.04"E |
| L46 | 13.32' | S21° 13' 52.81"E |
| L47 | 18.84' | N44° 05' 08.83"E |
| L48 | 12.01' | N11° 43' 38.45"W |
| L49 | 33.12' | N25° 48' 08.85"W |
| L50 | 8.10' | N25° 07' 07.84"W |

| LINE # | LENGTH | DIRECTION |
|--------|--------|------------------|
| L51 | 18.84' | S21° 43' 02.81"W |
| L52 | 7.48' | S25° 05' 28.81"W |
| L53 | 8.74' | N25° 31' 28.81"W |
| L54 | 8.28' | N25° 07' 43.82"W |
| L55 | 11.30' | N25° 05' 05.28"W |
| L56 | 11.10' | N48° 18' 28.72"E |
| L57 | 10.82' | N25° 37' 42.22"E |
| L58 | 8.30' | N25° 08' 08.83"E |
| L59 | 8.90' | N48° 45' 48.70"E |
| L60 | 17.78' | N48° 11' 18.82"E |
| L61 | 7.00' | N25° 07' 25.22"E |
| L62 | 18.75' | N18° 44' 18.87"W |
| L63 | 8.14' | N25° 47' 21.88"W |
| L64 | 24.00' | N18° 25' 16.32"E |
| L65 | 7.85' | N25° 42' 37.82"E |
| L66 | 24.33' | N48° 07' 28.82"E |
| L67 | 11.82' | N25° 42' 03.82"E |
| L68 | 8.72' | N24° 10' 28.44"E |
| L69 | 8.08' | N25° 25' 43.72"E |
| L70 | 11.81' | N18° 25' 45.87"E |
| L71 | 11.89' | N25° 32' 21.22"E |
| L72 | 7.85' | N25° 35' 03.22"E |
| L73 | 18.00' | N18° 27' 41.28"E |
| L74 | 13.30' | N48° 17' 12.22"E |
| L75 | 10.87' | N25° 48' 49.25"E |
| L76 | 7.07' | N25° 47' 21.82"E |
| L77 | 4.83' | S37° 02' 38.82"E |
| L78 | 15.45' | N25° 45' 50.48"E |
| L79 | 8.78' | N25° 31' 46.22"E |
| L80 | 28.80' | N25° 25' 08.81"E |
| L81 | 8.84' | N25° 43' 29.22"E |
| L82 | 11.40' | N25° 37' 48.82"W |
| L83 | 7.47' | N25° 37' 34.82"W |
| L84 | 8.80' | N25° 18' 48.87"E |
| L85 | 19.81' | N48° 37' 43.82"E |
| L86 | 28.80' | N25° 25' 08.82"E |
| L87 | 21.20' | S18° 01' 24.84"E |
| L88 | 23.87' | N48° 50' 31.87"W |
| L89 | 8.87' | S18° 14' 22.87"W |
| L90 | 18.24' | N25° 12' 12.44"W |
| L91 | 11.20' | N27° 41' 58.82"E |
| L92 | 32.31' | S18° 31' 18.82"E |
| L93 | 43.88' | S25° 11' 20.82"E |
| L94 | 8.20' | S22° 27' 08.87"E |
| L95 | 48.37' | S21° 40' 18.17"E |
| L96 | 8.50' | N25° 07' 01.42"E |
| L97 | 13.22' | S21° 38' 18.82"E |
| L98 | 23.80' | S24° 03' 30.07"E |
| L99 | 18.71' | N25° 15' 32.24"E |
| L100 | 25.87' | S25° 28' 20.22"E |

| LINE # | LENGTH | DIRECTION |
|--------|---------|------------------|
| L101 | 11.82' | S25° 27' 27.87"E |
| L102 | 14.82' | S28° 27' 28.17"E |
| L103 | 17.45' | N25° 58' 08.00"E |
| L104 | 18.24' | S48° 38' 38.22"E |
| L105 | 17.62' | S18° 32' 14.82"E |
| L106 | 30.30' | N48° 31' 28.82"E |
| L107 | 10.45' | N25° 12' 48.82"E |
| L108 | 13.80' | N18° 45' 47.82"W |
| L109 | 20.45' | N25° 18' 12.42"E |
| L110 | 23.17' | N25° 15' 28.37"E |
| L111 | 21.00' | S24° 24' 14.95"E |
| L112 | 25.87' | N25° 25' 28.82"E |
| L113 | 17.32' | N25° 47' 42.82"E |
| L114 | 22.18' | N25° 32' 00.70"E |
| L115 | 17.84' | N25° 12' 08.87"E |
| L116 | 7.37' | N25° 12' 44.81"E |
| L117 | 8.84' | N25° 05' 38.87"W |
| L118 | 18.58' | N24° 55' 34.82"E |
| L119 | 41.88' | S25° 25' 24.82"E |
| L120 | 24.50' | S18° 07' 20.82"E |
| L121 | 18.86' | S18° 08' 07.24"E |
| L122 | 11.88' | S24° 14' 38.84"E |
| L123 | 138.70' | S5° 50' 41.12"E |
| L124 | 58.87' | N25° 07' 04.88"E |
| L125 | 42.07' | N48° 25' 25.82"E |
| L126 | 84.00' | S25° 08' 28.82"E |
| L127 | 108.24' | S18° 34' 37.82"E |
| L128 | 183.64' | S43° 47' 48.22"E |
| L129 | 88.71' | S25° 37' 33.22"E |
| L130 | 53.21' | N25° 17' 48.81"E |
| L131 | 222.31' | S28° 13' 11.72"W |
| L132 | 24.50' | S25° 58' 45.84"E |
| L133 | 114.80' | N25° 20' 08.87"E |
| L134 | 122.81' | S18° 08' 20.25"E |
| L135 | 70.00' | S17° 13' 28.82"W |
| L136 | 61.45' | N25° 25' 18.87"E |
| L137 | 49.12' | N25° 47' 24.74"E |
| L138 | 48.72' | N25° 23' 18.87"E |
| L139 | 27.00' | N48° 10' 15.25"W |
| L140 | 48.32' | N25° 23' 18.82"W |
| L141 | 40.88' | S44° 50' 12.11"W |
| L142 | 41.40' | S25° 23' 18.82"W |
| L143 | 27.00' | N48° 10' 15.25"W |
| L144 | 24.21' | S24° 48' 38.78"W |
| L145 | 48.32' | S25° 23' 18.82"W |
| L146 | 20.00' | N25° 38' 41.87"E |
| L147 | 20.00' | S25° 38' 41.87"E |
| L148 | 48.87' | N25° 23' 18.87"E |
| L149 | 24.21' | N48° 10' 15.25"W |
| L150 | 43.28' | N48° 30' 02.24"E |

PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
WILLIAMS CREEK SUBDIVISION
PHASE 6

61.907 ACRES - 22 LOTS
BLOCK 9, LOTS 1-5
BLOCK 9, LOTS 25 THRU 41

NATHAN CLAMPITT SURVEY, A-90
S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'
APRIL, 2006
REVISED MAY, 2006
REVISED JUNE, 2012

OWNER/DEVELOPER:
Joseph S Johnson & Janet M Johnson
P.O. Box 800
Colleton, Texas 75834
(979) 229-0310

ENGINEER:
Schultz Engineering, LLC
2730 Longmire Dr., Suite A
College Station, Texas 77845
(979) 764-3900

SURVEYOR:
S.M. Kling, RPLS No. 2003
Kling Engineering & Surveying
P.O. Box 4234
Bryson, Texas 77805
(979) 846-8212

SHEET 2 OF 2



1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: July 25, 2012
TO: Members of the Bicycle, Pedestrian, and Greenways Advisory Board
FROM: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov
SUBJECT: Non-Residential Zoning Districts

Item: Presentation, possible action, and discussion regarding a recommendation to the Planning and Zoning Commission on the creation of the NAP Natural Areas Protected zoning district and associated amendments to the City of College Station Code of Ordinances, Chapter 12. Unified Development Ordinance (UDO).

At the May 7, 2012 Board Meeting, Staff presented information related to the development of proposed non-residential zoning districts to implement the City's Comprehensive Plan. A public meeting was held on May 9, 2012 to present the zoning district concepts to the community for consideration and comment. Since that time, specific ordinance language has been developed and is included here for the Board's consideration.

Background: The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts be developed for each of the land use classifications- to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. Zoning and its associated development criteria help to ensure that the form, character, and quality of development reflect the City's planning objectives.

One of the new non-residential districts being created is the NAP Natural Areas Protected district. NAP is intended for use on both public and private properties for the protection of the property as open space, parkland, or greenway, and limits future development of the property.

Attachments:

1. Natural Areas Protected Concepts

NAP Natural Areas Protected Concepts

Purpose Statement

This district is designed for publicly-owned property or private property intended for the conservation of natural areas. Properties with this designation are relatively undeveloped and are often used for recreational or open space purposes or for the conveyance of floodwaters. Properties with this designation are not projected for conversion to more intense land use in the future in the Comprehensive Plan.

- **UDO Article 5.3.A Non-Residential Zoning Districts – Natural Areas Protected (NAP)**

Allowed Uses

- **UDO Article 6.2.C Use Regulations – Use Table**

Parks and trails

Utility (P*)– includes accessory structures

Wireless Telecommunication Facilities –Unregulated, Intermediate (P*), Major (CUP)

Other Related Articles Revised

- **UDO Article 1.10.B Transitional Provisions – Zoning Districts**
- **UDO Article 4.1 Establishment of Zoning Districts**
- **UDO Article 5.3 Non-Residential Dimensions Standards**

NAP Natural Areas Protected

Color Legend – Red: Change, Blue: Addition

- **Article 1 General Provisions**
 - 1.10.B.2. Renamed Districts
- **Article 4 Zoning Districts**
 - 4.1 Establishment of Districts (Addition of District)
- **Article 5 District Purpose Statements and Supplemental Standards**
 - 5.3 Non-Residential Zoning Districts (Addition of District)
 - § 5.3.J – This district is designed for publicly-owned property or private property intended for the conservation of natural areas. Properties with this designation are relatively undeveloped and are often used for recreational or open space purposes or for the conveyance of floodwaters. Properties with this designation are not projected for conversion to more intense land use in the future in the Comprehensive Plan.
- **Article 6 Use Regulations**
 - 6.3 Specific Use Standards
 - § (Add into Chart –
 - Parks and trails
 - Utility (P*)– includes accessory structures
 - Wireless Telecommunication Facilities –Unregulated, Intermediate (P*), Major (CUP)



CITY OF COLLEGE STATION
Planning & Development Services

1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: July 25, 2012
TO: Members of the Bicycle, Pedestrian, and Greenways Advisory Board
FROM: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov
SUBJECT: Southside Area Neighborhood Plan

Item: Presentation, possible action, and discussion regarding a recommendation to the Planning and Zoning Commission on proposed changes to the Bicycle, Pedestrian, and Greenways Master Plan based on the Southside Area Neighborhood Plan.

At the July 2, 2012 Board Meeting, Staff presented an update regarding the development of the Southside Area Neighborhood Plan. One of the components of the Plan is a Mobility chapter, which recommends changes to the planned bicycle and pedestrian facilities in the Bicycle, Pedestrian, and Greenways Master Plan. At this time, a recommendation to the Planning & Zoning Commission on the proposed changes to the Master Plan is needed.

Background: The planning process for the Southside Area Neighborhood Plan began in the fall of 2011 with a neighborhood-wide Kick-Off Meeting in September, followed by an Issues & Opportunity meeting in November. Additional Small Area Meetings and a special public meeting regarding redevelopment were conducted in the spring of 2012. A Neighborhood Resource Team, composed of area residents and property owners, was also formed and has met each month to provide additional guidance to the formation of the Plan's goals, strategies, and actions. The final public meeting, an Open House to present the draft Plan and receive feedback, was held on July 10, 2012. Revisions were made based on the feedback and are reflected in the Plan provided in your July 2 packet. It is also available online at www.cstx.gov/ndcplanning.

The proposed Southside Area Neighborhood Plan is scheduled for public hearing and recommendation from the Planning & Zoning Commission at their August 16, 2012 meeting, followed by City Council's final action at their August 23, 2012 Council meeting.

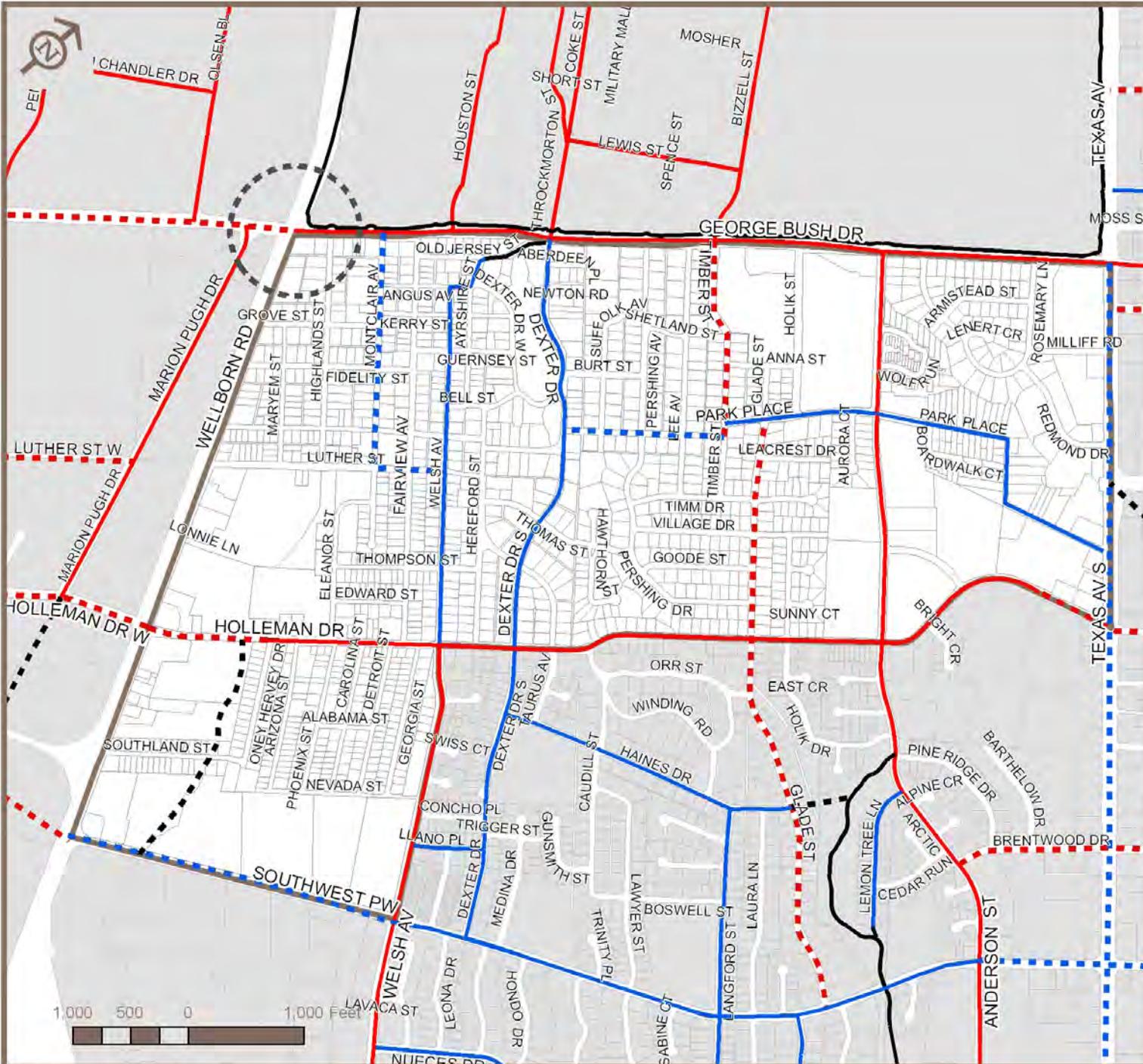
Attachments:

1. FINAL Draft Planned Bicycle Facilities
2. FINAL Draft Planned Pedestrian Facilities
3. FINAL Draft Intersection Improvements

Southside Area Neighborhood Plan

Map XX

Planned Bicycle Facilities

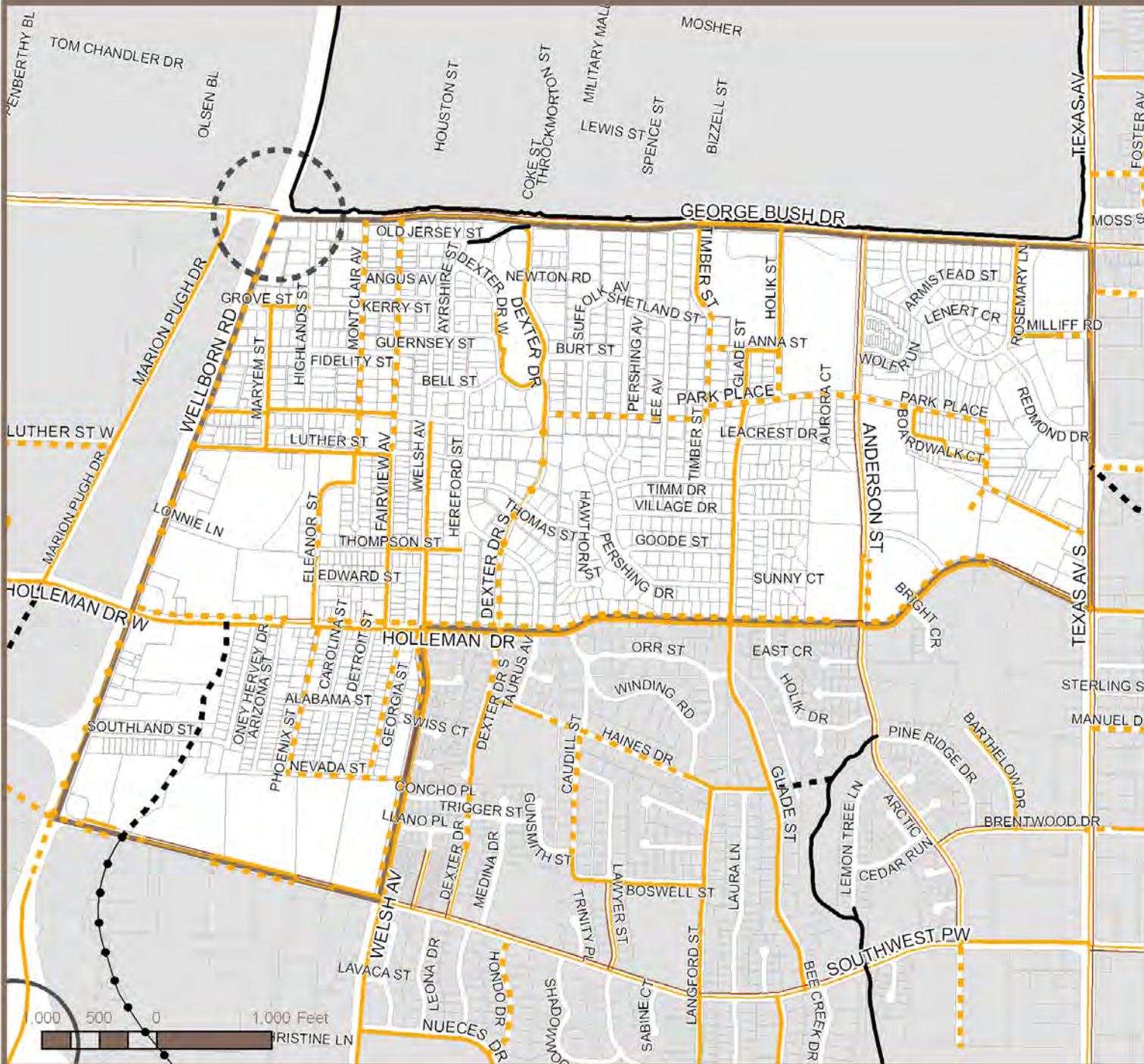


- Bike Lane Existing
- Bike Lane Funded
- - - Bike Lane Proposed
- Bike Route Existing
- - - Bike Route Proposed
- Multi-use Path Existing
- - - Multi-use Path Proposed
- Grade Separation Proposed
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map XX Planned Pedestrian Facilities



- Sidewalk Existing on One Side
- Sidewalk Existing on Both Sides
- Sidewalk Funded
- Sidewalk Proposed
- Multi-use Path Existing
- Multi-use Path Funded
- Multi-use Path Proposed
- Grade Separation Existing
- Grade Separation Funded
- Grade Separation Proposed
- Planning Area

Source: Planning & Development Services

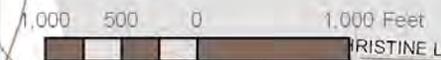
Southside Area Neighborhood Plan

Map XX

Intersection Improvements



- Intersection Improvements
- Planning Area



Source: Planning & Development Services



1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: July 25, 2012
TO: Members of the Bicycle, Pedestrian, and Greenways Advisory Board
FROM: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov
SUBJECT: Medical District Master Plan

Item: Presentation and discussion regarding an update on proposed changes to the Bicycle, Pedestrian, and Greenways Master Plan based on the Medical District Master Plan.

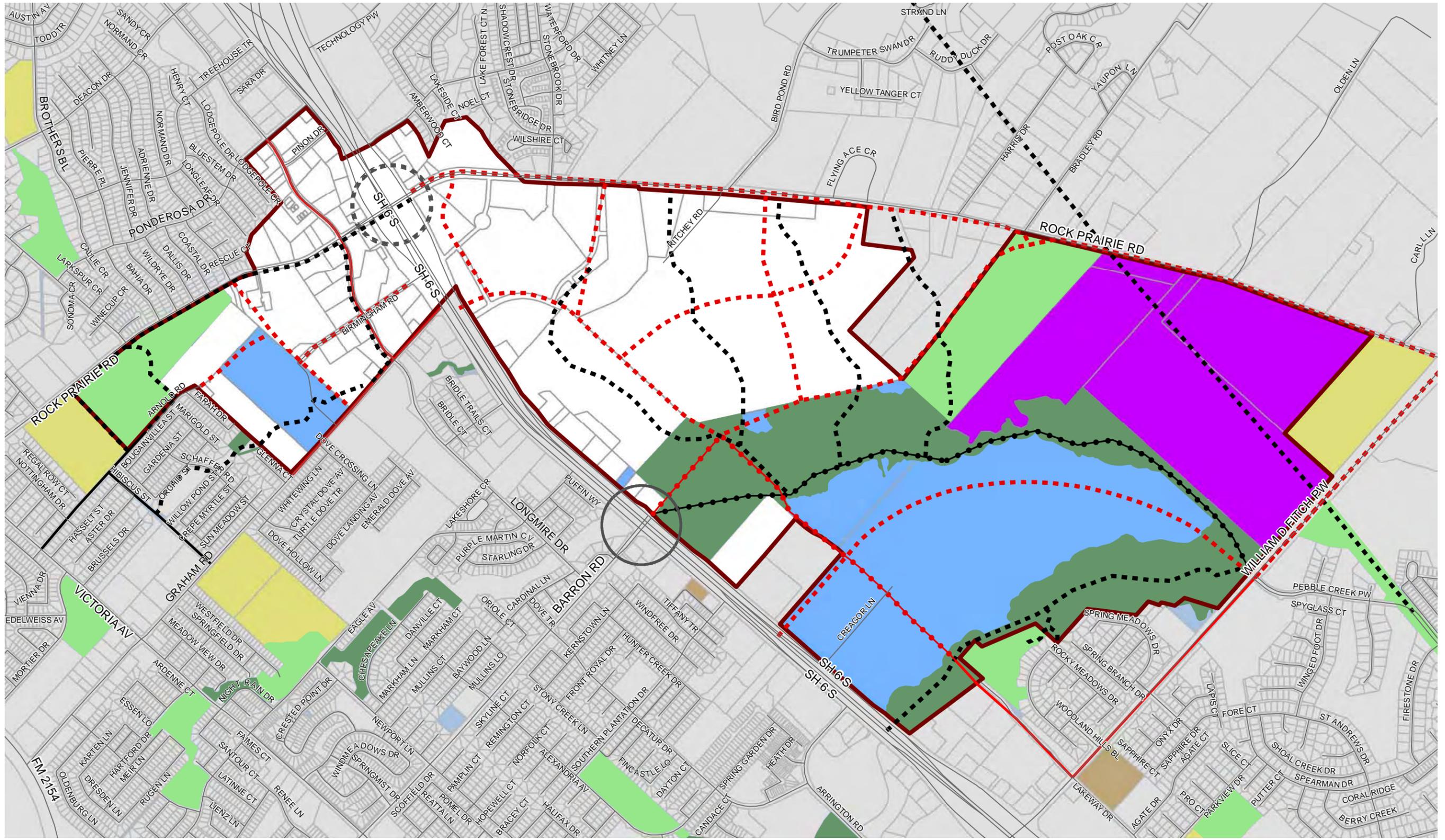
Background: The City of College Station partnered with the College Station Medical Center (The Med) and other stakeholders in the creation of a Medical District that will act as a focused healthcare and wellness district within the City. The Medical District focuses on the general area around State Highway 6 and Rock Prairie Road, and includes The Med and the future Scott & White Hospital, both along Rock Prairie Road. The Medical District creates opportunities for new commercial and residential development in the area.

The Medical District Master Plan focuses on multi-modal connectivity, and recommends changes to the planned bicycle and pedestrian facilities in the Bicycle, Pedestrian, and Greenways Master Plan. This item is presented to receive feedback from the Board on the proposed changes to the BPG Master Plan.

The proposed Medical District Master Plan is scheduled for final BPG Advisory Board recommendation on Tuesday, September 4, 2012. A public hearing and recommendation from the Planning & Zoning Commission is scheduled for September 20, 2012, followed by City Council's final action on October 11, 2012.

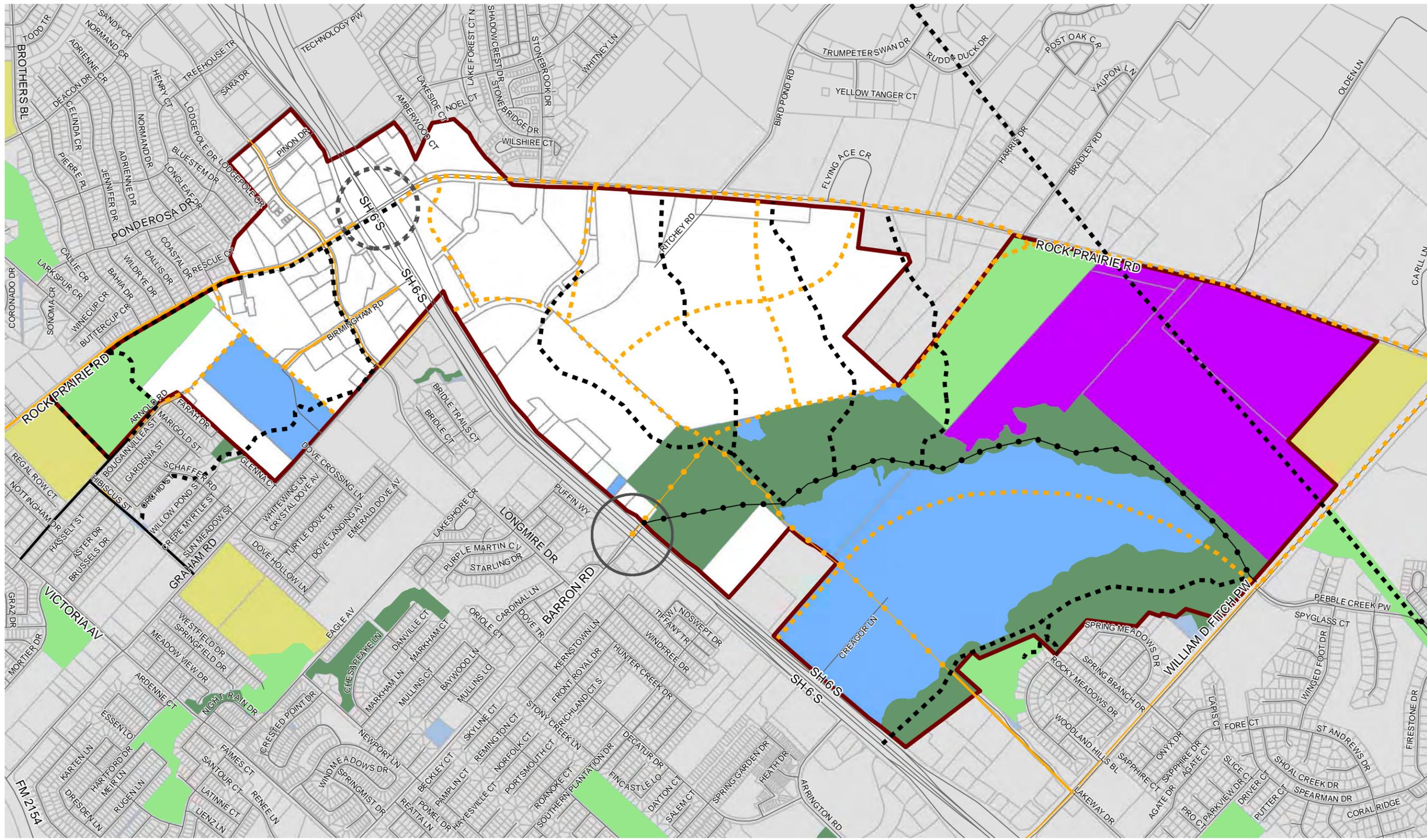
Attachments:

1. Draft Planned Bicycle Facilities
2. Draft Planned Pedestrian Facilities



Legend

| | | | | |
|---------------------|-------------------------|---------------------------|---------------------------|---------------------|
| Bike Lane Existing | Bike Route Proposed | Grade Separation Existing | Brazos Valley Solid Waste | Parks |
| Bike Lane Funded | Multi-use Path Existing | Grade Separation Funded | City of College Station | College Station ISD |
| Bike Lane Proposed | Multi-use Path Funded | Grade Separation Proposed | Greenways | |
| Bike Route Existing | Multi-use Path Proposed | Medical District | | |



| Legend | | | | | | | |
|--------|---------------------------------|--|-------------------------|--|---------------------------|--|-------------------------|
| | Sidewalk Existing on One Side | | Multi-use Path Existing | | Grade Separation Existing | | City of College Station |
| | Sidewalk Existing on Both Sides | | Multi-use Path Funded | | Grade Separation Funded | | College Station ISD |
| | Sidewalk Funded | | Multi-use Path Proposed | | Grade Separation Proposed | | Greenways |
| | Sidewalk Proposed | | Medical District | | Brazos Valley Solid Waste | | Parks |