



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

**Planning & Zoning
Commission**
April 4, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

Workshop Meeting 6:30 PM
Regular Meeting 7:00 PM



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
APRIL 4, 2013, AT 6:30 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). **(J. Schubert)**
4. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, April 11, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Ashfield)**
 - Thursday, April 18, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
5. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Board, Zoning District Subcommittee, and Wellborn District Plan Resource Team.
6. 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.
7. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071} ; possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on April 4, 2013 at 6:30 PM at 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 March, 2013, at _____.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission 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 March _____, 2013, at _____ 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

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. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 4, 2013, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call meeting to order.
2. Pledge of Allegiance.
3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen 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.)

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning 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. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. **Consent Agenda.**

4.1 Consideration, discussion, and possible action to approve meeting Minutes.

- March 21, 2013 ~ Workshop
- March 21, 2013 ~ Regular

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, discussion, and possible action regarding a recommendation to the City Council on the adoption of the Wellborn Area Plan. **Case # 13-00900070 (M. Robinson) (Note: Final action on this item is scheduled for the April 25, 2013 City Council Meeting – subject to change)**

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.

Consultation with Attorney {Gov't Code Section 551.071} : possible action.

The Planning and Zoning Commission may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Planning and Zoning Commission meeting, an executive session will be held.

Notice is hereby given that a **Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on April 4, 2013 at 7:00 p.m. at City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.**

Posted this the ____ day of March, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, Interim City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission 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 March __, 2013, at _____ 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2013.

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. Planning and Zoning Commission meetings are broadcast live on Cable Access Channel 19.

2013 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn District Plan	
<p>Summary:</p> <p>Development of a district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>3/5/13: Open House at Wellborn Community Center at 6 pm.</p> <p>3/21/2013: Draft plan delivered at P&Z Workshop.</p> <p>3/28/2013: Draft plan delivered at Council Workshop.</p> <p>4/1/13: Plan recommendation at Bicycle, Pedestrian, and Greenways Advisory Board.</p> <p>4/4/2013: Public hearing and plan recommendation at P&Z Regular meeting.</p> <p>4/25/2013: Public hearing and plan consideration at Council Regular meeting.</p>
Staff Assigned: M. Robinson	Anticipated Completion: Spring 2013

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>2/7/12: Master Plan update at P&Z Workshop.</p>
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>2/12/13: Public meeting regarding biking and walking.</p> <p>2/19/13: Public meeting regarding HOAs and neighborhood associations.</p> <p>2/26/13: Public meeting regarding on-street parking.</p> <p>3/19/13: Neighborhood Resource Team meeting.</p> <p>4/2/13: Neighborhood Resource Team meeting at City Hall at 6:30 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

Neighborhood Parking	
Summary: Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.	Project Dates: 2/21/13: Task Force Final Report presented at P&Z Regular meeting. 2/28/13: Task Force Final Report presented at Council Regular meeting.
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Winter 2012/2013

Residential Zoning Districts	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates: 2/7/12: Outline presented at P&Z Regular meeting. 2/22/13: P&Z Subcommittee meeting. 3/22/13: P&Z Subcommittee meeting. 4/9/13: Public meeting regarding single family and duplex zoning concepts in Council Chambers from 12:30-2:00 pm.
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Medical District Zoning Districts	
Summary: Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.	Project Dates:
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
Summary: The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan <ul style="list-style-type: none"> • Overview of concept – provide a review of how this system is built in College Station and intended to be used (link between vision, comprehensive plan, strategic plan, etc). • Link between Comprehensive Plan and Master Plans – this would include an overview of each of the adopted Master Plans and a demonstration of how for example we plan wastewater to serve the proposed land use and how for example the BPG Master Plan, if implemented responds to the desired character of the City, etc. 	Project Dates:

<ul style="list-style-type: none"> · Link between adopted plans and regulations/ standards – this would include examples of how we use regs (for example new zoning districts or block length) to further the objectives/goals contained in the policy documents/plans and to help highlight how the success of those plans is impacted by the regs selected (or not) – for example how a certain type of block length yields a certain development pattern and connectivity whereas a different block length will yield a different pattern. · Link between plans and funding – this would include how the plans have been fiscally constrained and how funding plays a role in their successful implementation and how if not adequately funded they will fall short of expectations. 	
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Community Design	
<p>Summary:</p> <p>The purpose and definition of community character, community design, and the role they play in community vitality and success.</p> <ul style="list-style-type: none"> · Overview of community character (versus just a focus on land use/protection from incompatible uses) – this would include an overview of what our plans say about this and again what best practices are in these areas. · Link between community design and livability – this would be an overview of what the principles of good community design are, where these principles have (or have not) been used in College Station and where livability has been improved (or negatively impacted) as a result. · Link between community design and economic vitality – this would be an overview of how community design impacts land values (and thus tax revenues) creates new economic opportunities, etc. 	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> · Overview of the City's current approach to addressing affordable housing needs. · Overview of the Department's revised approach to community development – this would be an overview of a Community Development Master Plan. · On-going updates as needed (annual action plan, Community Development Master Plan, etc). 	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets

Summary:

Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.

- Overview of the issue/questions – this would be an overview of what the perceived issues/questions are and what others might have looked at in other communities when asking similar questions to devise a methodology.

- Overview of the new multi-family market – this would be what is being built, by whom, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of existing multi-family market – this would be what exists, who owns it, what are they doing to maintain and rent it, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of the single-family rental market – what is being built, who is managing what and how, who is renting, what are the implications/benefits of this market, etc. may include surveys, focus groups, guest speakers, etc.

- What, if any, response are needed/appropriate by the City to address issues.

Project Dates:

Staff Assigned: P&DS Staff

Anticipated Completion:

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
March 21, 2013, 6:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jerome Rektorik, Jim Ross, Vergel Gay, Brad Corrier, and Bo Miles

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jason Schubert, Matt Robinson, Morgan Hester, Joe Guerra, Adam Falco, Jennifer Pate, and Brittany Caldwell

1. Call the meeting to order.

Chairman Ashfield called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Consent Agenda Item 4.3.

3. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). **(J. Schubert)**

Principal Planner Schubert gave an update regarding the 2013 P&Z Plan of Work.

Executive Director Cowell gave an overview of the preliminary scope of the research and education items in the Plan of Work.

4. Presentation, discussion, and possible action regarding the delivery of the proposed Wellborn Area Plan to the Commission. **(M. Robinson)**

Senior Planner Robinson gave a presentation regarding the proposed Wellborn Area Plan.

5. Presentation, discussion, and possible action regarding an update on the following items:

- A rezoning of 1.27 acres from R-1 Single-Family Residential to O Office for the property located at 1402 Earl Rudder Freeway South, generally located at the northwest corner of the Earl Rudder Freeway South frontage road and University Oaks Boulevard. The Planning & Zoning Commission heard this item on February 7 and voted 6-0-1 to recommend approval. The City Council heard this item on February 28 and voted 7-0 to approve the rezoning.

- A rezoning of 6.3 acres located at 301 Southwest Parkway from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan. The Planning & Zoning Commission heard this item on February 21 and voted 6-0 to recommend approval. The City Council heard this item on February 28 and voted 7-0 to approve the changes to the concept plan.
- A report and recommendations from the Joint Task Force on Neighborhood Parking. The Planning & Zoning Commission heard this item on February 21 and voted 6-0 to recommend approval of the report with an amendment to remove fire hydrant protection zones. The City Council heard this item on February 28 and voted 6-1 to receive the report and directed staff to begin preparing the ordinances needed to implement the recommendations in the report.

Chairman Ashfield reviewed the above-referenced items that had been heard by the Planning & Zoning Commission and City Council.

There was general discussion amongst the Commission and Staff regarding City Council's action on the recommendations from the Joint Task Force on Neighborhood Parking.

6. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, March 28, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Warner**)
 - Thursday, April 4, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Ashfield reviewed the upcoming meeting dates with the Planning and Zoning Commission.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Board, Zoning District Subcommittee, and Wellborn District Plan Resource Team.

Commissioner Rektorik gave an update regarding the Zoning District Subcommittee.

Executive Director Cowell updated the Commission regarding the South Knoll Neighborhood Plan.

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

Commissioner Ross asked for a future agenda item regarding the discussion of needing better bandwidth in the City.

9. Adjourn.

The meeting was adjourned at 6:56 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
March 21, 2013, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

COMMISSIONERS PRESENT: Mike Ashfield, Jerome Rektorik, Jim Ross, Vergel Gay, Brad Corrier, and Bo Miles

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Jess Fields

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jason Schubert, Morgan Hester, Joe Guerra, Adam Falco, Jennifer Pate, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Ashfield called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

All items approved by Consent are approved with any and all staff recommendations.

4.1 Consideration, discussion, and possible action on Absence Requests from meetings.

- Jodi Warner ~ March 21, 2013

4.2 Consideration, discussion, and possible action to approve meeting Minutes.

- March 7, 2013 ~ Workshop
- March 7, 2013 ~ Regular

4.3 Presentation, discussion, and possible action on a Preliminary Plat for Indian Lakes Phase 15 consisting of 2 residential lots on approximately 5.03 acres generally located off of Indian Lakes Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case # 13-00900013 (M. Hester)**

4.4 Presentation, discussion, and possible action on a Final Plat for Saddle Creek Phase 10 consisting of 16 residential lots on approximately 26.66 acres generally located at 5449 Stousland Road, generally located west of Duck Haven subdivision, approximately one mile south of Greens Prairie Road in the City's Extraterritorial Jurisdiction. **Case # 13-00900028 (M. Hester)**

Commissioner Miles motioned to approve Consent Agenda Items 4.1 – 4.4. Commissioner Rektorik seconded the motion, motion passed (6-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. 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 regarding future agenda items.

7. Adjourn.

The meeting was adjourned at 7:02 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION
Planning & Development Services

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

MEMORANDUM

Date: April 4, 2013

To: Planning and Zoning Commission

From: Matt Robinson, AICP, Senior Planner
mrobinson@cstx.gov

Subject: **Wellborn Area Plan**

Item: Public Hearing, presentation, discussion, and possible action regarding a recommendation to City Council on the adoption of the Wellborn Area Plan.

Background & Summary: As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Under this program, the City has adopted the Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, and Southside Neighborhood Plan. These plans focus on the particular needs and opportunities of the areas.

The Wellborn Area Plan process began in early 2012 with background field work and the creation of the volunteer Wellborn Resource Team. Over the past year, Staff has worked with the community to develop a plan to address land use, design, and mobility, specifically thoroughfares and bicycle and pedestrian accessibility. Over the course of the planning process, five public area wide meetings and 17 Wellborn Resource Team meetings were held.

The Wellborn Area Plan includes four chapters, described below. Within the chapters, information related to citizen discussions that formed the Plan recommendations is included. Each chapter has a goal that is supported by a series of strategies and action items that reflect the work of the Wellborn Resource Team.

Chapter 1: Introduction

This chapter describes the Wellborn Area, its unique history and outlines the planning process.

Chapter 2: Community Character

Community character relates to the stability, sustainability, and vitality of an area through the appropriate placement and interaction of land uses. The Community Character section of this chapter identifies the location of future land uses and appropriate locations for development and redevelopment in order to create, protect, and enhance places of distinction throughout the community.

This chapter focuses on land use, development, character preservation, and identification with an established Community Character Goal for the Wellborn Area to be a community of a rural character that is positioned for contextually appropriate growth that embodies and sustains the uniqueness and history of the area.

The strategies in this chapter focus on the creation of land uses that retain much of the rural character and development pattern of Wellborn, while providing some opportunity for growth and development to occur within the area. In addition, the chapter places a focus on the design and character of the commercial corridor and the identification of a unique area of College Station.

Chapter 3: Mobility

Mobility addresses vehicular, bicycle, and pedestrian movements within and through an area. Whether for transportation or recreation, good connectivity improves the quality of life for neighborhood residents. The purpose of mobility, with regards to the Wellborn area, is to ensure that all modes and routes of transportation are safe and reliable, congestion on the road system is minimized by providing an adequate and efficient street network, designated bike routes, and a sufficient sidewalk network.

This chapter focuses on pedestrian and bicycle safety, accessibility, and the function of streets, with an established Mobility Goal for the Wellborn Area to maintain a safe and efficient transportation network that accommodates multiple modes of transportation, while retaining the character and integrity of the Wellborn area.

The strategies in this chapter focus on intersection improvements, rehabilitation of thoroughfares, maintaining the character of existing streets, and increasing pedestrian and bicycle safety.

Chapter 4: Implementation

The final chapter includes all of the strategies and actions that are proposed in the Plan. The plan implementation period is six to ten years. Specifically, this chapter assigns the cost of implementing a particular strategy, a timeframe for when the strategy will be implemented, and the entity that is responsible for implementing the strategy. Through the implementation of these strategies, the City aims to preserve much of the rural character of the Wellborn Area while providing opportunities for development that is sensitive to the existing land uses.

The Plan includes 22 action items to be implemented over the next six to ten years, including actions such as amendments to the Future Land Use and Character Map, creation of new zoning districts, intersection and thoroughfare improvements, new sidewalks and bicycle improvements.

Staff provided a final draft copy of the Plan as well as an overview of the document to the Commission at the March 21st workshop meeting. The draft Plan is also available on the City's website at www.cstx.gov/ndcplanning. The Bicycle, Pedestrian, and Greenways Advisory Board considered the bicycle and pedestrian mobility components of the Plan at their April 1st meeting, and their recommendation will be provided to the Planning & Zoning Commission during the public hearing of this item. The City Council will hold a public hearing and consider adoption of the Plan at their April 25th meeting.