



Memorandum

To: SDRC Members
From: Martin Zimmermann, Planning Administrator *MZ*
Date: February 13, 2012
Re: owner-requested annexation of 166.2 acres of land out of the Zeno Phillips League, Abstract No. 45 and the T.J. Wooten League, Abstract No. 59 located generally north of the Oak Meadow and Autumn Lake Subdivisions and along the west side of Chick Lane between West Villa Maria and Leonard Roads in Brazos County, Texas

Dear SDRC Members:

On January 13, 2012, the City of Bryan received a petition from WBW Land Investments, LP (WBW) seeking annexation of their above-described property. The land requested to be annexed to the City of Bryan is currently vacant and depicted on the attached aerial photograph and survey. WBW are in the process of master planning a residential subdivision on these 166.2 acres. WBW have proposed a Planned Development – Housing (PD-H) zoning classification for the development of a 700+ lot residential subdivision. A development plan proposal has appeared several times on the SDRC agenda since August 2011. A copy of the most recent version of their development plan is attached to this memorandum.

Here is a summary of all the meetings that will be necessary to complete both the annexation and zoning requests.

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|-----------------------------|--|
| February 21, 2012 at 6p.m. | Parks and Recreation Advisory Board consideration of parkland dedication |
| February 28, 2012 at 10a.m. | City Council's 1 st public hearing on annexation |
| March 1, 2012 at 6p.m. | Planning and Zoning Commission consideration of annexation concurrent zoning request for PD-H District |
| March 6, 2012 at 6p.m. | City Council's 2 nd public hearing on annexation |
| April 10, 2012 at 6p.m. | City Council's 1 st reading of annexation and zoning ordinances |
| April 24, 2012 at 6p.m. | City Council's 2 nd reading/adoption of ordinances |

8. PLANNING AND DEVELOPMENT

The Development Services Department's responsibility for regulating development and land use through the administration of the City of Bryan Zoning Ordinance, Land and Site Development Ordinance and all other development-related ordinances will extend to the newly annexed territory. The newly annexed area will also continue to be regulated under the requirements of the City of Bryan Subdivision Ordinance.

9. ELECTRICITY SERVICE

Bryan Texas Utilities (BTU), a municipal electric utility, will provide electricity service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of Bryan, Texas which exhibit land use and population densities similar to that of the newly annexed area.

10. ROADS, STREETS, ALLEYWAYS AND TRAFFIC ENGINEERING

Any and all roads, streets or alleyways in the newly annexed territory which have been dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas of the City of Bryan, Texas with similar land use, population density and topography. Construction of new roads and streets is the responsibility of the developer or property owner desiring them and must be designed and built in accordance with applicable City of Bryan codes and standards.

Municipal maintenance of properly dedicated roads, streets and alleyways (which may be installed by developers of land within this newly annexed territory) will be consistent with such maintenance provided by the City of Bryan to other roads, streets and alleyways in areas exhibiting land use, population densities and topography similar to that of the newly annexed area.

The City of Bryan Public Works Department will install traffic signs, street markings and other traffic control devices in the newly annexed area as the need is established by appropriate study, pursuant to applicable policies and/or ordinances of the City of Bryan, now existing or as such policies and/or ordinances may be amended.

The City of Bryan Public Works Department will install street name signs in the newly annexed area. Under current City of Bryan ordinances, developers are responsible for the cost of street name signs for new public and private streets.

Bryan Texas Utilities (BTU), a municipal electric utility, will install streetlights in accordance with the utility standards of BTU, pursuant to applicable policies and/or ordinances of the City of Bryan, now existing or as such policies and/or ordinances may be amended. Under current City of Bryan ordinances, developers are responsible for the cost of streetlights in new subdivisions.

11. PARKS AND RECREATION

The newly annexed territory does not include any known existing public parks, playgrounds or swimming pools which would come under the City of Bryan's jurisdiction as a result of annexation. Residents of the newly annexed territory may use any and all existing City of Bryan parks, playgrounds and recreational facilities and participate in any and all programs, events, activities and services of the City of Bryan Parks and Recreation Department. Expansion of recreational facilities and programs to the newly annexed territory would be governed by applicable policies and/or ordinances of the City of Bryan, now existing or as such policies and/or ordinances may be amended.

DRAFT
MUNICIPAL SERVICE PLAN FOR TERRITORY
ANNEXED TO THE CITY OF BRYAN, TEXAS ON APRIL 24, 2012

A. SERVICES PROVIDED UPON THE EFFECTIVE DATE OF ANNEXATION

1. POLICE PROTECTION

The City of Bryan, Texas and its Police Department will provide police protection to the newly annexed territory at the same or similar service now being provided to other areas of the City of Bryan, Texas which exhibit land use and population densities similar to that of the newly annexed area.

2. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE

The City of Bryan, Texas and its Fire Department will provide fire protection and ambulance service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of Bryan, Texas which exhibit land use and population densities similar to that of the newly annexed area. Furthermore, the City of Bryan Fire Department will respond to all dispatched calls (including emergency medical services) and other requests for service or assistance within the newly annexed area, the same as it would within other areas inside the City limits of Bryan.

3. SOLID WASTE COLLECTION

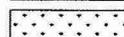
The City of Bryan, Texas and its Environmental Services Department will provide solid waste collection and disposal service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of Bryan, Texas which exhibit land use and population densities similar to that of the newly annexed area.

4. WATER DISTRIBUTION SERVICE

Areas outside the existing City which already receive water service from the City of Bryan will continue to receive such service. Areas to be annexed which are currently served by the Brushy Water Supply Corporation will continue to receive such service unless arrangements are made between the City and the Brushy Water Supply Corporation that is approved by the State of Texas, as required by the Texas Water Code.

Existing City of Bryan water mains will be available for point-of-use extension based on applicable utility extension polices and/or ordinances of the City of Bryan, now existing or as such policies and/or ordinances may be amended. Residents and businesses in the newly annexed area will be subject to the same service policies and procedures as apply to other areas of the City of Bryan. As applied to all properties within the City, residents will be responsible for costs to install water service to their property. All such water service facilities under the City of Bryan's direct jurisdiction, including new facilities which may be installed by developers of land within this newly annexed territory, will be operated, maintained, monitored and inspected in accordance with established policies and procedures.

LEGEND

-  - OPEN SPACE
-  - PARK AREA
-  - COLLECTOR STREET
-  - 5' CONCRETE SIDEWALK
-  - 6' CONCRETE SIDEWALK
-  - 8' CONCRETE SIDEWALK
-  - PHASING PLAN

50% OF LOTS SHALL EXCEED 50 FT IN WIDTH
 100% OF LOTS SHALL EXCEED 45 FT IN WIDTH
 MINIMUM 5' SIDE YARD SETBACKS
 MINIMUM 20' FRONT SETBACKS
 MINIMUM 15' SIDE YARD SETBACKS (ADJACENT TO COLLECTOR ROADS)
 MINIMUM 10' REAR SETBACKS

TOTAL OPEN SPACE = 23.86 ACRES

TOTAL PARK LAND = 9.41 ACRES

TOTAL RESIDENTIAL LAND = 132.93 ACRES

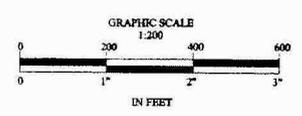
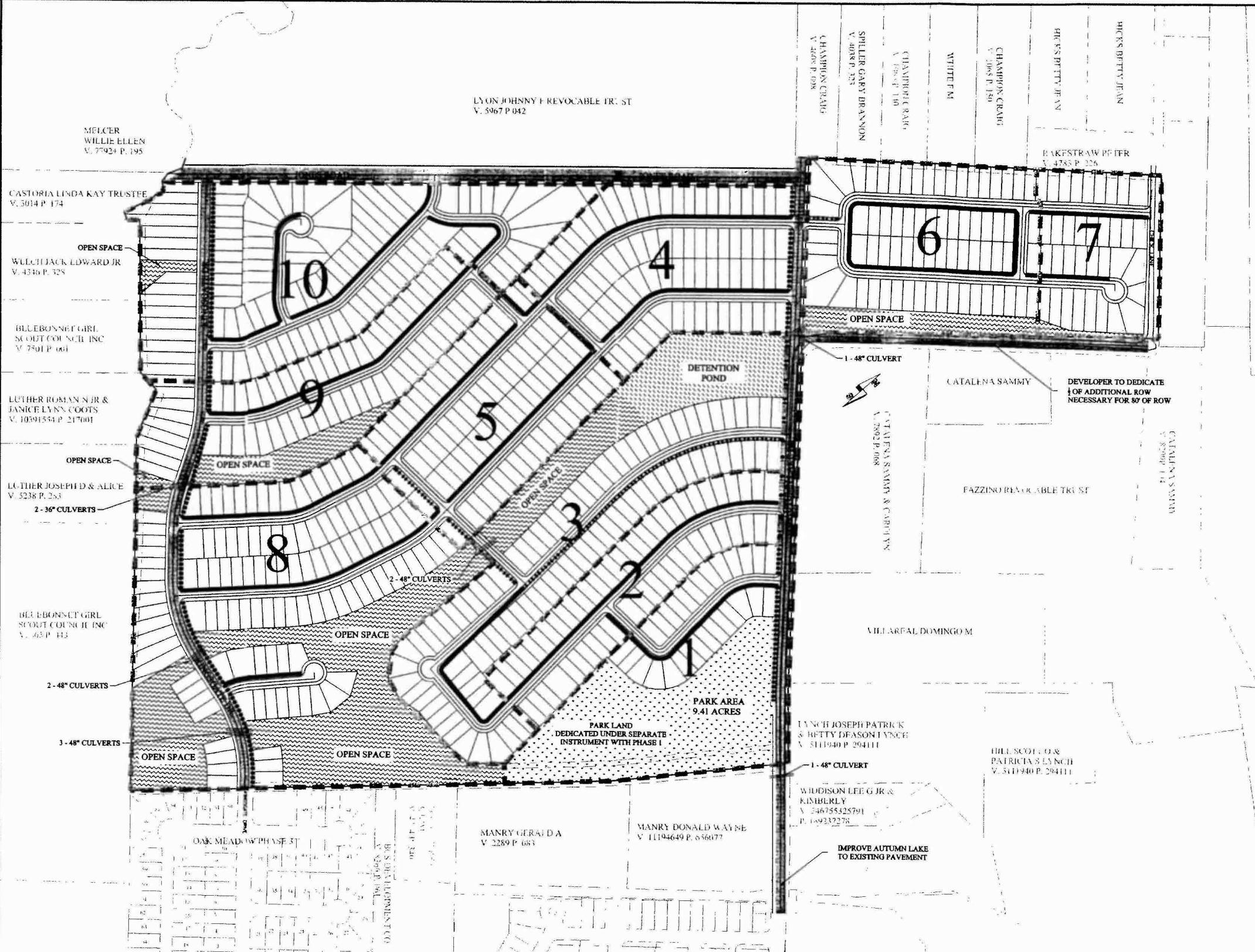
DENSITY = 4.28 LOTS/ACRE

TOTAL LAND = 166.20 ACRES

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

ROAD WIDTH
 JONES = 80' ROW
 AUTUMN LAKE = 60' ROW, 38' BOC-BOC
 KINGSGATE = 60' ROW, 38' BOC-BOC, 575' MIN. CENTERLINE RADIUS
 LOCAL STREETS = 50' ROW, 27' BOC-BOC

LOTS SHALL NOT HAVE DIRECT ACCESS TO AUTUMN LAKE OR JONES ROAD.



**PLANNED DEVELOPMENT EXHIBIT
 NASH PROPERTY
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

RECEIVED

FEB 01 2012

Development & Engineering Services

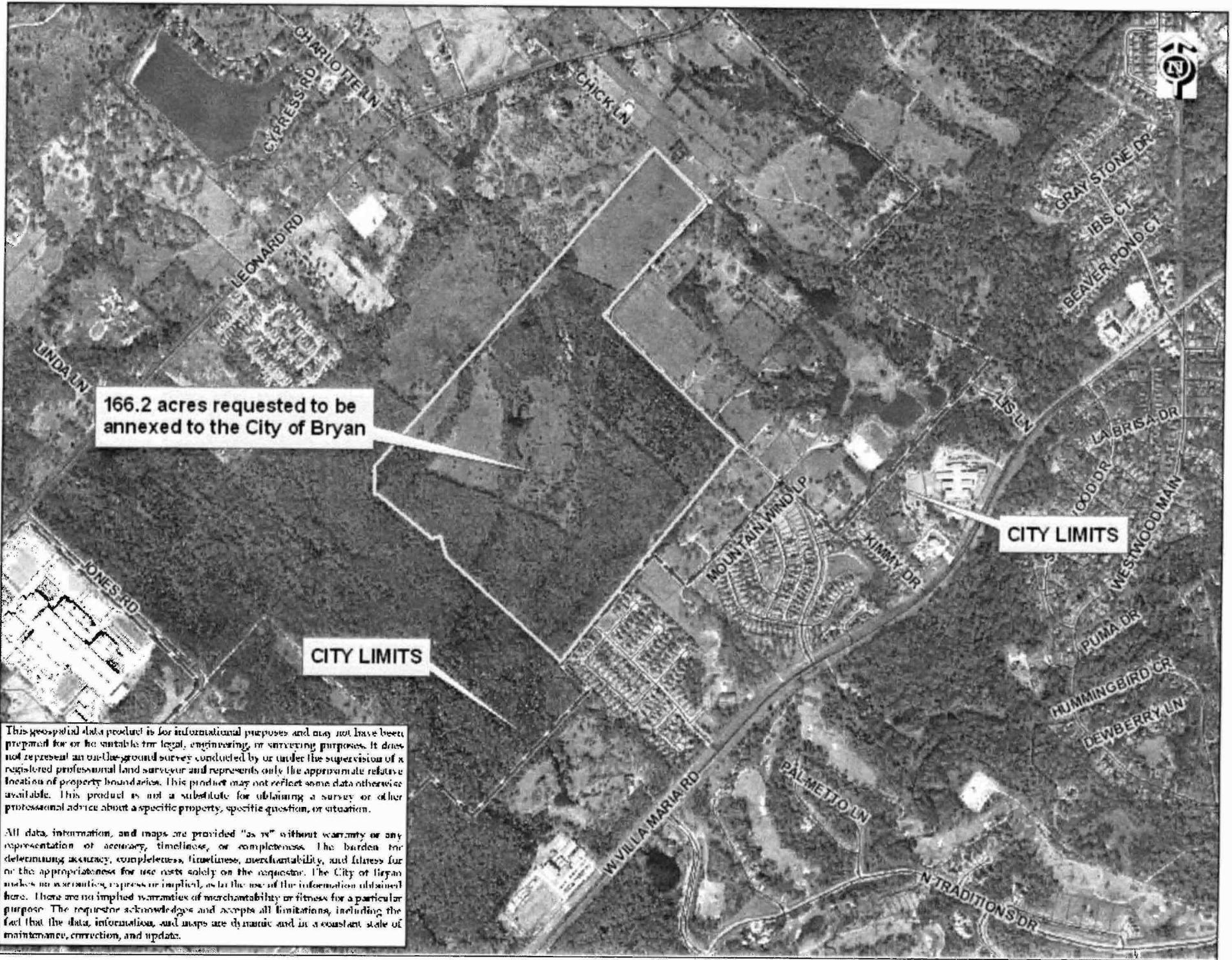
Yalco, LLC
 3000 Illinois Ave., Suite 100
 Killeen, TX 76543
 PH (254) 953-3333
 FX (254) 953-0032
 Texas Registered
 Engineering Firm F-10264

SHEET
 1
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| REV. | DESCRIPTION | DATE | BY |
|------|------------------|----------|-----|
| 1 | ORIGINAL RELEASE | 2-1-2012 | JAT |

CLIENT NAME: W & B DEVELOPMENT
 CLIENT LOCATION: KILLEEN, TX

PRINTED ON: January 31, 2012



166.2 acres requested to be annexed to the City of Bryan

CITY LIMITS

CITY LIMITS

This geospatial data product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. This product may not reflect some data otherwise available. This product is not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for use rests solely on the requester. The City of Bryan makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, correction, and update.

With exception of the February 21 meeting, which will be held in the conference room of the Parks and Recreation Department at 1309 E. Martin Luther King Jr. Street, all meetings will be held in Council Chambers on the first floor of the Bryan Municipal Office Building, 300 S. Texas Avenue.

State law requires annexation ordinances to include a municipal service plan that details specific municipal services that will be provided to the area after it has been annexed. **A copy of the draft service plan is attached for your review. If you have any questions, comments or concerns about (or suggested modifications to) this draft service plan, please call me at (979) 209-5037 or by email at mzimmermann@bryantx.gov.**

Thank you.

3. ROADS AND STREETS

Developers of land within the newly annexed territory will be required to provide internal streets (and to improve peripheral or boundary streets) in accordance with applicable ordinances of the City of Bryan, and such street improvements shall comply with specifications required by the City of Bryan, for properly dedicated streets.

4. PARKS, PLAYGROUNDS AND SWIMMING POOLS, AS WELL AS OTHER PUBLIC FACILITIES OR BUILDINGS

To the extent that it becomes necessary because of development demands, population growth and bona fide needs, the City Council of the City of Bryan, Texas will undertake to provide any such facility which it deems necessary to adequately provide for the health and safety of citizens in the newly annexed territory, based upon standard considerations of land use, population density and topography.

C. SPECIFIC FINDINGS

The City Council of the City of Bryan, Texas finds and determines that this Municipal Service Plan will not provide any fewer services nor will it provide a lower level of service, in the newly annexed territory, than were in existence at the time immediately preceding this territory's annexation to the City of Bryan, Texas.