



March 6, 2014

Comprehensive Plan Amendment CPA14-02: City of Bryan

CASE DESCRIPTION: a proposal to amend the City of Bryan's Thoroughfare Plan, specifically to realign suggested collector street and arterial street connections

LOCATION: an area generally located northeast of Texas State Highway 6 between Old Reliance Road, Briarcrest Drive/F.M. 1179 and Merka Road

BACKGROUND:

The Texas Local Government Code requires that cities wishing to govern land use within their corporate limits do so in accordance with a Comprehensive Plan. It is in the context of this plan that zoning ordinances and other development regulations can be adopted and have legal standing. The Comprehensive Plan assesses the growth that Bryan has experienced and estimates the likely growth that the city will have to manage in the future. A current and accurate plan is essential to this process. The Comprehensive Plan provides a vision to guide Bryan's growth and development in the near term and for years to come.

The Transportation segment of the 2007 Comprehensive Plan identified as its number one goal the need to provide a safe, efficient and convenient transportation system. The first objective in the process of achieving that goal is the development of a unified thoroughfare system linked to land use. According to the plan, two actions are crucial to the accomplishment of that objective:

- 1.) to refine the level of detail for the extension of thoroughfares into the ETJ; and
- 2.) to update the Thoroughfare Plan annually.

City staff from the Engineering Services and Development Services Departments have been working to identify specific elements of the adopted Thoroughfare Plan that, were they to be adjusted, will make for a more useable, common sense planning tool. During the coming months the staff intends to present to the Planning and Zoning Commission and City Council amendments that will both refine and update the existing Thoroughfare Plan. The plan amendments will be organized generally by geographic area and the sequence in which they are presented is not intended to denote any order of importance. The area of the proposed amendments described in this staff report and depicted on the attached map is generally bound by Old Reliance Road, Briarcrest Drive, Marka Road and State Highway 6.

Acting on behalf of the general public, only the City Council is authorized to officially amend the City of Bryan's Thoroughfare Plan through a Comprehensive Plan amendment. The Planning and Zoning Commission hears and makes a recommendation on proposals to amend the Thoroughfare Plan.

PROPOSED AMENDMENTS TO THE THOROUGHFARE PLAN, case no. CPA14-02:

(Note: **Bold Note** denotes a removal on the Thoroughfare Plan)

- **Note – 1** Remove Major Collector that is in the Floodplain from Old Reliance Road. to Thornberry Drive

- Note – 2 Remove Major Collector section and realign it with actual Thornberry Drive location from Old Reliance Road. to Austin Estates Drive
- Note – 3 Remove Major Arterial (Old Reliance Road. re-route) from Wallis Road to Merka Road. and hold to original alignment due to crossing an existing Subdivision & Messina Hof Vineyards.
- Note – 4 Remove section of Major Collector between SH-6 (Bypass) and Thornberry Drive that crosses two large sections of Floodplain & Rudder High School Campus.
- Note – 5 Realign section of Major Collector along actual location on Austin’s Estates Drive from Thornberry Drive to City Limits.
- Note – 6 Remove Major Collector from original location of Bullinger Creek Drive to removed section of proposed extension of Mohawk to Thornberry Drive
- Note – 7 Realign Major Collector to Actual alignment of Bullinger Creek Drive from Austin’s Colony Drive to Merka Road.
- Note – 8 Amend Minor Arterial on Austin’s Colony Drive to the existing extension of that road from Boonville Road. to SH-6 (Bypass)
- Note – 9 Remove Major Collector that extends form Mohawk Drive to Thornberry Drive that crosses through a large section of Floodplain.
- Note – 10 Realign Major Collector to existing alignment of River Rock Drive to avoid crossing a small lake/pond from Thornberry Drive to proposed Major Collector intersection.
- Note – 11 Remove Major Collector from FM 1179 to Miramont Circle. along Miraloma Drive which is a private Drive in a Gated Subdivision.

ANALYSIS:

As development patterns progress and conditions change over time, plan amendments reflecting those changes and refining the level of detail in a specific area will ultimately result in improved opportunities for orderly development. Individually and as a whole the proposed plan amendments will serve to create a more useable, common sense planning tool.

Potential disadvantages to the proposals include how new alignments could potentially affect property owners that were not previously affected or conversely had long range plans that relied upon original alignments. Staff contends that the nature of the proposed changes is such that negative effects would be unlikely.

RECOMMENDATION:

Staff recommends **approving** the proposed amendment to the City of Bryan’s Thoroughfare Plan, as presented. These proposed Thoroughfare Plan amendments preserve thoroughfares for future growth while also maximizing the potential of future development.