

Balcones Thoroughfare Amendment Request

City Council

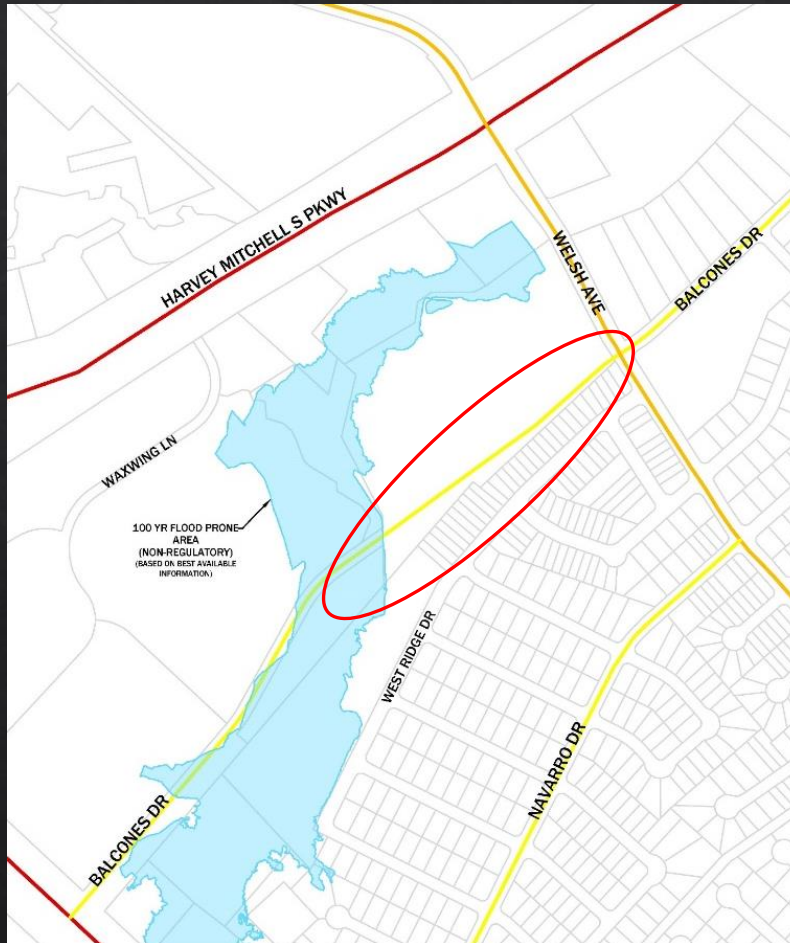
September 12, 2024

Site Location:

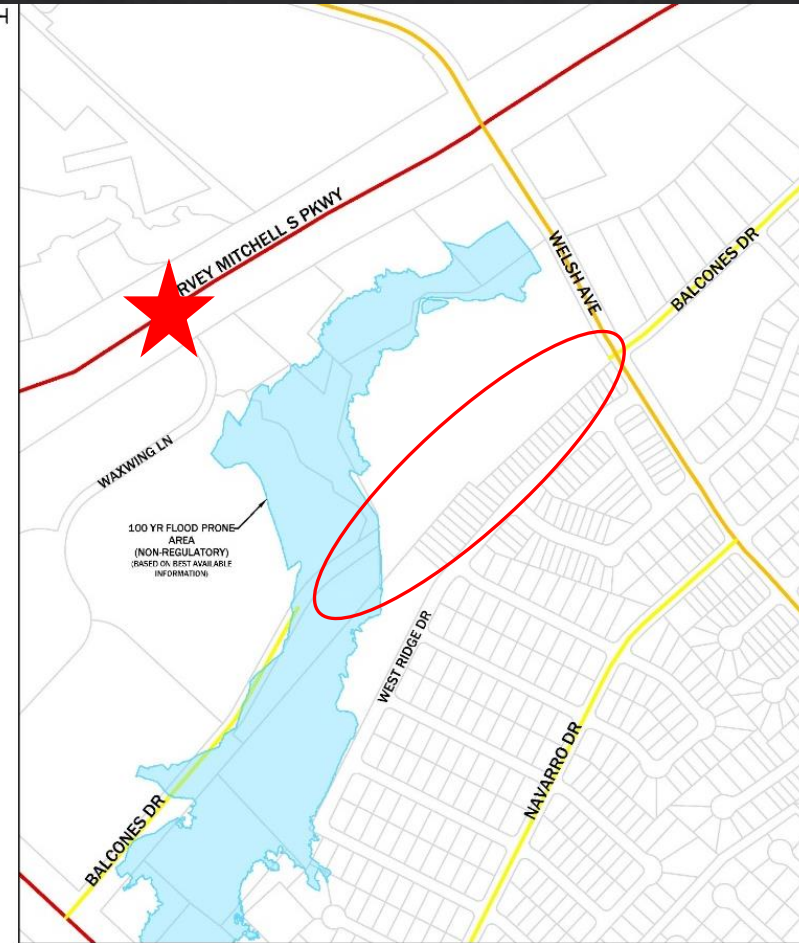


Request:

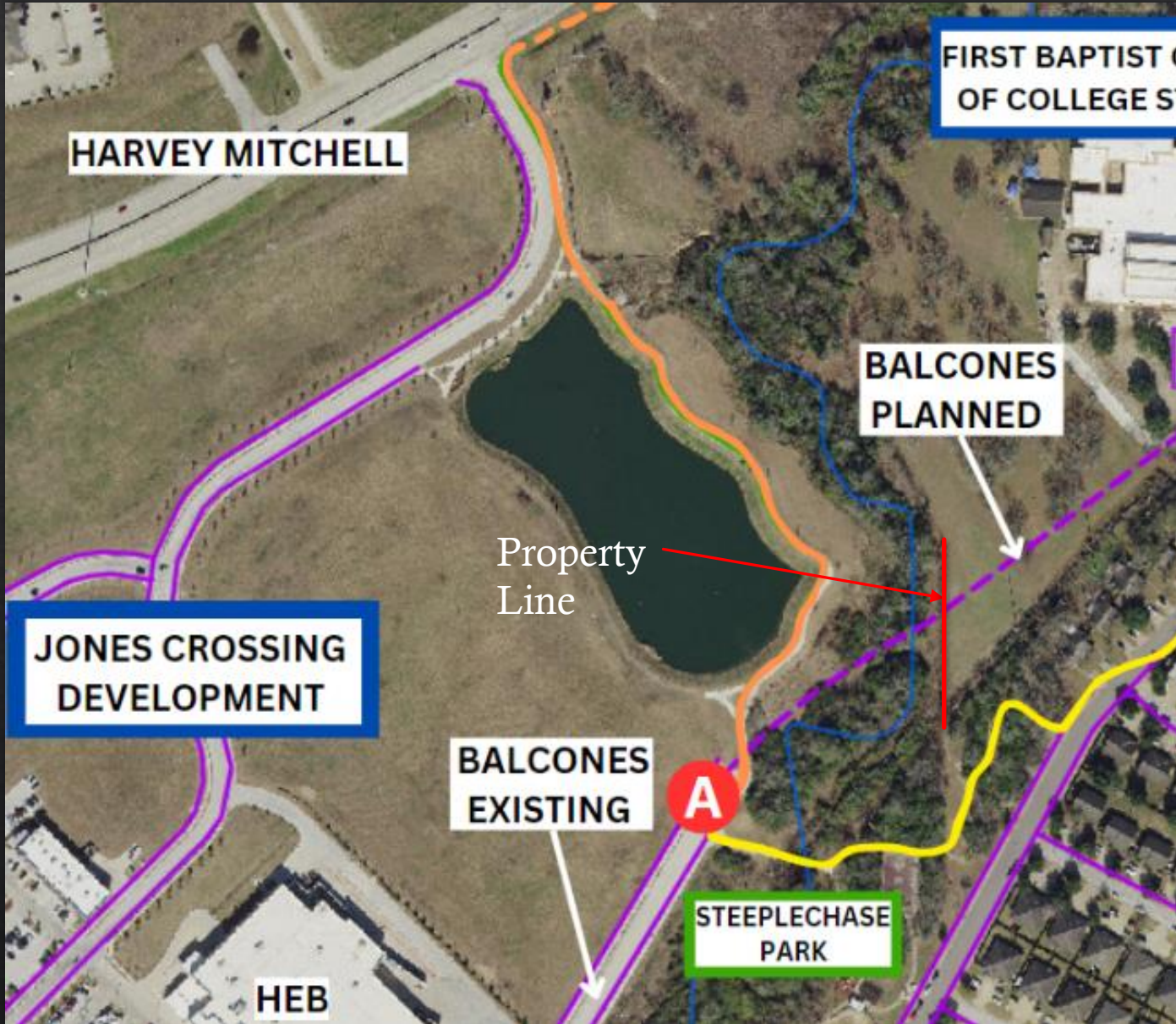
- ◆ Remove section of Balcones Drive from the Jones Crossing Development to Welsh *in order to use those posted funds for a traffic signal at Waxwing and Harvey Mitchell S Pkwy*



EXISTING



PROPOSED



Road Terminus:



History:

- ◆ **Oct. 2015 – Early 2016** – Initial Extension Discussions Occurred (COCS, Stratus, FBC)
- ◆ **Sept. 2016 – Aug. 2017** – Jones Crossing Entitlement Processing
- ◆ **Sept. 2018** – Jones Crossing Development Opens
- ◆ **Fall 2018 – Spring 2019** – New Extension Discussions Occurred (COCS, Stratus, FBC)
- ◆ **April 2021** – Stratus Met with Senior COCS Staff to explore removing Balcones from TFARE Plan and using the surety for a traffic signal
- ◆ **April 2021** – Staff asked Stratus to wait and see if Balcones makes CIP bond election

History:

- ◇ **May 27, 2021** – 1st TxDOT Meeting Discussing Proposed Signal
- ◇ **Sept 9, 2021** – 2nd TxDOT Meeting Discussing Proposed Signal
- ◇ **February 2022** – Balcones was not included in the list forwarded to the Bond Committee for the 2022 Bond Election
- ◇ **April 2022** – Email from City Staff directing us how to repurpose funds for the traffic signal “Remove Balcones from the Tfare Plan”

Direction from City Staff (2021)

From: Michael Ostrowski <mostrowski@csbx.gov>
Sent: Monday, April 18, 2022 9:45 AM
To: Zimmerman, Chessie <czimmerman@stratusproperties.com>; Natalie Ruiz <nruiz@csbx.gov>; Jason Schubert <jschubert@csbx.gov>
Subject: RE: Jones Crossing proposed traffic signal

Good morning, Chessie:

I hope you are doing well.

We had an opportunity to discuss the request internally to determine what the process would be for requesting a reallocation of the funds. Since the funds were required for the construction of Balcones, which is on the City's Thoroughfare Plan, the following would need to be requested:

- Thoroughfare Plan Amendment to remove Balcones;
- Vacation of ROW for Balcones (the portion that is not constructed); and
- Request to the City Council to return funds.

If you would like to proceed with this process, we can send you the link to the applications for the first two, and the third one would be a written request as part of the process.

As we discussed during our meeting, Staff's recommendation is to keep Balcones on the Thoroughfare Plan as it plays a pivotal future role in the connection of streets and the distribution of traffic.

If you have any questions, please do not hesitate to reach out to us.

Thank you,

Michael Ostrowski, CEcD, AICP | Director

Planning and Development Services

City of College Station | csbx.gov

P.O. Box 9960 | College Station, TX 77842

mostrowski@csbx.gov

979.764.3742



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- Thoroughfare Plan Amendment to remove Balcones;
- Vacation of ROW for Balcones (the portion that is not constructed); and
- Request to the City Council to return funds.

History:

- ◇ **April 2022** – 3rd Meeting with TxDOT
- ◇ **August 13-15, 2024** – Staff offer
- ◇ **September 2024** – TxDOT confirmed they are still VERY interested in this traffic signal

Balcones Funding

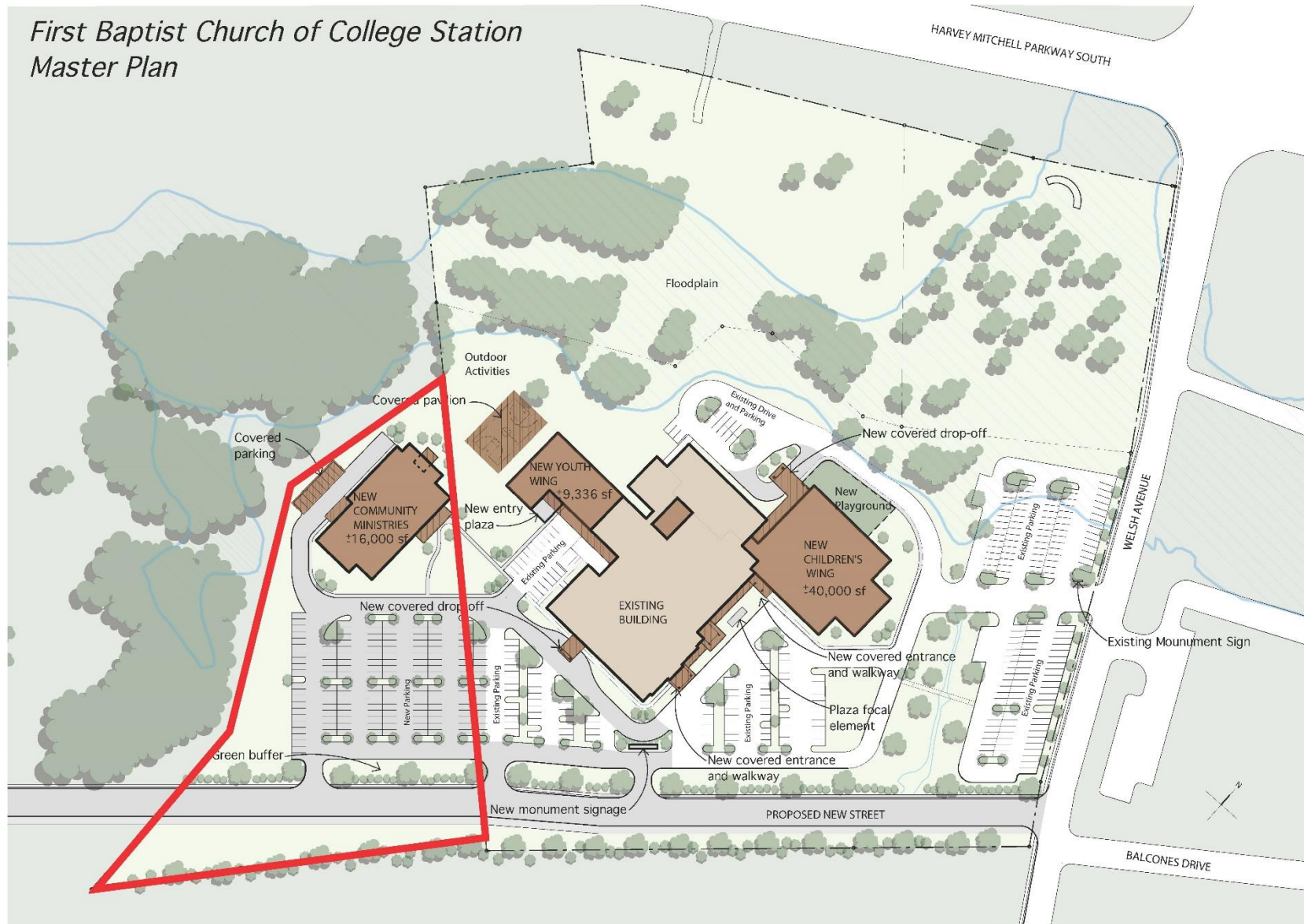
- ◇ Bond Funding
 - ◇ 2022 Bond Election
 - ◇ 9 Transportation Projects on CBAC list
 - ◇ Rock Prairie Road – ONLY transportation project to make Bond Election
- ◇ Certificates of Obligation
 - ◇ Competing projects
 - ◇ Cost/Benefit Ratio
- ◇ Developer Funding
 - ◇ FBC – no ability to fund Balcones
- ◇ Economic Development Agreements



The
Arkitek
Studio, Inc.

308 N. Bryan Ave.
Bryan, TX 77803
P (979) 821-2635
F (979) 275-8224
www.arkitek.com

First Baptist Church of College Station Master Plan



Interim review only. Document does not constitute a final plan. Not to be used for regulatory approval, permit, or construction.

Architect: Charlie K. Utts Page: 10 of 100 Date: August 14, 2015





March 12, 2019

Re: Future development of the First Baptist Church of College Station property located at 2300 Welsh Avenue

To Whom It May Concern,

Development of property in the City of College Station, including grading, land development, utilities, and/or construction of any new building or parking lot, requires platting of the property. There is a portion of the above referenced property that is currently unplatted. Prior to any new construction on this land, the City of College Station will require it to be platted. Platting requires the property owner to dedicate right-of-way and/or easements to the City and construct any thoroughfares and/or utility extensions identified on the City's Master Plans that are proportionate to the development.

The above referenced property includes the extension of Balcones Drive, a 38 foot wide two-lane Minor Collector on College Station's Thoroughfare Plan, near to and along the south property line, extending from the western property line to its intersection with Welsh Avenue. Any platting action on this property will require the dedication of 60 feet of right-of-way and the construction of Balcones Drive.

Please let me know if you have additional questions.

Sincerely,

Jennifer Prochazka, AICP
Director of Planning & Development Services
City of College Station

PLANNING & DEVELOPMENT SERVICES

PO BOX 9960
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS 77842

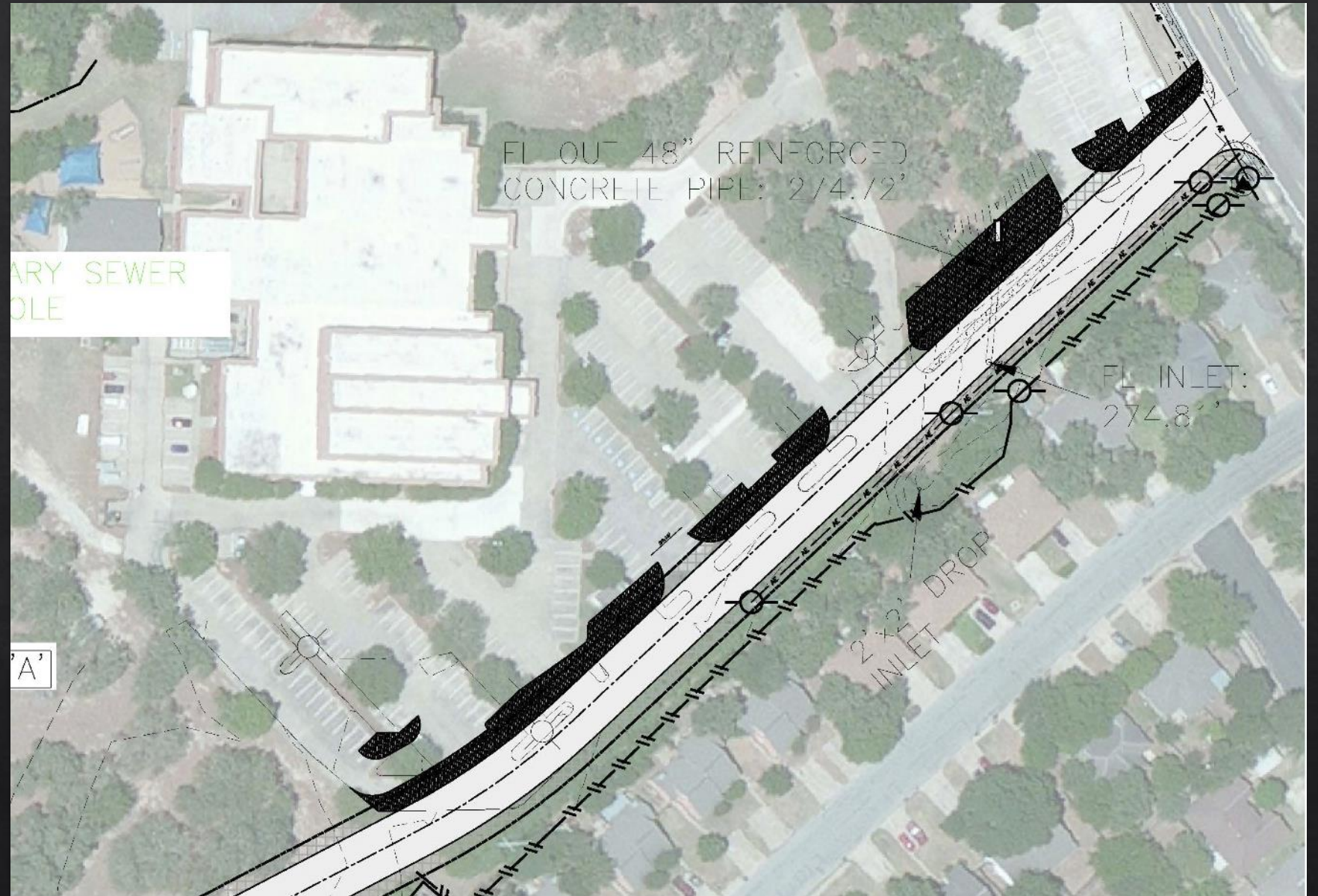
979.764.3570

www.cstx.gov

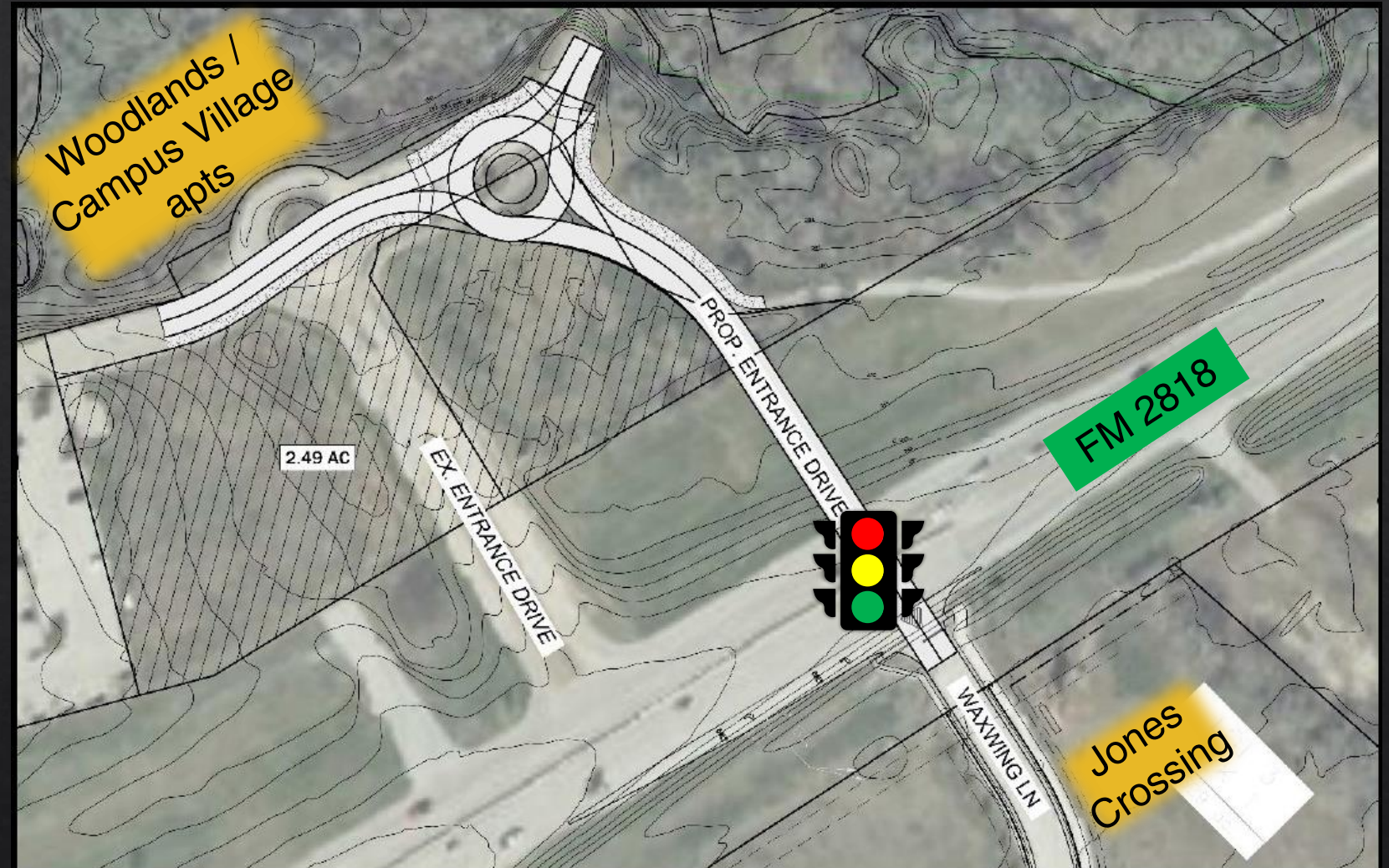
Letter from COCS to FBC (2019)

Collector on College Station's Thoroughfare Plan, near to and along the south property line, extending from the western property line to its intersection with Welsh Avenue. Any platting action on this property will require the dedication of 60 feet of right-of-way and the construction of Balcones Drive.

Proposed FBC Site / Parking Improvements:



Proposed Traffic
Signal Improvements
at FM2818 and
Waxwing Lane:



Jones Crossing
College Station, Texas

The Woodlands
1,537 Beds

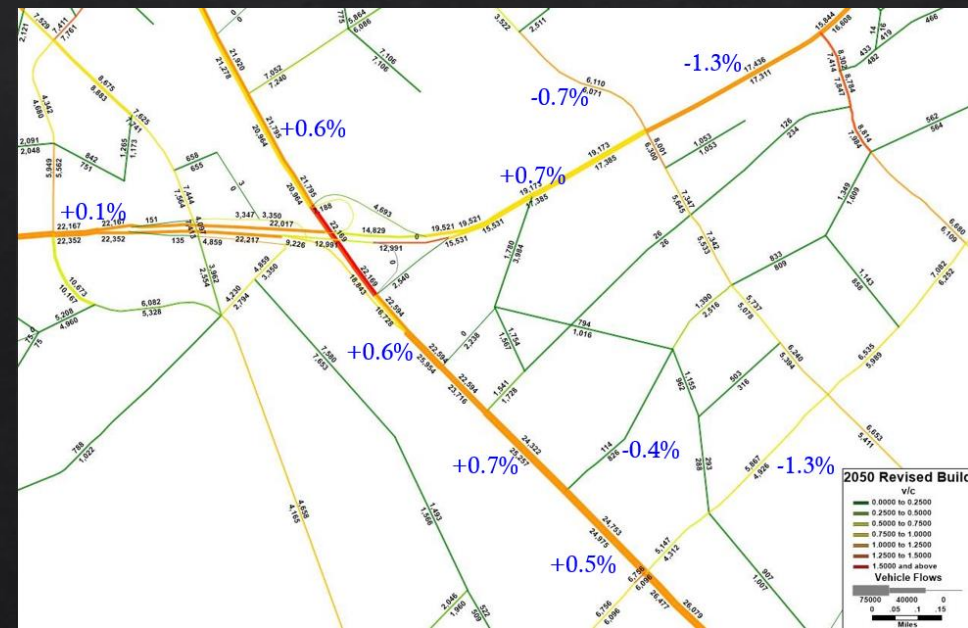
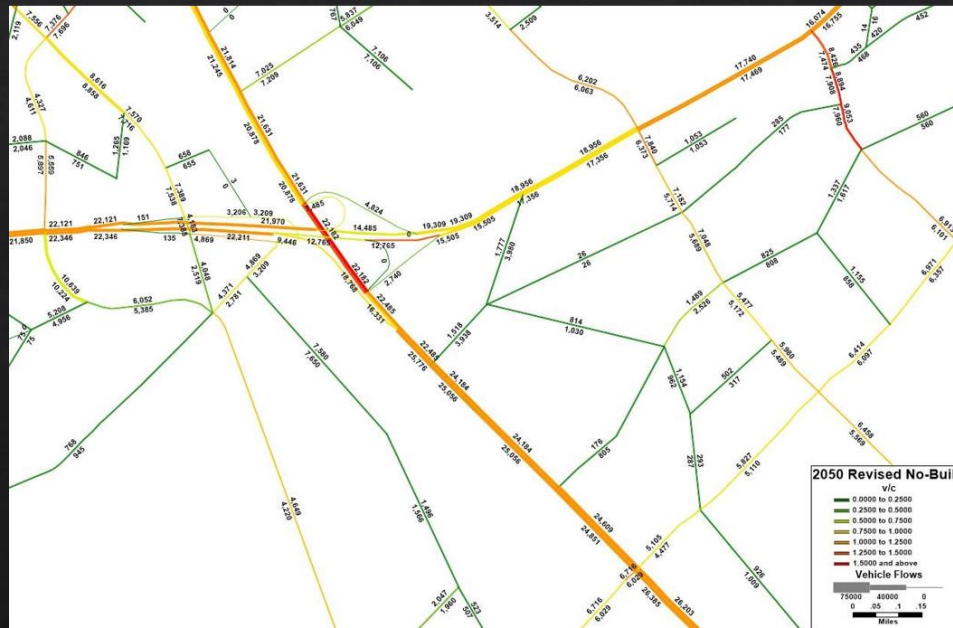
Campus Village
1,043 Beds

The Deason
414 Beds



Traffic

- ◇ Travel Demand Model analysis by BCS MPO
 - ◇ A Travel Demand Model shows demands of region/corridors based on traffic generators and thoroughfares
 - ◇ Balcones Drive does not significantly shift traffic demands on major arterials
 - ◇ Balcones Drive only impacts short-distance trips



Traffic Impact Analysis

Jones Crossing TIA

College Station, Texas

Prepared for:
Mitchell & Morgan

Prepared by:
Kimley»Horn

614 Holleman Drive E, Suite 1100
College Station, TX 77840
(979) 307-7440
F-928

KH Project No. 061291110

August 29, 2024

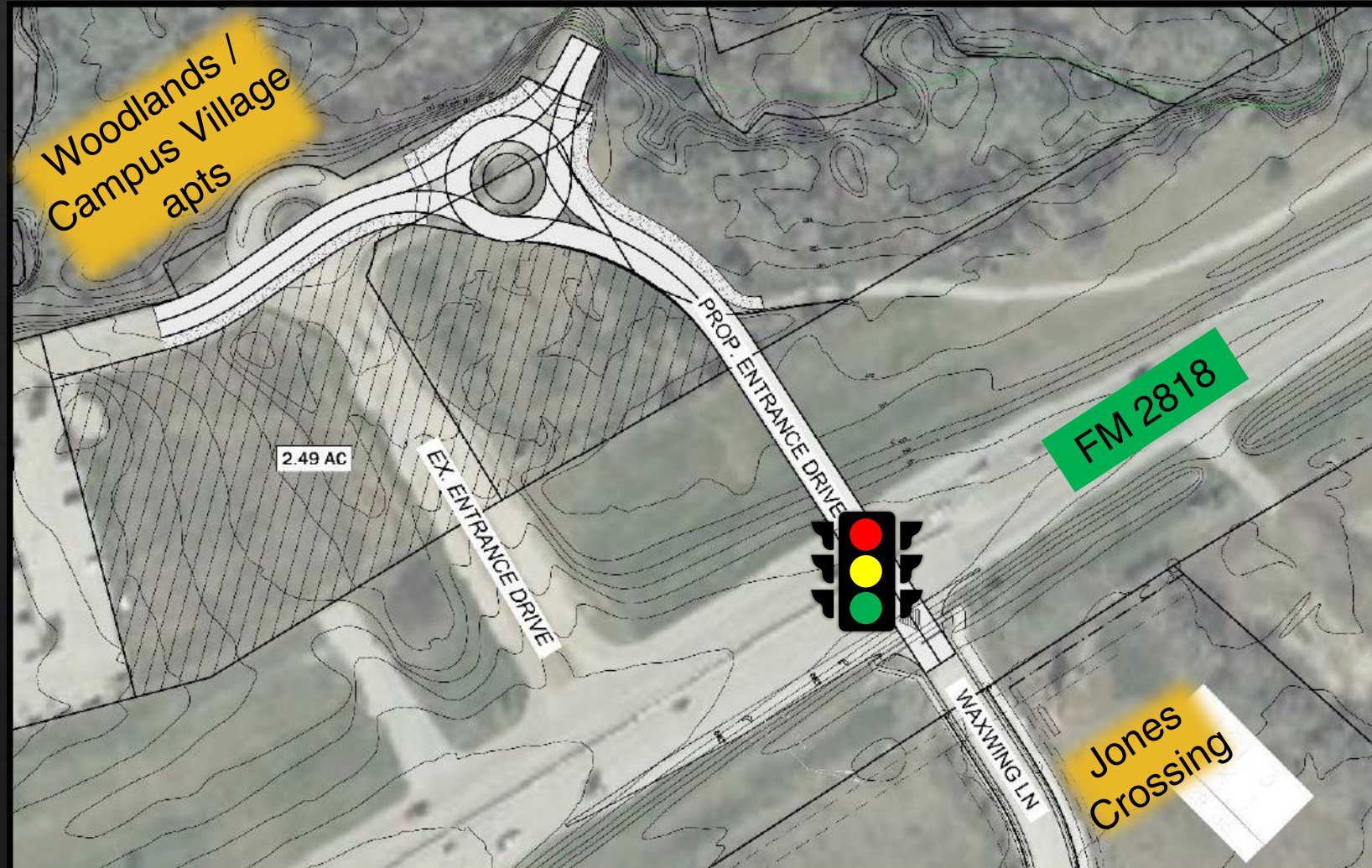


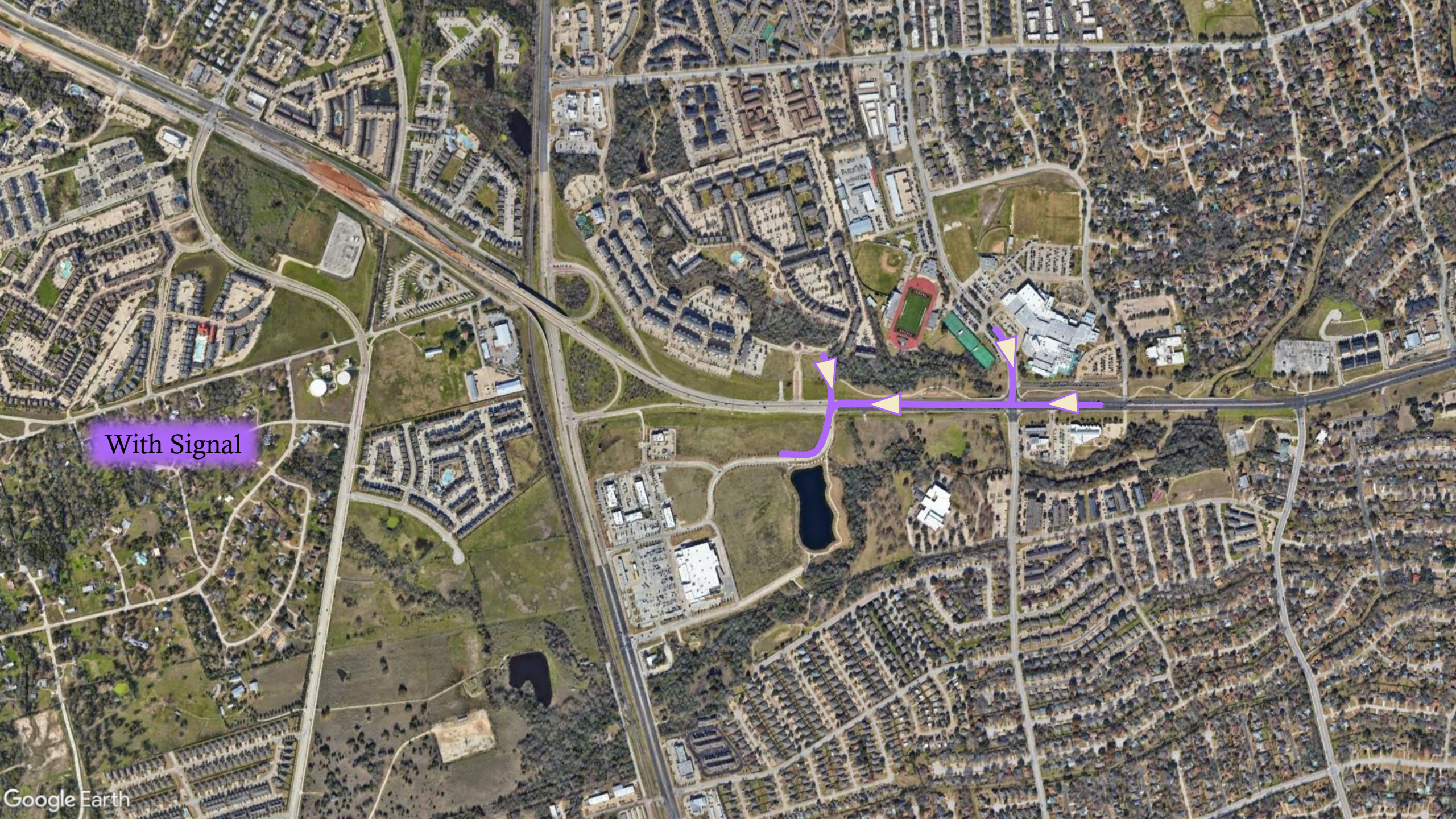
Traffic Impact Analysis

- ◇ 2024: All intersections operate at acceptable levels.
- ◇ 2029 Conditions analyzed:
 - ◇ Balcones Drive not constructed
 - ◇ Developments:
 - ◇ Multifamily (The Deason)
 - ◇ Commercial (hotel, theater, clinic, retail, fast food)
- ◇ 2029 Issues:
 - ◇ Harvey Mitchell Pkwy at Welsh Ave
 - ◇ Should be retimed
 - ◇ Waxwing Lane (turning onto Harvey Mitchell Pkwy)
 - ◇ Option #1: Free right-turn acceleration lane
 - ◇ Option #2: Traffic signal

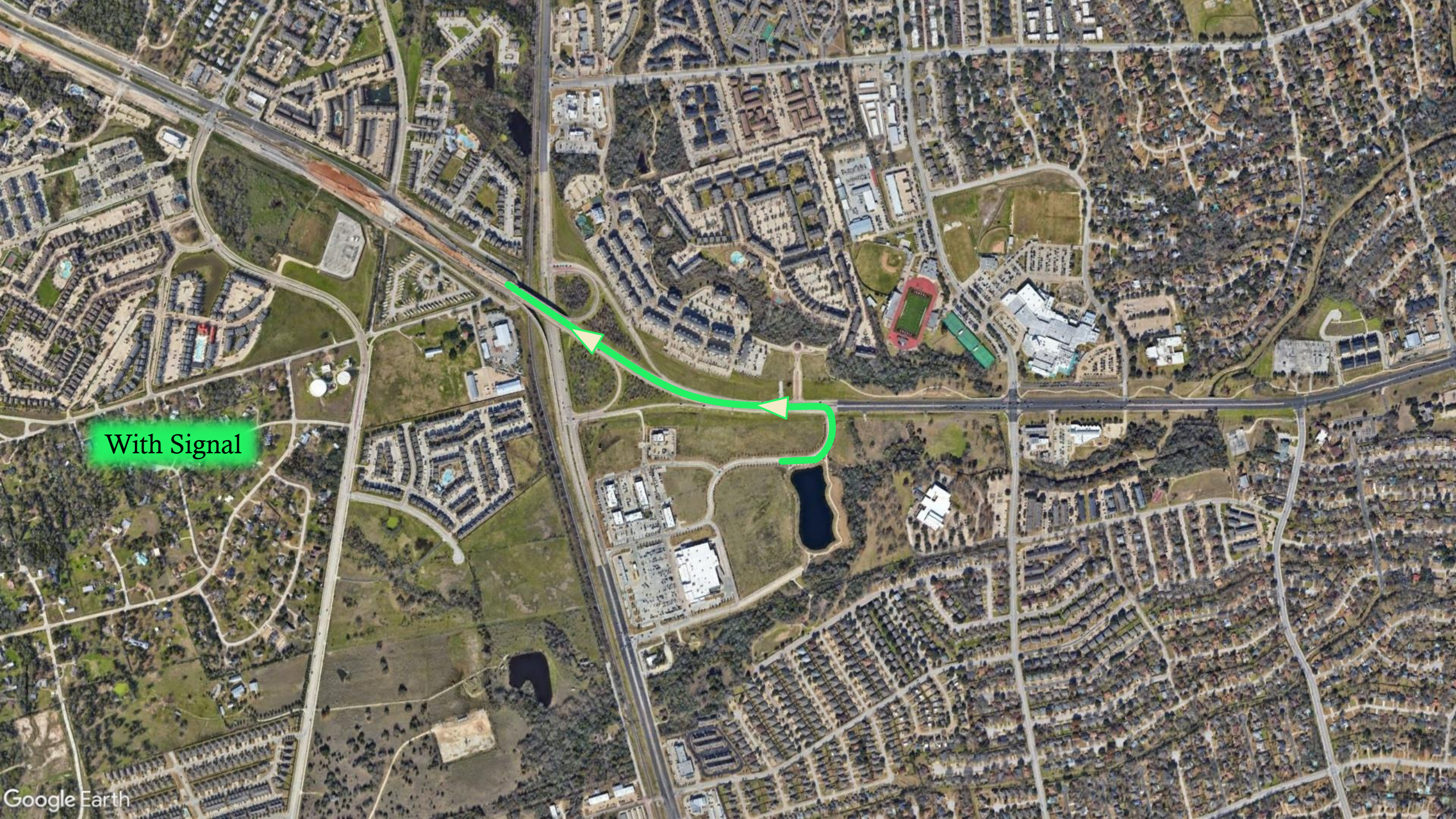
Traffic Signal for Waxwing Lane

- ◇ Signalized access will have large impact
 - ◇ New routes for traffic to/from Jones Crossing AND apartments
 - ◇ Allows left-turn access at Waxwing Lane
- ◇ Operates well with 2029 conditions





With Signal



With Signal

Considerations for Signal

- ◇ Spacing of traffic signals
 - ◇ ~0.25 mi from Welsh Ave
 - ◇ ~1 mi from Holleman
- ◇ Advance warning
 - ◇ Overhead beacons
 - ◇ Additional Signs w/ flashers
 - ◇ Additional signal heads
- ◇ Visibility
 - ◇ High-mast lighting already at interchange
 - ◇ Additional lights at intersection



Conclusion

- ◇ Stratus
 - ◇ Overall development improvements
- ◇ Balcones - Stratus Property
 - ◇ Stratus - Balcones + \$735,000 surety
 - ◇ Convenience (“Backage”) Road – not required by TIAs or TDM
- ◇ Balcones – FBC Property
 - ◇ Stratus - many attempts to partner with COCS on this portion – all FAILED
 - ◇ Is FBC responsibility and cannot afford to construct Balcones
 - ◇ Balcones on FBC property not likely to happen
- ◇ Waxwing Traffic Signal
 - ◇ \$735k for Traffic Signal now – losing time value of money
 - ◇ Staff offer - leave Balcones on Tfare Plan and repurpose funds
 - ◇ If Waxwing Signal is constructed in the future – Funding likely by City

Jones Crossing

College Station, Texas

