

COMPREHENSIVE PLAN AMENDMENT — REMOVAL OF FUTURE BALCONES DRIVE EXTENSION

Item #9.3

September 12, 2024



CITY OF COLLEGE STATION
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EXISTING
Thoroughfare Plan

PROPOSED
Thoroughfare Plan



PROPOSED THOROUGHFARE PLAN AMENDMENT - BALCONES DR

- | | |
|---|---|
|  FREQUENCY - EXISTING / PROPOSED |  MINOR ARTERIAL - EXISTING / PROPOSED |
|  6 LANE MAJOR ARTERIAL - EXISTING / PROPOSED |  MAJOR COLLECTOR - EXISTING / PROPOSED |
|  4 LANE MAJOR ARTERIAL - EXISTING / PROPOSED |  MINOR COLLECTOR - EXISTING / PROPOSED |



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JONES CROSSING FISCAL POSTING LETTER AGREEMENT

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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AUSTIN, TEXAS 78701-2744
512-435-2500

FACSIMILE 512-435-2300

Amanda Flores
(512) 435-2354
aflores@johnaustin.com

June 19, 2017

VIA USPS – EXPRESS MAIL

Alan Gibbs, PE
City Engineer
City of College Station
Planning & Development
P.O. Box 9960
College Station, Texas 77842

Re: Jones Crossing Fiscal Posting Letter Agreement

Dear Mr. Gibbs:

Enclosed with this letter you will find the Jones Crossing fiscal posting letter agreement executed by Erin D. Pickens. You will also find enclosed with this letter a check in the amount of \$734,704.36.

Please let me know if you have any questions.

Sincerely yours,

ARMBRUST & BROWN, PLLC

Amanda Flores
Legal Secretary to Kenneth N. Jones

Enclosures

{W0742043.1}

Alan Gibbs, PE
City Engineer
City of College Station
Planning & Development
P.O. Box 9960,
College Station, Texas 77842

June 19, 2017

Re: Jones Crossing Plat – Infrastructure & Balcones Drive Extension Financial Guarantee (P&DS #FPMU-2017-000001) (the property covered by the Jones Crossing Plat is referred to as the “Jones Crossing Property”)

Dear Alan,

In accordance with Section 12-8.7 of the Subdivision Design and Improvements section of the City of College Station Unified Development Ordinance (UDO), the construction of private improvements is prohibited until the requirements for constructing or guaranteeing construction of public infrastructure are met.

Per Section 12-8.7.B.1., a developer may elect to post surety via a Performance Bond or a Letter of Credit, guaranteeing construction of the public infrastructure in order to obtain final plat approval and to commence construction of private improvements.

College Station 1892 Properties, L.L.C., the developer of the Jones Crossing Development project, has elected to provide a letter of credit in the amount of \$1,858,342.00 to guarantee the construction of the waterline, sanitary sewerline and a **portion** of Balcones Drive extension associated with the final platting of their property. It is anticipated that the construction of the waterline, sanitary sewerline, and the **portion** of Balcones Drive described below will be completed by approximately July 2018.

It is important to note that only the **portion** of the Balcones Drive Extension shown on the attached sketch will be guaranteed by letter of credit. As shown on the attached sketch, a creek impedes the construction of a small portion of roadway. The location of the property line and creek makes it impossible to construct the creek crossing at the Balcones Drive Extension without obtaining right-of-way from the First Baptist Church property located adjacent and to the east of the Jones Crossing property. Discussions with the Church and City representatives have ended in a stalemate with the Church indicating that they are not willing to dedicate any right-of-way for this roadway at this time. They realize that the roadway will likely come through at some future date. The portion of Balcones Drive that will not be constructed with the Jones Crossing Development has no timeframe for construction, therefore making it difficult to provide a

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performance bond or letter of credit to guarantee because the surety expires after a year and requires annual renewals. College Station 1892 Properties, L.L.C. would prefer to provide a cash guarantee in the amount of \$734,704.36 for the portion of Balcones Drive that cannot be built at this time. This cash deposit will remain with the City until such time that the developer, the adjacent property owner or the City of College Station complete the extension of Balcones Drive to connect with Welsh Avenue. At that time, the cash posted by College Station 1892 Properties, L.L.C. can be used to pay its share of the remaining Balcones Drive Extension.

If you have any questions or comments, please feel free to call my office at 512-478-5788.

Sincerely,

COLLEGE STATION 1892 PROPERTIES,
L.L.C., A TEXAS LIMITED LIABILITY COMPANY

CITY OF COLLEGE STATION

BY:
Erin D. Pickens
Senior Vice President

BY:
Alan Gibbs, PE
City Engineer

Cc: File,
Veronica Morgan, Mitchell & Morgan, LLP



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BALCONES DRIVE EXTENSION

Existing Dead End from Jones Crossing



Church Drive Aisle to Welsh Avenue





REVIEW CRITERIA FOR COMPREHENSIVE PLAN AMENDMENTS

- 1) Changed or changing conditions in the subject area of the City;
- 2) Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole;
- 3) Impact on environmentally sensitive and natural areas;
- 4) Impacts on infrastructure, including water, wastewater, drainage, and the transportation network; and
- 5) Consistency with the goals and strategies set forth in the Comprehensive Plan



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BALCONES DRIVE EXTENSION – SURROUNDING NETWORK

