

Part A:

Item Background: The 0.187-acre tract was annexed in 1993 and the 22.565-acre tract was annexed in 1983. Both parcels were zoned A-O at the time of annexation. Neither parcel has ever been platted.

A Comprehensive Plan Amendment was approved by City Council on December 15, 2005, designating this property as Retail Regional. There are currently several transportation improvement projects in the area, including improvements to Greens Prairie Road, the re-alignment of Arrington Road, and the construction of State Highway 40. The Brazos County Rural Fire Station for Precinct 1 will be relocated as development occurs on these parcels.

INFRASTRUCTURE AND FACILITIES

Water: There is an existing water main on the property. Water will need to be provided to all subdivided lots.

Sewer: There is an existing sanitary sewer main in the area which could be extended to serve this property. Sanitary sewer will need to be provided to all subdivided lots.

Streets: No streets on the Thoroughfare Plan are within this property.

Off-site Easements: None at this time.

Drainage: The majority of the property lies within the Alum Creek drainage basin. A small corner of the property drains to Spring Creek.

Flood Plain: The property is not within FEMA designated floodplain.

Oversize request: None requested at this time.

Impact Fees: The majority of the property is located within the Alum Creek Sewer Impact Fee Area (97-02B). A portion of the property is located in the Spring Creek Sewer Impact Fee Area (97-01). Currently, the Impact Fees for these areas are \$243.38 and \$349.55 per Living Unit Equivalent, respectively.

NOTIFICATION:

Legal Notice Publication(s): The Eagle; 12-20-2005 and 1-10-2006

Advertised Commission Hearing Dates(s): 1-5-2006

Advertised Council Hearing Dates: 1-26-2006

Number of Notices Mailed to Property Owners Within 200': 12

Response Received: None as of date of staff report

Part B:

Item Background: The property was annexed in 2002 and was zoned A-O Agricultural Open at that time. This property has ever been platted.

A Comprehensive Plan Amendment was approved by City Council on December 15, 2005, designating this property as Retail Regional. There are currently several transportation improvement projects in the area, including improvements to Greens Prairie Road, the re-alignment of Arrington Road, and the construction of State Highway 40.

INFRASTRUCTURE AND FACILITIES

Water: The property is within the Wellborn Water Supply CCN for water. Fire flows will be required with development. Water will need to be provided to all subdivided lots.

Sewer: There is an existing sanitary sewer main on the western boundary of the property. Sanitary sewer will need to be provided to all subdivided lots.

Streets: Any thoroughfares in this area must be extended to its minimum design standard.

Off-site Easements: None at this time.

Drainage: Drainage is divided on the property between the Spring Creek and Alum Creek basins.

Floodplain: The property is not within FEMA designated floodplain.

Oversize request: None requested at this time.

Impact Fees: A portion of the property is located in the Spring Creek Sewer Impact Fee Area (97-01). Currently, the Impact Fee for this area is \$349.55 per Living Unit Equivalent.

NOTIFICATION:

Legal Notice Publication(s): The Eagle; 12-20-2005 and 1-10-2006

Advertised Commission Hearing Dates(s): 1-5-2006

Advertised Council Hearing Dates: 1-26-2006

Number of Notices Mailed to Property Owners within 200': 11

Response Received: None as of date of staff report

