



IPS Group
Planning Solutions

EDUCATION

Bachelor of Arts,
Anthropology & Urban
Studies, 1975, Texas Tech
University, Lubbock, Texas

Master of Urban & Regional
Planning, 1979, Texas A&M
University, College Station,
Texas

PROFESSIONAL CERTIFICATION

American Institute of
Certified Planners since
1990

PROFESSIONAL AFFILIATIONS

Charter Member American
Planning Association
Member TX Chapter APA
Brazos Valley Regional
Leadership Forum
Leadership Brazos Alumni
Association.
Building and Land Developme
Forum

Jane R. Kee, AICP
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PROFESSIONAL EXPERIENCE

IPS Group, College Station, Texas *Principal* (2004 – present)

Ms. Kee formed the IPS Group in 2004 following her retirement from the City of College Station. IPS Group was formed to serve the planning needs of small and medium sized communities and the needs of private sector clients wanting to navigate local development processes. Ms. Kee's extensive experience with all facets of comprehensive planning, code development, staff and commission training, public involvement and development processing make her an essential member of any planning or development effort.

City of College Station, Development Services Department, College Station, Texas

City Planner (1993 - 2004)

Senior Planner (1988 - 1993)

Zoning Official (1983 - 1988)

CDBG Program Director(1979 - 1983)

During Ms. Kee's tenure with the City of College Station she has been in various planning and management positions. Her career began with the Community Development Block Grant program as *Director*, developing the City's first housing rehabilitation program, implementing a street lighting program, and facilitating the City's first 202 housing project. She then moved into the position of *Zoning Official* for several years implementing an annual legal workshop for the Zoning Board of Adjustment, streamlining the site plan review and building permit processes; overseeing development of a new landscape ordinance, overseeing major revisions to the sign regulations and subdivision code and developing methodologies for estimating and projecting population for the City.

In 1988 Ms. Kee became the City's *Senior Planner* and was then promoted to *The City Planner* in 1993. She was responsible for directing a planning staff of 7 with a budget of over \$400,000 to accomplish all current and comprehensive planning efforts for the city. During that time she was responsible for developing a professional certified staff of planners for the City of College Station.

In 1994 she managed the City's largest comprehensive planning effort including an infrastructure master plan and Capital Improvement project list. She also managed the City of College Station's annexation program, including the largest annexation in history.

In 2000 City Council directed that resources be committed solely for Comprehensive Planning. Ms. Kee formed the Long Rang Planning Division within the Development Services Department with a staff of seven. From its creation until 2004 she was responsible for:

- The production of numerous "small area plans" which are focused comprehensive planning studies for defined areas of the City;
- The production of neighborhood plans which are a cooperative effort between the City and local neighborhood associations to prepare action oriented plans to address specific issues in their neighborhood;
- The oversight of the City's Thoroughfare Plan including the production of several major thoroughfare plan amendments to the Comprehensive Plan and an award winning Bike and Pedestrian Master Plan adopted in 2003;
- The oversight all transportation planning coordination with the Metropolitan Planning Organization and TxDOT;
- The management of all annexation efforts for College Station.



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AWARDS & HONORS

Comprehensive Planning
Award for *Comprehensive Plan*
2006, Bryan, Texas

Comprehensive Planning
Award for *Bike and Pedestrian*
Master Plan, College Station,
Texas - 2003

2002 Individual *Planner of the*
Year Texas Central Section -
APA

Professional Planning Award
from Texas APA – City of
College Station 2001

Comprehensive Planning
Award for College Station
East By-Pass Neighborhood
Action Plan – 2000

3CMA SAVVY Award -
National Communications
& Marketing Award for the
newly created Neighborhood
Services Program - 2000

Leadership Brazos Alumni
Award for Outstanding
Contribution to the
Association – 1992

PUBLIC SECTOR EXPERIENCE

Bryan Comprehensive Plan

In 2005 the City of Bryan, Texas hired the IPS Group to update the City's comprehensive plan. Given the diverse population in Bryan, IPS developed a community involvement plan to reach as many citizens as possible, including:

- A *Comprehensive Plan* website,
- Bi-lingual public service announcements,
- Topical focus group meetings
- Public input sessions held in various neighborhoods, and
- Community-wide open houses.

Along with a useable set of land use policies and a detailed thoroughfare plan extending into the City's ETJ, a primary component of the plan is an Implementation Guide that identifies actions and those responsible for completing those actions. A brochure was also developed describing a prioritized "Top 16 List" of the most important issues identified by the public throughout the planning process. The plan was unanimously adopted by City Council in January 2007. *It also won the Central Texas Section APA Comprehensive Planning Award for 2007.*

Sugar Land, Texas

In 2007 IPS Group was awarded a contract to examine issues of vested right, zoning variances and "hardship" to develop an approach for dealing with improved annexed land where deed restrictions conflict with regulatory restrictions. The project involves recommending rules and procedures for the zoning board and a vested rights recognition program.

College Station Comprehensive Plan

The city of College Station (population 75,000), Texas commissioned a new comprehensive plan in 1994 to deal with explosive growth that occurred after the end of the oil bust of the early 1980's. As recovery took place the average annual growth rate soared to 11 percent over the next 10 years. The then existing comprehensive plan rapidly became obsolete. This new \$360,000 Comprehensive Plan included revisions to all elements including land use, thoroughfares, water and wastewater, public facilities and parks and open space and urban design. The process included numerous public meetings as well as numerous hearings before the Planning & Zoning Commission and City Council. Ms. Kee managed the multi-year project and the three consulting firms constituting the team.

Comprehensive Planning Program for the City of College Station, Texas

In 2000 City Council directed that resources be dedicated to a comprehensive planning program to ensure that the City would stay "ahead of the game". Ms. Kee separated the then planning staff into two groups; one devoted to development review and code administration and one to comprehensive planning. The program used small area planning, neighborhood planning and special topic plans (bikeways, greenways, thoroughfares) as a way to continually respond to changes and to keep the overall plan for the City current. A process for interaction and communication between current and long-range planners was developed to ensure implementation of plan revisions through those planners responsible for development review. *In 2001 the City received the professional Planning Award from the American Planning Association, Texas Chapter.*

Examples follow:

► Greenway Master Plan

Ms. Kee directed this special topic planning effort, which involved working with a local environmental group and a City Council appointed task force to create a master plan that was the first of its kind for the City of College Station. The plan was adopted along with an implementation schedule. Subsequently the voters approved the City's first bonds for the acquisition of greenways. This project was an example of a true public-private partnership.



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“Jane Kee has the unique ability to represent all view points and present an optimal outcome for neighborhoods, property owners and cities. She is a consummate professional planner and the epitome of grace under pressure.”
Kelly E, Templin, AICP, Director
Development Services, Seabrook,
Texas

“I had the opportunity to see the IPS Group work on another project, so I hired them to assist me with the purchase of property and a critical Conditional Use Permit. Jane Kee's excellent presentation paved the way for some much needed policy change from the City. She has a knack for making people see things your way and has been most helpful in coaching us through the engineering of the project. To this point it is the best money I have spent on the project. I have since steered other potential clients and investors their way”. Bo Miles, Owner, JP Miles Construction Corp.

▶ Neighborhood Planning Program

In 2000, under Ms. Kee's management a new Neighborhood Planning program was developed. This included a two-part effort; a neighborhood services plan for improving communication with neighborhoods and helping to educate citizens about planning and development and a action planning strategy for pinpointing specific issues in neighborhood areas and developing ways to address them. The program met rave reviews and has continued to expand.

▶ East By-Pass Neighborhood Action Plan

The East Bypass Area planning project was a neighborhood-based effort to develop an action plan to address local issues. The purpose of the plan was to work with residents to identify issues of concern and devise strategies for addressing them. This project used the combined efforts of residents, property owners, neighborhood groups and city departments to positively affect the area. *It received the Project Planning Award from the Central Section of the Texas Chapter of APA in 2000.*

▶ Youth Vision!

Ms. Kee oversaw the development of a program to involve youth in municipal planning. Youth Vision! was developed as a way to involve youth from specific neighborhood areas in the planning process for their neighborhoods. Through activities and workshops youth could express their concerns and describe their vision for the future of their neighborhoods. The results of the Youth Vision! were turned into “action recommendations” that were included in neighborhood plans. *It received the Project Planning Award from the Central Section of the Texas Chapter of APA in 2000.*

▶ The Rock Prairie Triangle Plan

This small area plan was a result of The City of College Station's acquisition of property for a new Business Center that created a major change in anticipated future land uses in the area affected. A large portion of land previously intended for single-family residential uses was now intended for industrial and business uses. This, along with water and sewer impact fee lines that were extended into the area, created a need to review all elements of the comprehensive plan as they related to this particular area. The project not only provided for the new Business Center and a large retail component, but also preserved the residential uses proposed in the original plan. It was unanimously endorsed by the City Council.

Parkland Dedication Code

The City of College Station adopted a parkland dedication ordinance in the 1970s that, when challenged in 1984, was upheld by the courts. Fees were not updated until 1999 when Ms. Kee created a methodology to update the fees using Census data with the goal being to achieve desired community service levels. In 2002 she worked with a committee of local builders and developers to establish a fee for the actual development of parkland facilities.

PRIVATE SECTOR EXPERIENCE

Asset Plus Corporation – The Lofts, Wolf Pen Creek 2007

IPS Group facilitated development of a mixed use development consisting of 264 residential units and over 9,000 SF of first floor retail. The project involved rezoning, parkland dedication, easement and right-of-way negotiation, platting and site design. Jane Kee was responsible for the successful rezoning request and was instrumental in the parkland negotiations.

JP Miles Construction Corporation 2007

IPS Group Principal, Jane Kee, was successful in a rezoning request for the JP Miles Construction Corporation which enabled the construction of a multi-family development along a creek corridor in a special design district. She then facilitated the platting, site plan and landscape plan development for the project.



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"We successfully opened our Gander Mountain facility in College Station in the spring of 07. There is no question that the credit for the expedited process and the quality of the project goes to the IPS Group. They were excellent to work with and I would highly recommend them for other projects."

Claudia Ryan, OPPIDAN
Investment

Burger King 2006

IPS Group facilitated the redevelopment of a corner convenience store in College Station, Texas into a new Burger King restaurant. The City had denied a commercial rezoning request and subsequently IPS Group Principal, Jane Kee, was hired to develop a strategy to gain approval for the new restaurant. Uses were negotiated as part of a planned development district with a neighboring residential subdivision that led to support for the project by the neighbors and ultimately approval by the city.

Gander Mountain 2006

IPS Group worked with OPPIDAN Investment to design and build a new 75,000 square foot, \$9 million retail facility in College Station, Texas. In order to meet OPPIDAN's aggressive construction schedule and Gander Mountain's targeted opening, IPS led a design team of one urban planning firm, one surveying firm and three civil engineering firms. IPS Group customized a fast track permitting and design process that was negotiated with city officials. This fast track process allowed resulted in building permit issuance within 30 days. IPS Group Principal, Jane Kee successfully negotiated a development agreement on behalf of the property owner to delay certain infrastructure and she met with adjacent neighborhoods resulting in support from these neighborhood residents during the zoning hearings. The final result was a multi-million dollar facility that was completed ahead of schedule and is now a great asset to the City of College Station and surrounding communities.

River Oaks Condos 2005

IPS Group Principal, Jane Kee, was responsible for gaining approval for a difficult rezoning to allow a multi-family development along a special design district corridor in College Station, Texas. This development consists of _____ units at a value of _____