

FOR OFFICE USE ONLY

CASE NO.: _____
DATE SUBMITTED: _____
TIME: _____
STAFF: _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)

☐ Related to Community Character ☒ Related to Transportation ☐ Related to Other _____

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ ~~N/A~~ \$1,240 Comprehensive Plan Amendment Application Fee.
- ☒ Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- ☒ Fully dimensioned map on 24" X 36" paper showing (if applicable):
- Land affected;
 - Present zoning of property and zoning classification of all abutting property;
 - Current Concept Map and Future Land Use and Character Map classifications and proposed classifications;
 - Current Concept Map and Future Land Use and Character Map classifications of all abutting property;
 - Current and proposed thoroughfare alignments;
 - Currently planned utility infrastructure and proposed utility infrastructure;
 - General location and address of property; and
 - Total acres of property.

Date of Optional Preapplication Conference Not Applicable.

NAME OF PROJECT Arrington Road & Harpers Ferry Alignment

ADDRESS Arrington Road at Harpers Ferry

LEGAL DESCRIPTION (Lot, Block, Subdivision) A010101, William Clark, Tract 1, 368.57 Acres, & A007601 A Babilie

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

Generally the intersection of Arrington Road and Harpers Ferry

TOTAL ACREAGE N/A

APPLICANT / PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Mitchell & Morgan, LLP C/O Veronica Morgan, PE E-mail v@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

Phone Number 979-260-6963 Fax Number 979-260-3564

**** See additional page for second applicant.**

PROPERTY OWNER'S INFORMATION:

Name OGC CNO JV, LLC E-mail hunter.goodwin@oldhamgoodwin.com
Street Address 2800 S. Texas Avenue, Suite 401
City Bryan State Texas Zip Code 77801
Phone Number 979-268-2000 Fax Number 979-846-7020

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Thoroughfare alignment of the proposed 2-lane minor collector that is currently shown to connect the future extension of Castlegate Drive to Arrington Road between South Oaks Drive and Harpers Ferry Drive.

2. What is the amendment request?

The Amendment Request is to realign future 2-lane minor collector so that it aligns with existing Harpers Ferry. This will create a future 4-way intersection.

3. Explain the reason for this amendment.

Current Thoroughfare Plan creates multiple 3-way intersections along Arrington Road. It is difficult to warrant for stop control or signalized intersections at a 3-way intersection. The existing plan's multiple 3-way intersections create a multiple number of conflict points on Arrington Road and multiple compound merging and diverging maneuvers along Arrington Road. An amendment to the thoroughfare plan would provide a proposed 4-way intersection aligned with Harpers Ferry creating a single conflict point. A proposed 4-way intersection aligned with Harpers Ferry is predicted to warrant a 4 way stop which will serve to calm traffic and reduce speeds along Arrington Road for the existing Nantucket residents with Arrington Road Frontage.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

Increasing number of developments within City of College Station needing to take access from Arrington Road along with deteriorating pavement conditions to the existing pavement of Arrington Road is driving the need for Brazos County to rehabilitate and reconstruct Arrington Road. Amending the Thoroughfare Plan as proposed will allow Brazos County to move forward with ROW acquisition process of properties within the City of CS which is required prior to final design and construction of roadway improvements.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

In 2015, Brazos County and City of College Station collaborated with TxDOT on the FM 2154 corridor to eliminate multiple 3-way intersections and create a single 4 way intersection. The feedback from CSISD and roadway users has been supportive of the safety improvements which have been newly provided with the creation of the 4 way intersection. At least 3 other projects along the FM 2154 corridor are being planned to eliminate multiple 3 way intersections and realize the operational improvements of creating a 4 way intersection which in turn improves safety of the traveling public.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

The stated goal within the Transportation element of the Comprehensive Plan is: "Improved mobility through a safe, efficient and well-connected multi-modal transportation system designed to be sensitive to surrounding land uses". Further quoting from (Report 0-4365-P2 Vol. 1; Fitzpatrick, Wooldridge, Blaschke): "The main objectives of intersection design are to facilitate the safe and efficient movements of motor vehicles, buses, trucks, bicycles, and pedestrians. Intersection design should be fitted closely to the operating characteristics of its users." The goals and objectives of the Comprehensive Plan are being furthered by eliminating multiple offset 3 way intersections and creating a single 4 way intersection.

7. What other information are you providing to support the proposed amendment (for example, transportation impact study)?

A TIA letter is attached.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

Signature and title

Date

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R. M. Myer, PE
Signature and title

COUNTY ENGINEER

9-11-2017
Date

ADDITIONAL APPLICANT INFORMATION:

Name: Brazos County C/O Alan Munger, PE
Email: ramunger@brazoscountytexas.gov
Street Address: 2617 State Highway 21 West
City: Bryan
State: Texas
Zip Code: 77803
Phone Number: 979-822-2127
Fax Number: 979-775-0453


Signature


Date