

Windwood Neighborhood Association
College Station, Texas

August 29, 2004

Commissioner Scott Shafer
Planning and Zoning Commission
City of College Station, Texas

Dear Commissioner:

On behalf of the Windwood Neighborhood Association (WNA) we request that the unconstructed Appomattox extension, which would connect the Windwood subdivision to Horse Haven Drive, be removed as a planned thoroughfare in the City's plan.

The Planning and Zoning Commission considered this issue on August 5, 2004 and narrowly rejected it in favor of a P&Z recommendation "that all impacted parties and city staff meet to arrive at a desired conclusion to the issues." A subsequent City Council meeting (August 9) concurred with that recommendation.

This same Appomattox-removal request was submitted formally by a developer (Lone Star Golf) this summer. Although the developer later removed that request, City staff brought it forward for Commission consideration because resolution was needed in light of two proposed developments in the open space between Windwood and Academy. Please recall that WNA spoke in favor of the request (to remove) and that we also supported the proposed Horse Haven and Lone Star residential rezonings. Ken Fogel spoke against removal at the Commission hearing and continues to advocate this recommendation.

Subsequently, City staff requested and received from WNA the list of options pertaining to entry/exit options for Windwood that were evaluated and voted upon at a WNA meeting in May 2004. Seven of the options came from the city's East Bypass plan and three options were added by WNA in an attempt to be inclusive of all possibilities known at the time. As directed by P&Z and Council, a meeting of impacted parties took place on August 25. Two aspects of this meeting clearly indicate to us that the spirit of the P&Z recommendation had been lost before the meeting commenced.

First, in preparing materials for the 8/25 meeting, staff prepared maps of several of the options considered and gave cost estimates for implementation. However, staff removed three proposed alternatives for improving our entry/exit opportunities, providing no maps or cost estimates. One of these was an alternative that had been accepted and published in the August 2000 East ByPass Thoroughfare Plan (p. 18) and was the only alternative preferred over the status quo in a May vote by Windwood residents. It was a solution that provided a second egress to both Windwood and the new subdivisions. The community's preferred solution was clearly stated at P&Z and City Counsel meetings. It is inappropriate to peremptorily dismiss this solution in advance of a meeting that is supposed to forge an agreement.

Second, City staff have advised the Lone Star developer that his platting efforts can proceed without further approval from P&Z or City Council by offsetting the extended Appomattox "thoroughfare" toward the bypass in a manner that is compatible with the developer's plans. This shift, says staff, would still satisfy the Thoroughfare Plan. However, staff approval of this road shift effectively precludes the community decision-making process that P&Z initiated with its August 5 decision. Furthermore, installation of this road forecloses some of the options we would like to have openly entertained. That is, staff activities on this matter are greatly shaping the outcome without allowing due consideration to the reasoned and organized input by the nearly 150 homeowners who are already in the area.

A primary concern of residents of Windwood is cut-through traffic to commercial areas, not simply a matter of connectivity of new neighborhoods to Windwood. Staff-proposed connections include access to an existing large commercial enterprise (Academy) and church in addition to an even larger commercial enterprise proposed in the future. In this case cut-through traffic to commercial areas endangers the neighborhood integrity to a degree that outweighs connectivity to new communities.

Therefore, as a means to ensure that the city thoroughly considers all options, we feel it is imperative that P&Z commissioners consider our request to remove the unconstructed Appomattox extension from the Thoroughfare Plan. WNA is receptive to continuing dialogue to resolve this important issue. Thank you for your consideration.

Sincerely,

Windwood Access and Egress Committee

Ron Griffin, Diane Hurtado, Sherry Ellison, Joe Byrne, Wilford Gardner

cc: Planning and Zoning Commissioners Davis, Fedora, Hooton, Nichols, Reynolds and White

City Planner Jane Kee, Transportation Planner Ken Fogle

Mayor Silvia, Council members Berry, Happ, Lancaster, Maloney, Massey, Wareing, Developers Baetge, Ofczarzak