



# **Pin Oak Terminal Tract**

## **(Preliminary Plat)**

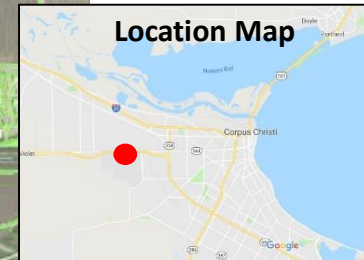
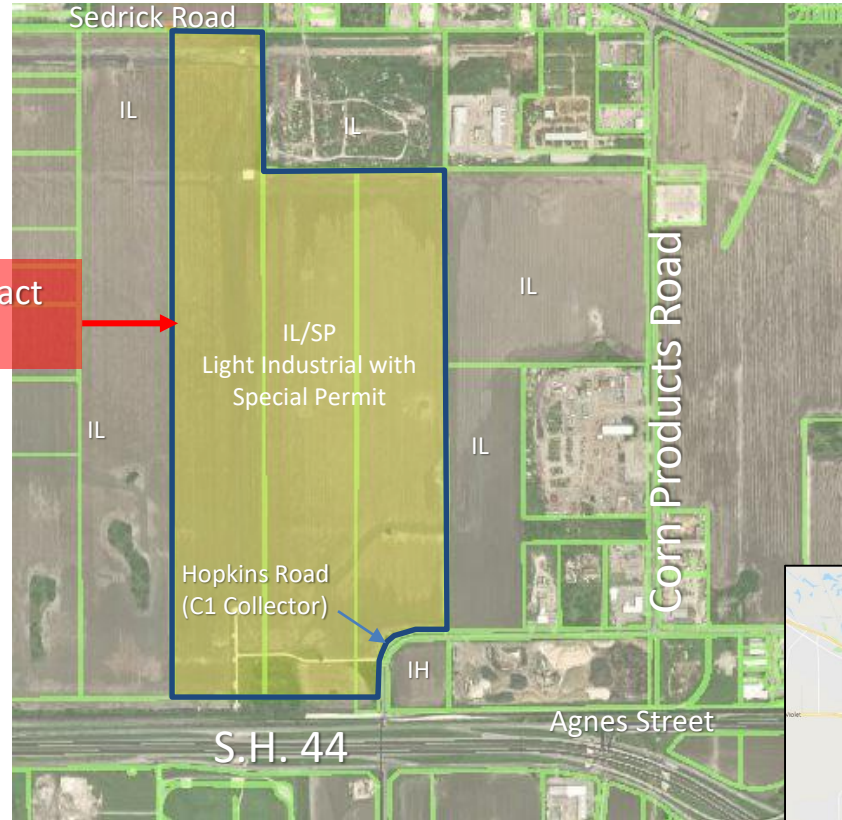
**Request for Plat Waiver  
from the Sidewalk Construction Requirement**

Planning Commission Meeting  
August 18, 2021



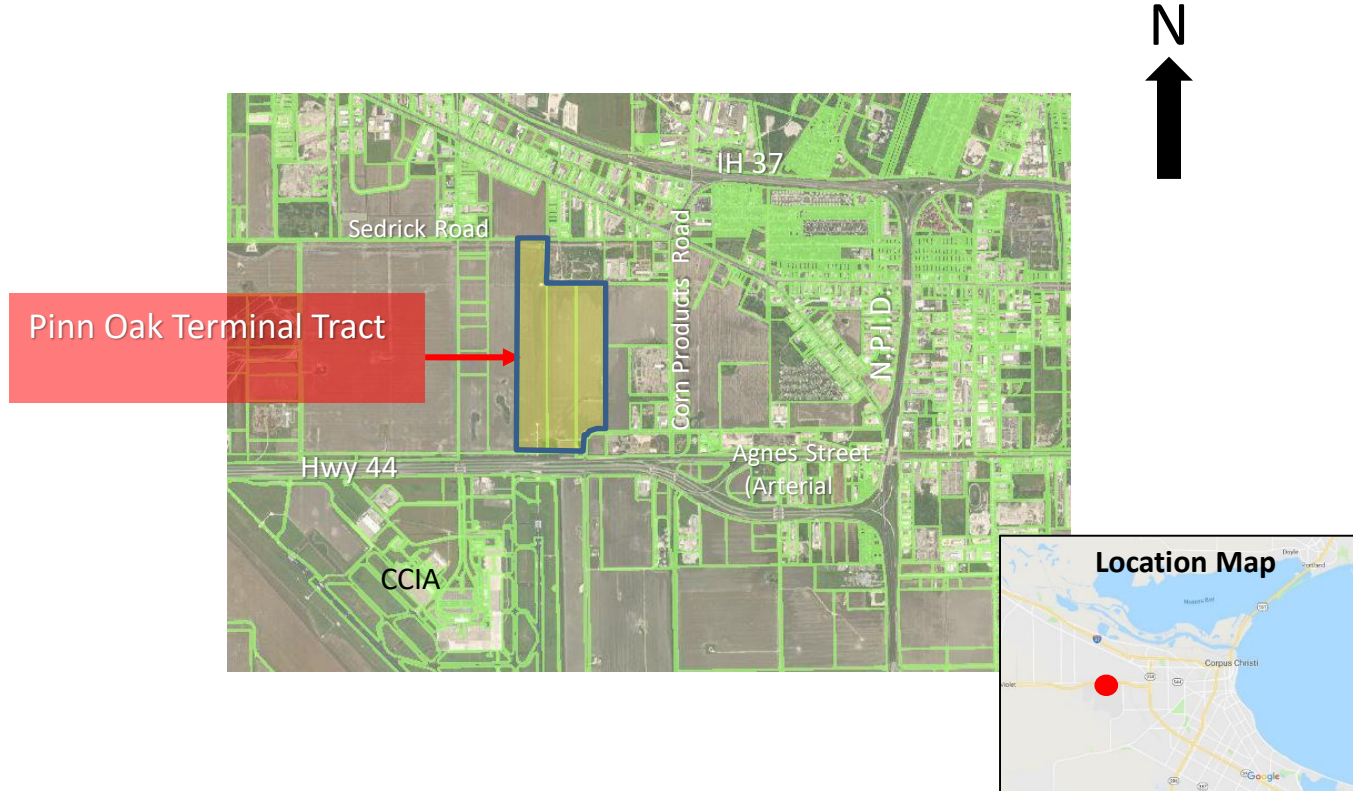
# Aerial Map

Pinn Oak Terminal Tract





# Vicinity Map





# Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
  - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks** ....”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”



# Plat Requirements (Collectors)

Article 8: Subdivision Design and Improvements

Table 8.2.1.C Non-Local Street Standards Table

	ROW Width (ft.)	BB Width (ft.)	Through Lanes	Median/ Turn Lane	Spacing (miles)	Sidewalk** (ft.)	Back of Curb to Property Line (ft.)	Avg. Daily Trips
Non-local Streets*								
Minor Res. Collector (C1)	60	40	2	No	0.25 to 0.50	5	10	1,000 - 3,000
Secondary Collector (C2)	65	41	3	Center turn	0.25 to 0.50	5	12	2,000 - 5,500
Primary Collector (C3)	75	50	4	No	0.25 to 0.50	5	12.5	4,000 - 8,500
Parkway Collector (P1)	80	40	2	--	0.25 to 0.50	5 to 8	14.5 to 25.5	1,000 - 3,000
Minor Arterial (A1)	95	64	4	Center turn	1.0 to 1.5	5	15.5	15,000 - 24,000
Secondary Arterial (A2)	100	54	4	Median	1.0 to 1.5	5	15	20,000 - 32,000
Primary Arterial (A3)	130	79	6	Median	1.0 to 1.5	5	17.5	30,000 - 48,000
Freeway (FR)	400	Varies	4-10	Median	--	No	19	60,000 - 200,000
*Non-local streets contain curb, gutter and underground drainage.								
**Sidewalks are not required in industrial areas.								

(Ordinance 030769, 02/16/2016)



# Plat Requirements (Industrial Districts)

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- 8.2.2.A.1.a. Within industrial subdivisions, sidewalks having a width of not less than 4 feet and thickness of not less than 4 inches shall be required only on streets that meet any of the following conditions:
  - i. Streets that are in the UTP as arterials or collectors
  - ii. Through-streets that either are connecting to existing streets or to proposed arterials or collectors.
  - iii. Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions.



# Street View: Looking North

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# Street View: Looking South

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# Street View: Looking West

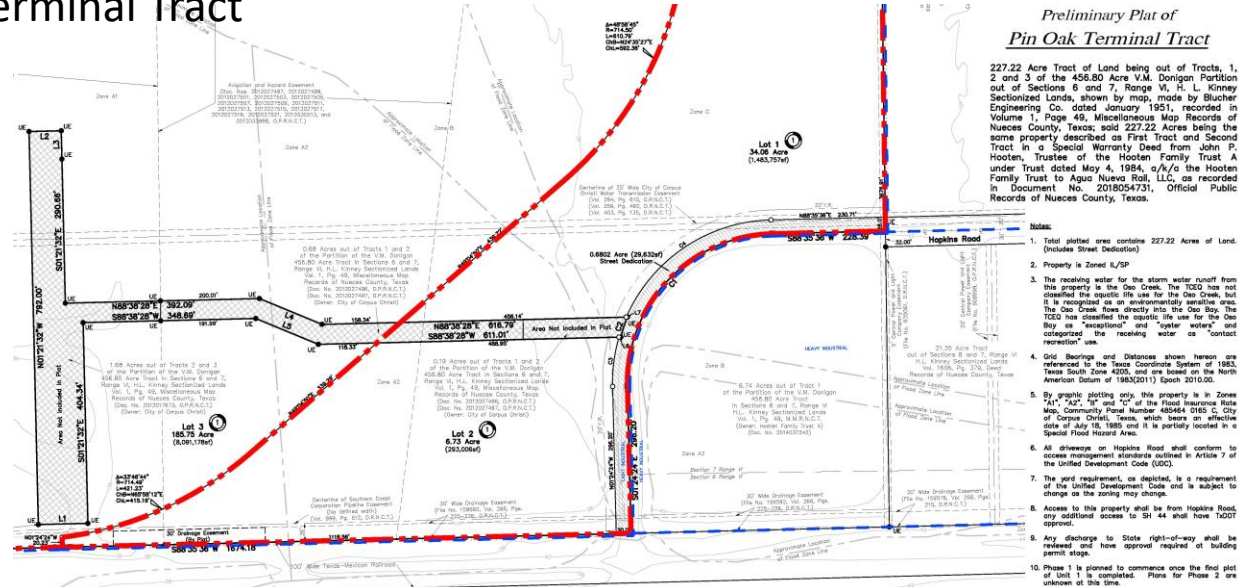
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# Plat

## Plat of Pin Oak Terminal Tract





# Factors in Sidewalk Waiver

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## **Applicant's Factors in Support of Sidewalk Waiver**

- The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the city in administering the UDC.
- The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purpose of the UDC.
- Hopkins Road is a fully developed two lane road. There is an existing drainage ditch located on the side of the subject property. Currently there is not sidewalk anywhere near the subject area.
- Adjacent properties are zoned IH Heavy Industrial and IL Light Industrial.
- The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.
- Hopkins Road and Agnes Street in that area are not on the City's ADA Master Plan.
- Hopkins Road and Agnes Street are not in the Bicycle Mobility Plan.

## **Factors Against Sidewalk Waiver (for sidewalk construction)**

- Hopkins Road is categorized as an C1 Collector street in the Urban Transportation Plan (UTP). UDC Table 8.2.1.C requires sidewalk along Collectors.
- The area is zoned IL (Light Industrial). Sidewalk is required in industrial subdivisions along streets that are in the UTP as arterials or collectors, and also along "through-streets" that either are connecting to existing streets or to proposed arterials or collectors, per UDC 8.2.2.A.1.a.i and ii.
- None of the exceptional conditions for a sidewalk waiver that are listed in UDC 8.2.2.C exist in this case.



## Plat Waiver UDC 3.8.3.D

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- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
  - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
    1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
    2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
    3. Application of the provision will render subdivision of land unfeasible; or
    4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
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# Staff Recommendation

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**Weighing the factors, Staff recommends approval of the request for waiver from the sidewalk construction requirement**

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request