

Summary of Proposed Changes

Generally, the areas are described as follows:

Area L1: **Location** - Intersection of Raymond Stotzer Parkway (FM 60) and Kemp Road in the ETJ
Action - Remove Retail Neighborhood and Institutional designations

The basis of the Comprehensive Land Use Plan in this area was generated when HOK was tasked with updating the Comprehensive Plan in 1997. The aforementioned designations are shown in TxDOT rights-of-way and should be removed.

Area L2: This area is no longer under consideration for proposed changes.

Area L3: **Location** - Chimney Hill Drive between Arguello Drive and Hearthstone Circle
Action - Replace Retail Regional with Single-family Residential Medium Density

These parcels along the east side of Chimney Hill Drive are improved with garden homes. The Regional Retail designation even as a future land use would not be appropriate as shown because it would not be compatible with the established single-family residential area to the west. Although the proposed change furthers the commercial / residential adjacency, the property along Tarrow consists of administrative, professional and general office uses.

Area L4: **Location** - Southwest corner of Texas Avenue and Park Place
Action - Replace Institutional with Retail Regional

This area has recently developed with commercial uses, among them, HEB, fuel center and an out parcel. An elevated water storage tank was removed and relocated behind the HEB site.

Location - Northeast corner of Texas Avenue and Holleman Drive
Action - Replace WPC District with Retail Regional

In 1996, this area was amended out of the Wolf Pen Creek District.

Location - Southeast corner of Holleman Drive and Dartmouth Drive
Action - Replace Residential Attached with WPC District

Formerly proposed for the hotel/conference center, the new ice rink is under construction here. Two additional parcels were added to the WPC District in 1998.

Area L5: Location - In the vicinity of Harvey Mitchell Parkway (FM 2818) and Dowling Road
Action - Replace TAMU with Industrial R&D

The TAMU designation is typically only allocated to land under ownership of Texas A&M University or the TAMU System. Thus, these two parcels are proposed for Industrial/R&D to be compatible with the Land Use Plan designation to the east and activities on adjacent TAMU property.

Action - Remove Wellborn Corridor Study and replace with Industrial R&D

Recently, SH 40 was removed from the Thoroughfare Plan in areas affected by the Area 1 Small Area Plan. TxDOT has no plans to construct SH 40 west of FM 2154. These actions have rendered the Wellborn Road Corridor Study defunct.

Action - Replace Institutional with Single-family Residential Low Density

The Institutional designation was created as a "floating" zone for this area west of FM 2818 and FM 2154 based on future development activity. The location of this designation is already platted and developed as single-family residential low density.

Area L6: Location - Northwest corner of Graham and Victoria roads
Action - Replace Retail Neighborhood with Industrial R&D

This portion of Graham Road consists of predominately light industrial land uses. The subject area is developed as auto repair business.

Location - In the vicinity of Victoria Road and Vienna Drive

Action - Remove Neighborhood Retail and Institutional and replace with SF Residential Medium Density

"Floating" Institutional and Neighborhood Commercial designations are not appropriate for the area as shown and should be removed.

Location - Marta Street at Frederick Court

Action - Remove Neighborhood Retail and replace with SF Residential Medium Density

Neighborhood Commercial designation is not appropriate for the area as shown and should be removed.

Location - End of Victoria Avenue and end of Westfield Drive

Action - Remove SF Residential Medium Density and replace with Park

Parks are shown on the Land Use Plan; recently parks have been dedicated in these locations. (Edelweiss Gartens Park and Westfield Park)

Area L7: **Location** - In the vicinity of Graham Road and Westfield Drive
Action - Remove "floating" Institutional and replacing with SF Residential Medium Density
Action - Remove SF Residential Medium Density and replace with Institutional on Cypress Grove Intermediate School site and additional CSISD property

The "floating" institutional designation is no longer necessary. Cypress Grove Intermediate School was built on Graham Road. The adjacent parcel to the south was originally proposed for the sixth elementary school and remains under CSISD ownership.

Location - Northwest corner of Barron Road and Newport Lane
Action - Remove "floating" Institutional and replacing with SF Residential Medium Density

"Floating" Institutional designation is not appropriate for the area as shown and should be removed. This area is developed as Westfield Village.

Area L8: **Location** - Southeast corner of Greens Prairie Road and Lakeway Drive
Action - Remove Institutional and replace with Office and SF Residential Low Density

"Floating" Institutional designation is not appropriate for the area as shown and should be removed. An office use and Stone Forest Subdivision are developed here.

Location - Southeast corner of Lakeway Drive and Parkview Drive
Action - Remove SF Residential Medium Density and replace with Institutional and Park

Pebble Creek Elementary was built at the corner of Lakeway and Parkview drives and Pebble Creek Park was developed on the adjacent site to mutually benefit the school and the neighborhood.