

Item Background: A developer is planning to develop the eastern portion of the Lone Star subdivision as a single family residential development. In order to maximize the development potential, the applicant is proposing to remove the extension of Appomattox Drive from the switch station access road to Horse Haven Lane from the Thoroughfare Plan.

When Appomattox Drive was originally planned, it was proposed to connect each of the East Bypass neighborhoods together including Windwood, Raintree, and Emerald Forest. Due to fears of cut-through traffic through these neighborhoods, the planned connections of Appomattox Drive have all been removed except for the segment in question, between the switch station access road and Horse Haven Lane.

Prior to developing a recommendation on this comprehensive plan amendment request, staff conducted a traffic study to identify potential impacts of the extension of Appomattox Drive. Existing traffic on Appomattox Drive in the Windwood subdivision is about 1,530 vehicles per day (vpd) based on recent traffic counts.

Currently, the Windwood subdivision has one point of access at Appomattox Drive onto Harvey Road (SH 30). Due to the difficulty in making left-turns at this location during the peak hour, it is anticipated that some of the residents (160 vpd) would choose to exit the site via Horse Haven Lane and SH 6 if Appomattox Drive connected to Horse Haven Lane. In addition, it is anticipated that some drivers (200 vpd) from northeast College Station and southeast Bryan would use Appomattox Drive in a trip to the regional retail uses at SH 6 and Horse Haven Lane. Based on this analysis, the resulting traffic on Appomattox Drive in Windwood would be about 1,570 vpd, or an increase of 40 vehicles per day.

Staff firmly believes that this minimal increase in traffic impact is justified to provide a secondary access to the Windwood subdivision as well as the newly developing residential area that is in question.

Another benefit would be the ability to convert a portion of the switch station access road adjacent to Windwood Park to parkland. Other alternatives for providing secondary access to the Windwood subdivision involve the switch station access road. The alternative to extend Appomattox Drive would provide the secondary access, as well as maintain access to the College Station Utilities Switch Station.

Because of the sensitive nature of the Appomattox Drive extension, staff met with representatives of the Windwood Neighborhood Association and the Windwood Homeowners' Association. Staff presented the alternative to extend Appomattox Drive to Horse Haven Lane. Although this alternative provides secondary access, residents are more concerned about cut-through traffic and the connection to a development that is not consistent with the style of Windwood.

Staff has been working with the applicant on an alternative to extend Appomattox Drive through the proposed development that would meet their development goals and provide for lot sizes that are more consistent with the Windwood subdivision. If City Council directs that Appomattox remain on the Thoroughfare Plan, staff and the applicant will continue to explore this alternative.