

MEMORANDUM

TO: Tom Brymer, City Manager

FROM: Ken Fogle, Transportation Planner

CC: Glenn Brown, Assistant City Manager
Joey Dunn, Development Services Director
Jane Kee, City Planner

DATE: August 31, 2004

RE: Appomattox Drive - Comprehensive Plan Amendment Request

We are currently processing a comprehensive plan amendment request by the Lone Star Subdivision to remove Appomattox Drive from the City's thoroughfare plan. There has been significant amount of activity that has taken place on this project and, most recently, the Windwood Neighborhood Association has corresponded to staff, the Planning and Zoning Commission, and City Council. With this, I thought it would be wise to fill you in on the status of the project.

The Planning and Zoning Commission and City Council heard this item at their August 5th and August 9th meetings, respectively. They both concurred that staff should meet with representatives from the Windwood neighborhood and the developers of Horse Haven Estates and Lone Star Subdivision developments to find an amenable alternative to this issue.

In preparation for this meeting, staff prepared layouts and cost estimates for several alternatives. The alternatives that were considered came from the East Bypass Small Area Action Plan and from those developed by the Windwood Neighborhood Association. Staff did not prepare layouts and cost estimates for several of these alternatives because they involved converting the Switch Station Road to a one-way street. Staff has stated on several occasions that alternatives involving this conversion would not be considered as it degrades College Station Utilities access into the switch station and that enforcement of the one-way operation would be difficult and could become a safety issue.

During our meeting with the neighborhood and the developers on August 25th, staff presented each of these alternatives and discussed them generally with the group. In addition, staff presented another alternative that had been previously discussed with the developer of the Lone Star Subdivision. This alternative would provide a thoroughfare connection between Horse Haven Lane and Switch Station Road. Since this roadway would be built to a minor collector standard, would provide the desired thoroughfare connection, and lies within 1000 feet of the proposed Appomattox Drive extension, staff recommended that it would meet the intent of the thoroughfare plan and would not require a thoroughfare plan amendment.

Each of the attendees at the meeting agreed that this was the best alternative, with the exception of the Windwood Neighborhood Association. Their representatives are adamant that Switch Station Road be constructed as a one-way street to minimize cut-through traffic through their neighborhood. Staff presented an alternative that would allow Switch Station Road to operate as a two-way street, but

preclude traffic from entering the Windwood neighborhood. At the meeting, they appeared to be amenable to this alternative.

The Windwood Neighborhood Association representatives also requested that staff not allow the platting of the Lone Star Subdivision until the neighborhood can review this alternative and make an opinion on it. Staff advised them that once the developer submits a plat, it must be reviewed within 30 days or be automatically approved. In addition, if the plat meets the City's Subdivision Regulations, the Planning and Zoning Commission is obligated to approve it.

At the conclusion of the meeting, staff agreed to summarize the alternative that is being pursued by the Lone Star Subdivision and identify alternatives of how the Windwood neighborhood can interface with Switch Station Road and the developing area.

I hope this helps you understand the course of events that have taken place. If you have any questions or comments about this project, please contact me.