

Comprehensive Plan Considerations:

Each of the surrounding streets is classified on the City's Thoroughfare Plan, as follows:

- SH 6 – Freeway -TxDOT is proposing to construct numerous modifications to the freeway and the associated frontage road that are anticipated to start in Spring, 2005. The frontage road adjacent to the parcel currently accommodates two-way traffic and will be converted to north bound only. The exit ramp in front of the parcel will be relocated further south and replaced with a north bound entry ramp. Turnarounds will be constructed at the Greens Prairie Road / SH 6 intersection.
- Greens Prairie Road – Major Arterial - The City is in the process of improving this corridor to 4 lanes with a raised median/controlled access.
- Lakeway Drive – Major Collector - While no changes are planned for this corridor, the City's Public Works department has initiated a traffic calming study in the vicinity of Pebble Creek Elementary School focusing on Parkview Drive which terminates into the subject parcel.
- Venture Drive – Major Collector - No changes planned, built to City standard.

TxDOT is also constructing SH 40 from SH 6/Greens Prairie Road intersection west to FM 2154 (Wellborn Road). This new facility should enhance access to and from this area. Recent amendments to the City's Thoroughfare Plan affecting Spearman Drive and an unnamed Minor Collector should significantly reduce traffic volumes in this area upon the construction of these streets. Property located to the south is owned by the City of College Station, and is part of the College Station Business Park. It is zoned M-1, Light Industrial in compliance with the Land Use Plan.

Item Background:

- **Annexed:** A portion of the parcel was annexed in 1983 (Ord. 1460), and the remainder was annexed in 1987 (Ord. 1691).
- **Rezoned:** 1984 to present configuration
- **Platted:** This parcel has not been platted.
- **Recent actions:** The Land Use Plan for this parcel was amended in November, 2004 from a combination of Regional Retail and Office to Regional Retail.
- **Development activity in the vicinity:** A major regional retail development was announced recently for the northeast corner of Greens Prairie Road and State Highway 6.

Related Advisory Board Recommendations: Not applicable.