

Item Background:

Although the present Comprehensive Plan was adopted in 1997, the Plan for this area was reviewed and updated in 2003 through the F&B Small Area Plan. The study area for this included the area generally located north of FM 60 between Turkey Creek Road and FM 2818.

Economic Development Goal #1 within the Comprehensive Plan states that College Station should continue to encourage diversification of the local economy. Today, College Station sustains little industrial development as shown in the table below.

	Industrial / R&D	Zoned (M-1, M-2, R&D, C-2)	Existing Land Use
City of College Station	1440.98	1281.96	171.76
ETJ	265.43	n/a	
Total Acres	1716.42	1281.96	171.76

Some of this development is distributed along SH 6, Graham Road, and Longmire Drive, but is primarily projected to occur on the west side of the community. Industrial uses in this area will and do benefit from proximity to the airport, major transportation and trucking routes and Texas A&M's Research Park. Transportation connectivity to and through the west side has improved significantly with the construction of SH 47 and the soon-to-be completed SH 40.

While many of the planned industrial sites and locations are undeveloped, many factors in the global economy affect the development of such uses; moreover, it is crucial that land remain "developable" for such uses particularly in areas that the community has deemed appropriate such as along FM 60. Although some residential areas exist to the north of this tract, they are separated by additional land owned by the TAMU System and buffered by a creek shown as Floodplain & Streams on the Land Use Plan.

Retail uses are already proposed at the intersection of Turkey Creek Road and FM 60. Typically land use policies suggest that regional retail uses are best located at major intersections affording both good visibility and good access. Although the proposed location of the regional retail is at a proposed intersection it is not substantial to merit conformity with such a policy. The regional retail uses along FM 2818 received attention in the F&B Small Area Plan. These parcels were already zoned C-1 General Commercial but had not developed. Specific references to this area suggested that due to good visibility but poor access from a retail perspective, C-2 Commercial Industrial uses would also be appropriate. The project developing here is a mix of commercial and light industrial uses that recognize this limitation.

Through the adoption of the F&B Plan a new minor collector thoroughfare was added to the area affecting the subject parcel. Its purpose is to provide improved access to the "interior" of the F&B area. Access to FM 2818 has been granted by TxDOT and the developer of the Valley Park Center is extending the FM 60 frontage road. TxDOT's long range plans suggest that FM 2818 will be improved to a Freeway with flanking frontage roads that will ultimately improve access, circulation and safety to this area.

The City may serve this tract with water and sewer as it is in the city limits and not in an area certificated to another water or sewer utility. Municipal facilities would need to be extended to this tract from the west. Sanitary sewer lines would also need to be

extended to service this tract; however, no municipal sewer treatment facility is available to serve this area. To obtain service, options are available to the property owner, including:

- Treat on-site via a package plant

The only other way that gravity sewer could be is if the City was able to amend its inter-local agreement with either Bryan or Texas A&M to include sewer service for this tract.

Last year, Easterwood Airport adopted a new Master Plan. Transportation Objective 1.6 of the City's Comprehensive Plan states that College Station should continue to work with the University to provide adequate air transportation by continuing the development of air transportation facilities as part of an overall transportation plan and connections to the ground transportation system. The City may also continue to support the on-going development of Easterwood Airport through runway extensions, terminal improvements, and additional air carrier service, as needed.