

## **BACKGROUND INFORMATION**

### **NOTIFICATIONS**

Advertised Commission Hearing Date: October 5, 2017  
Advertised Council Hearing Date: October 12, 2017

Neighborhood Meeting: The applicant hosted a meeting on September 18, 2017 with invited neighborhood representatives to introduce and discuss the purpose of the proposed thoroughfare plan amendment.

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of the public hearings:

Castlegate HOA  
Cove of Nantucket  
Nantucket Preservation Association  
South Hampton HOA

Contacts in support: None  
Contacts in opposition: One  
Inquiry contacts: None

### **PLANNING HISTORY**

November 2002: The area west of Arrington Road was annexed.

April 2003: Following annexation, the subject area was part of a Comprehensive Plan land use and thoroughfare planning effort that included the area bounded by SH 40 (William D. Fitch Pkwy), SH 6, FM 2154 (Wellborn Road), and Peach Creek. The area west of Arrington Road was designated with a future land use of Single-Family Medium density. On the Thoroughfare Plan, Arrington Road was designated as a 2-lane major collector while South Oaks Drive, Harpers Ferry Road and Nantucket Drive to SH 6 were designated as minor collectors. A minor collector was also proposed from the Margraves tract to align to Harpers Ferry Road. Through the public hearing process, the Planning & Zoning Commission and City Council offset the proposed minor collector away from Harpers Ferry Road.

May 2009: The current Comprehensive Plan was adopted and most of the area west of Arrington Road was designated as an Estate future land use due to utility capacity and infrastructure concerns. Arrington Road was designated as a future 4-lane major collector.

December 2015: As part of the 5-year Comprehensive Plan evaluation, additional areas for single-family development were to be assessed and the Thoroughfare Plan simplified. The area west of Arrington Road was designated as Restricted Suburban on the land use plan. The 4-lane major collector was removed as a thoroughfare classification and Arrington Road was redesignated as a 2-lane major collector.

June 2017: The MPO 2050 Thoroughfare Concept identified Arrington Road as a future minor arterial.

**ADJACENT LAND USES**

<b>Direction</b>	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Restricted Suburban & Estate	RS Restricted Suburban & R Rural	Vacant & Residential acreage tracts
<b>South</b>	Restricted Suburban	RS Restricted Suburban	Vacant
<b>East</b> (across Arrington Road)	Rural	N/A (ETJ)	Vacant
<b>West</b>	Restricted Suburban	RS Restricted Suburban	Vacant