



The
**Comprehensive Plan &
Unified Development Ordinance**

A Review of 2013

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 Vision Statement

This year's annual review includes an overview of the major initiatives in implementation of the Comprehensive Plan. Yearly reviews are performed to ensure that the Comprehensive Plan remains relevant and to identify any changes necessary to accommodate College Station's future growth.

Comprehensive Plan

Neighborhood, District & Corridor Plans

Goals of the Comprehensive Plan

Future Land Use and Character | Neighborhood Integrity | Economic Development | Parks
 Mobility | Municipal Facilities & Community Services | Growth Management

Neighborhood, District, and Corridor plans are small area plans that are focused on areas designated for further review in the Comprehensive Plan. These plans are intended to serve as action plans for specific areas that focus on the particular needs and opportunities of the area.



Central College Station

Adopted June 2010

2010 Long Range Planning Award (CTxAPA)

Progress in 2013:

- Created an online clearinghouse for neighborhood organization
- Adopted character-based zoning districts
- Deed enforcement training
- Registered rental code enforcement notification program
- Health and sanitation pre-violation program
- Stormwater promotional activities

Challenges: unorganized neighborhood



Eastgate Neighborhood

Adopted June 2011

Progress in 2013:

- Constructed sidewalks along Lincoln Avenue and University Drive East
- Installed bike lanes along Lincoln Avenue
- Programmed funds for design of Eisenhower Street extension
- Funded preliminary engineering study of Nimitz Street rehabilitation
- Surveyed commercial area at Walton Drive for potential zoning overlay.

Challenges: increase in number of rental properties may be cause of lack of support for neighborhood initiatives



Southside Area Neighborhood

Adopted September 2012

Progress in 2013:

- Adopted platting and parking ordinance revisions for Area V
- Wellborn Road sidewalk under design
- Dexter Drive sidewalk extended
- Initiated UDO amendment to include character preservation option
- Single-family parking standards adopted
- Code enforcement education program initiated

Challenges: relationship between resident-owners and renters/investors, rapid high-density re-development

Comprehensive Plan

Neighborhood, District & Corridor Plans



Wellborn Community Plan

Adopted April 2013

Progress in 2013:

- Initiated Wellborn based zoning districts
- Street overlays complete
- Sanitation transitioned to city service
- Sewer line in land acquisition phase

Challenges: development encroaching on rural lifestyle



South Knoll Area Neighborhood Plan

Adopted September 2013

Progress in 2013:

- Speed awareness program for thoroughfares initiated
- Code enforcement education program initiated
- South Knoll/The Glade utility rehabilitation in final phase

Challenges: Rental property increases, strained owner-occupant and renter/investor relationship

Comprehensive Plan

Neighborhood, District & Corridor Plans



Medical District Master Plan

Adopted October 2012

Progress in 2013:

- Rock Prairie Road bridge upgrade; right-of-way being purchased for future widening
- Scott & White hospital opened
- Strategic Behavioral Health hospital, Aerofit facility under construction
- Lick Creek Greenway Trail funded and design underway
- Barron Road and Lakeway Drive extensions funded and preliminary engineering underway
- Arnold Road and Normand Drive extensions complete
- Municipal Management District (MMD) legislation approved



1,700

acres anchored by The Med and Scott & White hospitals

675

employees & 230+ active physicians at The Med

143

beds at the new Scott & White hospital opened Aug. 2013

65

& older people are among the fastest growing age group in CS

Comprehensive Plan

Bicycle, Pedestrian and Greenways Master Plan



Bicycle, Pedestrian and Greenways Master Plan

Adopted January 2010

2011 Project Plan of the Year (TxAPA)

Progress in 2013:

- Continuous bike lanes on Lincoln Avenue
- New sidewalks on section of University Drive and Dexter Drive
- Design complete for Phase II 2818 Trail
- Design in progress for Wellborn Road sidewalk from Southwest Parkway to Luther Street and for Lick Creek Trail
- Adopt-A-Greenway Program additions at John Crompton Park, Lemontree Park and Wolf Pen Creek Park

Master Plan Goals

- Improve connectivity and accessibility
- Increase safety
- Increase bicycling and walking outdoors
- Encourage environmental stewardship



642

acres of city-owned greenways

154

miles of CS sidewalks

40+

miles of CS bike lanes

#2

% of people bike to work

#2

% of people walk to work

in Texas

Comprehensive Plan

Water/Wastewater Master Plans



Water System Master Plan

Adopted August 2010

Progress in 2013:

- Health Science Center Parkway Water Line Extension complete
- Area 2 (Greens Prairie/Arrington Road) Water Line Extension under design
- Phased expansion of water supply resources and production capacity
 - > High-service pumping improvement project completed
 - > Cooling tower expansion project under design
 - > Sandy Point Pump Station chemical feed & storage system project under design

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Challenges: unanticipated development pace (Northgate, North CS); funding



Wastewater System Master Plan

Adopted June 2011

Progress in 2013:

- Bee Creek Trunkline Phase I under construction
- Bee Creek Trunkline Phase II under design
- FM 2154 Sewer Service Extension under design/land acquisition process
- Eastside Sewer Service Extension under design, included as part of the sanitary sewer CCN swap with the City of Bryan, and associated with the BioCorridor Infrastructure Project and ILA.
- Carters Creek WWTP Headworks Improvements under construction
- Lick Creek WWTP Centrifuge Improvements under construction

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Challenges: unanticipated development pace (Northgate, Bee Creek, BioCorridor); funding

Joint Rehabilitation Projects

Older neighborhoods, redevelopment areas

Progress in 2013:

- South Knoll/The Glade utility rehabilitation in final phase
- Cooner Street utility rehabilitation under design
- Plantation Oaks water line rehabilitation completed

Comprehensive Plan

Parks and Recreation Master Plan



Parks and Recreation Master Plan

Adopted July 2011

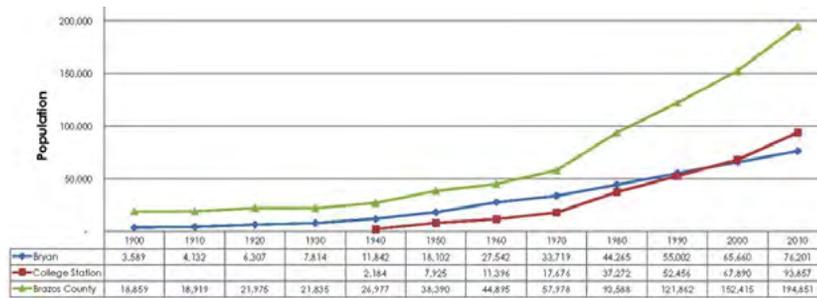
Progress in 2013:

- NRPA CAPRA re-accreditation
- Wolf Pen Creek Festival Site complete
- Senior Games event successful
- Renovations complete at Adamson Lagoon and Bachmann Park
- Lick Creek Nature Center concept plans complete
- Lincoln Recreation Center concept plans initiated
- Veterans Park artificial turf athletic fields under construction
- Lick Creek Trails renovations underway

Challenges: concerns over long-term O&M costs



Comprehensive Plan Special Projects



99,755 population est. in Sept. 2013

Demographic Profile - Census 2010

Completed November 2012

The Demographic Profile report summarizes the Census data for ease of access by residents, property owners, business owners, and policy makers.

93,857

population est.
by 2010 Census

38%

increase
since 2000

47%

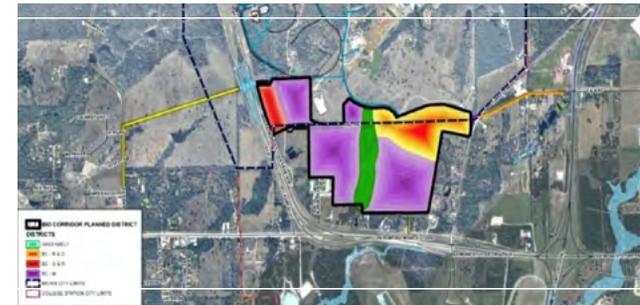
population
of ages 18-24

BioCorridor Planned Development District

Adopted September 2012

Progress in 2013:

- Capital projects
 - > HSC Parkway from Turkey Creek Rd. to SH 47 50% complete-anticipated completion February 2014 (City of Bryan)
 - > Public water lines complete (City of College Station)
 - > Sewer/lift station construction 60% complete - anticipated completion January 2014 (City of Bryan)
 - > Electric utilities along HSC Parkway complete (City of College Station)
 - > Electric utilities final phases - anticipated completion early-mid 2014 (City of College Station)
- Private and public/private partnership development
 - > Final plat complete and development of Nutravita site 40% - anticipated completion April 2014 (Bryan)
 - > Final plat complete for Texas A&M Center for Innovation in Advance Development and Manufacturing (CIADM) and associated construction of infrastructure anticipated completion December 2013 (College Station)
 - > CIADM \$91 million influenza-vaccines manufacturing facility beginning site work December 2013 - anticipated completion January 2016 (College Station)



Comprehensive Plan

Special Projects

Economic Development Master Plan

Adopted September 2013

Master plan approach to economic development:

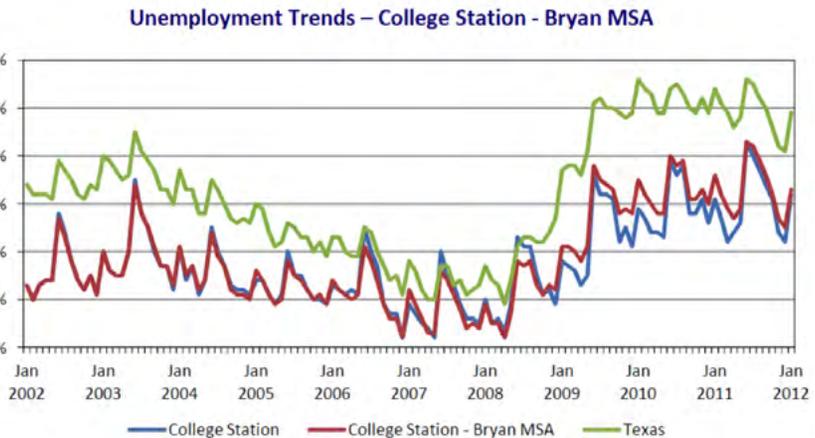
- Build upon a sound foundation
- Diversify the economy
- Redevelop existing assets
- Use incentives strategically
- Establish and act on clear and strategic roles for the City and its economic development partners

Focused economic development initiatives:

- 1) Sustain and Enhance High Quality of Life
- 2) Support and Partner with Texas A&M University and the Texas A&M University System
- 3) Support Retail Development
- 4) Support and Stimulate Biotechnology Research and Advanced Manufacturing
- 5) Support and Stimulate Health and Wellness Market
- 6) Support and Stimulate Sports, Entertainment, and Hospitality Market

College Station rankings

- No. 3 10 Great Places to Live (Kiplinger's)
- No. 4 Best Places to Retire (USA Today)
- Top 10 College Towns in America, 2013 (Livability.com)
- No. 1 College Town in America, 2012 (Livability.com)
- Finalist America's Friendliest Small Town (USA Today/Rand McNally)
- Top 10 Great Cities to Raise Your Kids (Kiplinger's)
- No. 4 Best-Performing Small Metro in U.S. (Milken Institute)
- No. 6 Small U.S. City for Business and Careers (Forbes)



Source: Bureau of Labor Statistics

- No. 4 U.S. City for Military Retirement (USAA)
- Top 5 U.S. Cities in Full Blown Economic Expansion (MSNBC)
- No. 7 Small U.S. City for Job Growth (Forbes)
- No. 21 Small U.S. City for Education (Forbes)
- Top 25 Best Places to Retire (Forbes)
- Top 25 U.S. Cities for Working Retirement (Forbes)
- Lowest foreclosure rate in the U.S. (Foreclosure-Response.org)
- Fifth-lowest property tax rate in Texas

Comprehensive Plan

Projects in Progress

Community Development Master Plan

Initiated March 2013, Anticipated completion 2014

Plan goals:

- 1) Examine economically disadvantaged population in College Station
- 2) Analyze what it means to be in poverty locally
- 3) Evaluate existing means of support throughout the community
- 4) Discover where potential gaps exist
- 5) Identify opportunities for intervention

Income facts

- For a two working adult, two child family in the College Station-Bryan MSA to meet basic necessities, the family must have an annual income of \$42,612, or \$3,551 per month
- For all families in College Station, 15.7% are below the poverty level, compared to 13.2% across the state
- 35% of CSISD students are “economically disadvantaged” while 28.5% are eligible for free meals

Housing facts

- More than 60% of College Station renters – compared to only 40% of renters across the state – spend 35% or more of their monthly income on housing

Payday and Auto Title Lending facts

- Borrowers paid approximately \$2.4 million in fees in 2012

Stormwater Master Plan

Initiated 2011

Progress in 2013:

Engineering firm was retained to focus on drainage capacity / flood control projects on the public storm sewer systems and open channels. Will identify and prioritize drainage issues or problems that currently exist in the system.

TMDL Implementation Plan

Total Maximum Daily Load, Approved August 2012 (TCEQ), I-Plan, Approved September 2012 (EPA)

Progress in 2013:

- Coordination and expansion of existing Water Quality Monitoring was initiated
- Establishment of Sanitary Sewer Overflow (SSO) initiatives
- Continuous work towards establishing development mechanisms to mitigate adverse water quality impact
- Improvements to On Site Sewer Facility (OSSF) Program (Septic Systems) have begun
- Monitoring of WWTF effluent E. Coli level is occurring and level are good

Unified Development Ordinance

Amendments in Fiscal Year 2013

Area V Parking and Platting in Older Residential Subdivisions Ordinance Amendment

Ordinance #2012-3458, adopted Nov. 8, 2012

Created maximum yard coverage for single-family parking in Area V of Southside Area Neighborhood Plan. Further limited the applicability of additional lot size and lot width requirements for single-family plats to areas designated Neighborhood Conservation.

Airport Height Reference Ordinance Amendment

Ordinance #2013-3471, adopted Jan. 10, 2013

Added cross references to the Easterwood Field Airport Zoning Ordinance.

Micro-Industrial Ordinance Amendment

Ordinance #2012-3510, adopted July 25, 2013

Permitted micro-industrial uses in NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts.

Block & Cul-de-Sac Length Ordinance Amendment

Ordinance #2013-3518, adopted Sept. 12, 2013

Increased maximum block length for General Suburban area and increased maximum cul-de-sac length for residential designated areas.

New One- & Two-Family Zoning Districts

Ordinance #2013-3521, adopted Sept. 12, 2013

Created a new RS Restricted Suburban district and renamed other residential zoning districts.

Single-Family Parking Ordinance Amendments

Ordinance #2013-3522, adopted Sept. 12, 2013

Required one parking space per bedroom with maximum amount of yard coverage for parking. A parking toolbox also created for new single-family developments.

Comprehensive Plan 2014 Priorities

Proposed Unified Development Ordinance Amendments



New Urban and Growth Area Zoning Districts

New zoning districts will be created to align with both the nomenclature and the character direction provided in the Comprehensive Plan.



Medical District Coding

Form-based codes will be developed to provide framework for the village center/urban core area of the Medical District.



Single-Family Overlay Ordinance Amendment

Additional, more flexible single-family preservation options are proposed to be added to the existing tools.



Wellborn Zoning Districts

New zoning districts will be created to align with the goals and direction established in the Wellborn Community Plan.



Signage Amendment for Places of Worship

Additional, more flexible signage options for Places of Worship located in residential and agricultural areas.



Walton Drive Commercial Overlay

Creation of a zoning overlay to address parking, other non-conformities for the commercial area at Walton Drive and Texas Avenue to increase viability of the area while maintaining character, as recommended in the Eastgate Plan.



Process Improvement Efforts

Continue to implement the process and service improvements that were previously identified and delivered to the City Council.

Proposed Comprehensive Plan Amendments



Five-year Comprehensive Plan Review

As called for in the Comprehensive Plan, a five-year evaluation and appraisal report will be prepared evaluating the existing Plan and assessing its success in achieving the Community's goals. The purpose is to evaluate outcomes, consider changed conditions, and recommend appropriate modifications.



Area Around the BioCorridor

Based on the land uses in the BioCorridor, it may be appropriate to revisit the planned land uses in the surrounding area.

College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by:

- *Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;*
- *Increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;*
- *Expecting sensitive development and management of the built and natural environment;*
- *Supporting well planned, quality, and sustainable growth;*
- *Valuing and protecting our cultural and historical community resources;*
- *Developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our City is cohesive and well connected; and,*
- *Pro-actively creating and maintaining economic and educational opportunities for all citizens.*

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!

