



The
**Comprehensive Plan &
Unified Development Ordinance**

A Review of 2012

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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 2012:

- Property crime education
- Educational Green Seminar Suppers
- Sidewalks on Pedernales Drive
- Bus shelters agreement with Brazos Transit District
- Georgie K. Fitch Park improvements

Challenges: unorganized neighborhood



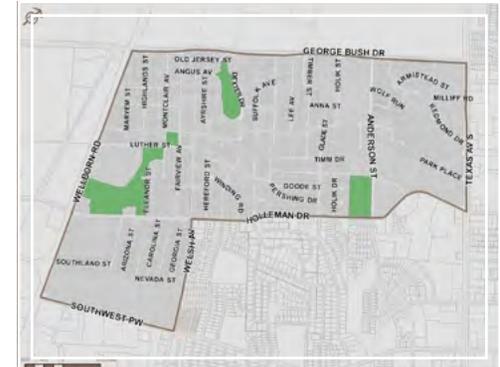
Eastgate Neighborhood

Adopted June 2011

Progress in 2012:

- College Hills NA Community Garden
- Construction of Fire Station #6
- New sidewalk design on University Dr. and Lincoln Ave.
- Initiated speed awareness program

Challenges: rental property increases, neighborhood initiative support



Southside Area Neighborhood

Adopted September 2012

Progress in 2012:

- Initiated platting and parking ordinance revisions for Area V
- Wellborn Rd. sidewalk under design
- Dexter Dr. sidewalk under design

Challenges: relationship between resident-owners and renters/investors

Comprehensive Plan

Neighborhood, District & Corridor Plans



Medical District Master Plan

Adopted October 2012

Related projects underway:

- Rock Prairie Road bridge upgrade funded and 90% designed
- Rock Prairie Road right-of-way being purchased for widening
- Scott & White lift station complete
- Lick Creek Greenway Trail funded and design underway
- Barron Road and Lakeway Drive extensions funded and preliminary engineering underway
- City partnered with private development for senior housing project



1,700

acres anchored by The Med and future Scott & White hospitals

675

employees & 230+ active physicians at The Med

143

beds at the new Scott & White hospital, set to open 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 (CTxAPA)

Progress in 2012:

- 8.22 acres of new greenway acquired
- New bike lanes on Eagle Ave., Barron Rd. and Victoria Ave.
- New sidewalks on Barron Rd., Victoria Ave., Pedernales Rd., Manuel Dr., Lassie Ln. and Holleman Dr.
- Campus Village multi-use path
- Adopt-A-Greenway program initiated
- Children's Bicycle Rodeo event in May 2012

Challenges: continued funding

Master Plan Goals

Improve connectivity and accessibility

Increase safety

Increase bicycling and walking outdoors

Encourage environmental stewardship



641

acres of city-owned greenways

145

miles of CS sidewalks

40+

miles of CS bike lanes

#1

% of people bike to work

#3

% of people walk to work

in Texas

Comprehensive Plan

Water/Wastewater Master Plans



Water System Master Plan

Adopted August 2010

Progress in 2012:

- High Service Pumping Improvement Project under construction
- Water Reclamation, Phase I complete
- Wellborn Widening Water Line complete
- Victoria Ave. Water Line Extension complete
- Health Science Center Parkway Water Line Extension under design

Challenges: unanticipated development pace (Northgate), funding



Wastewater System Master Plan

Adopted June 2011

Progress in 2012:

- Bee Creek Trunkline Improvements under design
- Scott and White Lift Station constructed
- FM 2154 Sewer Service Extension under design
- Carters Creek WWTP Headworks Improvements under construction
- Lick Creek WWTP Centrifuge Improvements under construction

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

Joint Rehabilitation Projects

Older neighborhoods, redevelopment areas

Progress in 2012:

- Southwood 5-7 Utility Rehabilitation complete
- South Knoll/The Glade Utility Rehabilitation under construction
- Tauber/Stasney Utility Rehabilitation complete
- Plantation Oaks Water Line Rehabilitation under design

Comprehensive Plan

Parks and Recreation Master Plan



Parks and Recreation Master Plan

Adopted July 2011

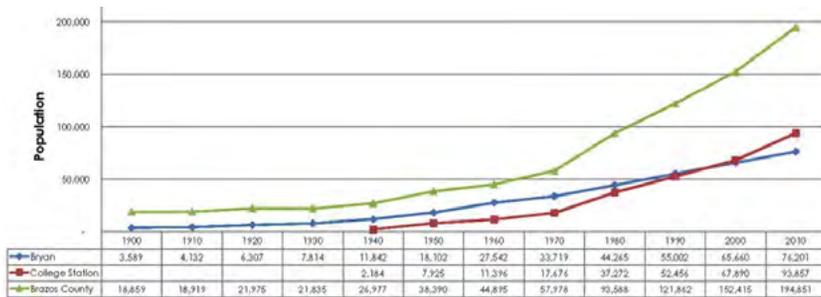
Progress in 2012:

- Updated parkland dedication fees
- NRPA CAPRA re-accreditation
- Lick Creek Nature Center concept plans complete
- Central Park restrooms/concessions replacement complete
- Artificial turf athletic fields funded
- Wolf Pen Creek Festival Site under construction
- TPWD grant for trails secured
- Renovations completed at Emerald Forest Park, Georgie K. Fitch Park, Tarrow Park and University Park



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Challenges: concerns over long-term O&M costs

Comprehensive Plan Special Projects

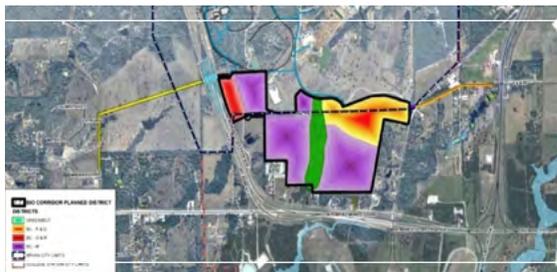


Demographic Profile - Census 2010

Initiated 2012, Anticipated completion in 2012

Census 2010 data was recently released in its entirety. The Demographic Profile Report will summarize 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



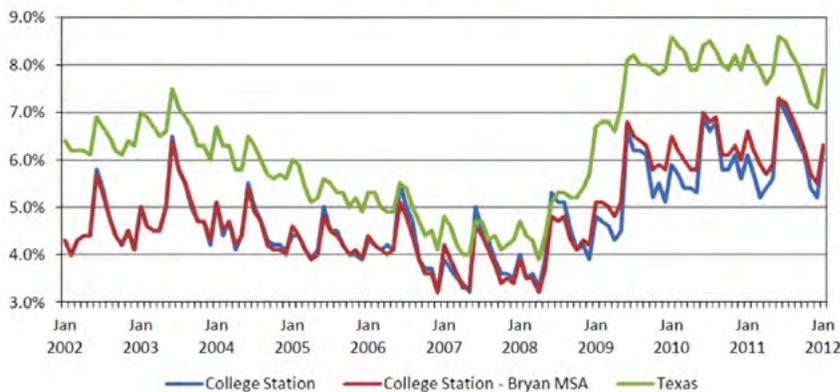
BioCorridor Planned Development District

Adopted September 2012

196 acre PDD that includes joint Bryan / College Station development standards and review. The BioCorridor Concept Master Plan coordinated by the Research Valley Partnership can be found at:

onehealthplusbiocorridor.com/downloads/

Unemployment Trends – College Station - Bryan MSA



Economic Development Master Plan

Initiated 2012, Anticipated completion in 2013

Progress in 2012:

- Joint staff/consultant project
- Phase 1 (of 3) completed
- Business Community Survey conducted

Comprehensive Plan

Other Initiatives

Community Development Activities

Housing

- **Housing Minor Repair and Rehabilitation Assistance**
- **Housing Reconstruction Program**
 - 1017 Fairview
- City-funded Community Development Housing Organizations
 - **Brazos Valley Community Action Agency (BVCAA)**
 - 3 homes in Horse Haven
 - **E.M.B.R.A.C.E. Brazos Valley**
- New Construction
 - \$320,000 to **Habitat for Humanity** for two new homes at 1123 Phoenix, 504 Holleman Drive
- **Homebuyer's Assistance**
 - Homebuying classes (17 citizens served)
 - First annual **Money Week Brazos Valley**
- Tenant Based Rental Assistance, 12 households assisted
 - 12 households assisted
- **Rental Rehab**
 - Approved in February 2012, RFP due in October
- **Down Payment Assistance Program**
 - Homebuyer counseling (15 citizens)
 - 15% deferred loans (5 citizens)

Public Facilities

- College Main Street Rehabilitation under construction
- Georgie K. Fitch Park Improvements complete
- CDBG R Sidewalk construction complete
- Cooner Street Rehabilitation in design
- Wellborn Road Sidewalks in design
- University Drive Sidewalks in design

Public Service Agency Funding

- Scotty's House
- Twin City Mission, Inc.
- Brazos Maternal & Child Health Clinic, Inc.
- Mental Health Mental Retardation Authority of the Brazos Valley
- Family Promise of Bryan-College Station
- Sexual Assault Resource Center
- Voices for Children
- Unity Partners - Safe Harbour Supervised Visitation Center
- Brazos Valley Rehabilitation Center
- Kids Klub
- Lincoln Recreation Center

Neighborhood Services

- Relationship with 71 registered HOAs / NAs (4 new associations)
- *SeeClickFix*
 - Approximately 240 cases reported and addressed
 - Ranked 14th in cases fixed among *SeeClickFix* cities
- 2 HOA law workshops held
- 6 Seminar Supper presentations conducted
- 37 students attended Aggie Up noise abatement course
- Strong & Sustainable Neighborhood Grants
- 25 neighborhoods involved in Mosquito Abatement Program
- Neighborhood Clean Up Program served corner of Southwest Parkway and Welsh Avenue

Community Development Block Grants & HOME funds

The City received \$978,155 in CDBG funds and \$408,875 in HOME funds in FY 2012.

Unified Development Ordinance Amendments



New Non-Residential Zoning Districts
Ordinance #2012-3450, adopted Sept. 27, 2012
Created: NAP Natural Areas Preserved, SC
Suburban Commercial, BP Business Park, BPI
Business Park Industrial.



Stormwater Regulation Ordinance Amendment
Ordinance #2012-3431, adopted July 12, 2012
Added provisions related to stormwater management
for construction and industrial activity.



BioCorridor Ordinance Amendments
Ordinance #2012-3449, adopted Sept. 27, 2012
Unified Bryan/College Station land development
standards and review process for the BioCorridor.



NG-3 Residential Northgate Ordinance Amendment
Ordinance #2012-3429, adopted July 12, 2012
Places of Worship in NG-3 do not have to provide
a residential component and do not have to meet
minimum area requirements.



Parkland Dedication Ordinance Amendment
Ordinance #2012-3434, adopted Aug. 9, 2012
A reduction in park land dedication fees for single-
family and multi-family units due to 2010 Census
changing the average number of persons per
household and a focus on community parks.



Mobile Food Vendor Ordinance Amendment
Ordinance #2012-3408, adopted April 26, 2012
Reduced buffer to existing restaurants to 100 feet and
increased the number of hours per visit to five.



Sidewalk Ordinance Amendment
Ordinance #2012-3435, adopted Aug. 9, 2012
Sidewalks are no longer required on the bulb of
the cul-de-sac nor along Freeway/Expressways.



Northgate Outdoor Dining
Ordinance #2012-3410, adopted April 26, 2012
Allows businesses to extend operations into the
public sidewalk on College Main, University Drive, and
Patricia Street Promenade.

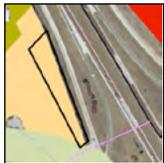
Comprehensive Plan Priorities for 2013

Proposed Comprehensive Plan Amendments



Map Mod Amendment

Once approved by FEMA, incorporate new floodplain boundary information into the Natural Areas designation on the Future Land Use & Character Map, where appropriate.



Earl Rudder Freeway / University Oaks Amendment

City initiated amendment to the Future Land Use & Character Map to designate an undeveloped parcel with freeway frontage from General Suburban to Suburban Commercial.



Sandstone Rezoning

City initiated rezoning of the Sandstone Subdivision to reflect existing land use and align with the Estate designation on the Future Land Use & Character Map.

Proposed Unified Development Ordinance Amendments



New Residential Zoning Districts

New residential 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 the 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.



Neighborhood Parking / High Density Single-Family Development Standards

Potential amendments to address the needs and affects of high density housing will be proposed through subdivision and zoning regulations.



Platting & Replatting in Older Residential Subdivisions

An amendment to only require enhanced platting standards in older areas designated as Neighborhood Conservation in the Comprehensive Plan. In Area V of the Southside Area Neighborhood Plan, additional parking is also proposed for new single-family construction.

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!

