

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER MARCH 2011



Building a Better Community with You

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MAYDAY CHALLENGE BIKE RACE

The City of College Station presents the 7th Annual Mayday Challenge – a charity race benefitting Junction 505. Junction 505 is a Community Rehabilitation Program based here in the Brazos Valley dedicated to providing adults with disabilities the opportunity for employment.

The bike race will be Saturday, May 7, 2011, and will consist of a 55-mile loop around and through College Station. The race will begin at 7:00 a.m. at the George Bush Presidential Library. Riders will be escorted through the Texas A&M campus by police and will gun start once the cyclists have crossed over State Highway 6. The entrance fee is \$40. For more information or to register, visit junction505.com.

Some family-themed events are also being planned in conjunction with the Mayday Challenge bike race. For more information, please visit cstx.gov/bikepedgreenways for more information or contact Venessa Garza, Greenways Program Manager by phone 979.764.3674 or email vgarza@cstx.gov.



TRACKING THE NUMBERS

New Single-Family Homes:

YTD – 1 yr	YTD – 2 yr
↓ 16 %	↓ 12 %

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, March 2010, and decreased when compared with two years ago, March 2009.

New Commercial:

YTD – 1 yr	YTD – 2 yr
↓ 15 %	↓ 8 %

Year-to-date, new commercial permits experienced an decrease in quantity when compared to last year at this time, March 2010, and a decrease compared with two years ago, March 2009.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 20 %	↓ 7 %

Year-to-date, total permits experienced an decrease in quantity when compared to last year at this time, March 2010, and experienced a decrease when compared with two years ago, March 2009.

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BUILDING PERMIT TOTALS:

Month of March 2011						Month of March 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	63	63	144,096	115,106	\$7,741,584	68	68	\$8,365,901
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	N/A	\$0
Residential Addition	3	N/A	792	792	\$43,760	6	N/A	\$105,000
Residential Remodel	9	N/A	2,100	2,099	\$89,608	7	N/A	\$57,793
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$700	0	N/A	\$0
Residential Demolition	5	N/A	N/A	N/A	\$6,700	5	N/A	\$14,000
Residential Slab Only-SF	1	N/A	N/A	N/A	\$21,750	1	N/A	\$11,780
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	1	N/A	N/A	N/A	\$30,000	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	1	N/A	4,900	4,900	\$104,000	6	N/A	\$2,241,348
Commercial Remodel	5	N/A	N/A	N/A	\$1,156,653	9	N/A	\$672,300
Commercial Addition/Retaining Wall	2	N/A	N/A	N/A	\$75,000	2	N/A	\$33,954
Commercial Demolition	2	N/A	N/A	N/A	\$5,500	1	N/A	\$1,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	9	N/A	N/A	N/A	\$253,628	12	N/A	\$391,440
Sign	13	N/A	N/A	N/A	N/A	9	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	4	N/A	N/A	N/A	\$40,030	1	N/A	\$3,300
Roofing	5	N/A	N/A	N/A	\$15,188	8	N/A	\$43,575
TOTALS	124	63	151,888	122,897	\$9,584,101	135	68	\$11,941,391

January 1, 2011 - March 31, 2011						January 1, 2010 - March 31, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	122	122	312,584	240,798	\$17,084,722	146	146	\$20,410,127
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	4	60	78,000	62,000	\$2,000,000	1	21	\$196,450
Residential Addition	12	N/A	4,252	3,712	\$367,964	15	N/A	\$579,045
Residential Remodel	27	N/A	6,083	5,887	\$583,457	28	N/A	\$394,401
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$700	1	N/A	\$9,000
Residential Demolition	16	N/A	N/A	N/A	\$43,770	6	N/A	\$19,000
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	2	N/A	\$22,802
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	1	N/A	N/A	N/A	\$30,000	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	11	N/A	60,083	59,226	\$5,284,927	13	N/A	\$10,516,848
Commercial Remodel	14	N/A	N/A	N/A	\$1,851,653	15	N/A	\$1,499,800
Commercial Addition/Retaining Wall	7	N/A	N/A	N/A	\$2,972,692	5	N/A	\$155,009
Commercial Demolition	2	N/A	N/A	N/A	\$24,000	1	N/A	\$1,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$21,000
Swimming Pool	12	N/A	N/A	N/A	\$368,628	15	N/A	\$528,715
Sign	28	N/A	N/A	N/A	N/A	32	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	6	N/A	N/A	N/A	\$133,400	6	N/A	\$21,600
Roofing	11	N/A	N/A	N/A	\$144,590	55	N/A	\$294,075
TOTALS	274	182	461,002	371,623	\$30,890,503	343	167	\$34,768,872



BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	276	233	144	112	18	13	6	802
FEBRUARY	178	197	130	91	21	2	3	622
MARCH	311	298	158	141	11	14	13	946

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	64	6	23	1	8	378	60	140	241	921
FEBRUARY	39	27	11	1	2	278	110	79	242	789
MARCH	278	35	26	11	14	338	124	105	370	1301

REZONING SCOOP:

PROJECT NIMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500012	2302 Longmire Drive	3.41	C1 & R6 to R6	3-Mar	Approved	3/24/11	Approved
11-500022	1013 Eleanor	0.022	R1 to PDD	14-Apr			
11-500024	12900 Old Wellborn Road	2.39	AO to C2	14-Apr			
11-500036	100 Graham Road	1.70	M1 to C3	14-Apr			

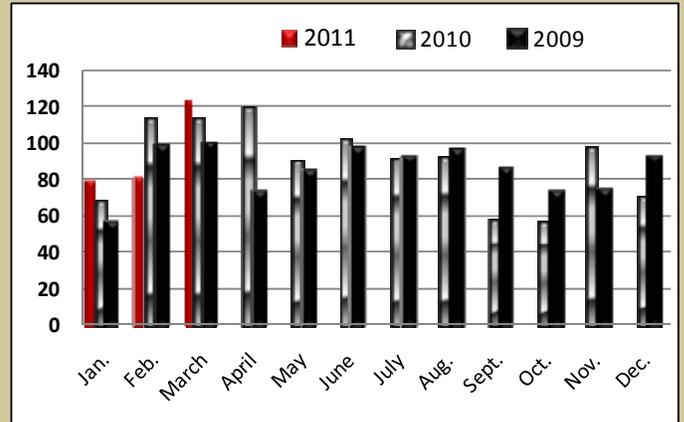
POPULATION: The March 2011 population estimate is 95,032



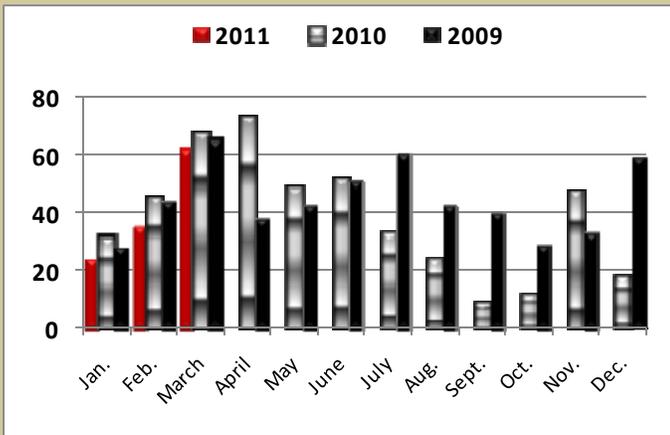
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	122	122	\$17,084,722
Duplex	0	0	\$0
Tri-Plex/Four-plex	0	0	\$0
Apartment	4	60	\$2,000,000
New Commercial	11	N/A	\$5,284,927
Commercial Remodel	14	N/A	\$1,851,653

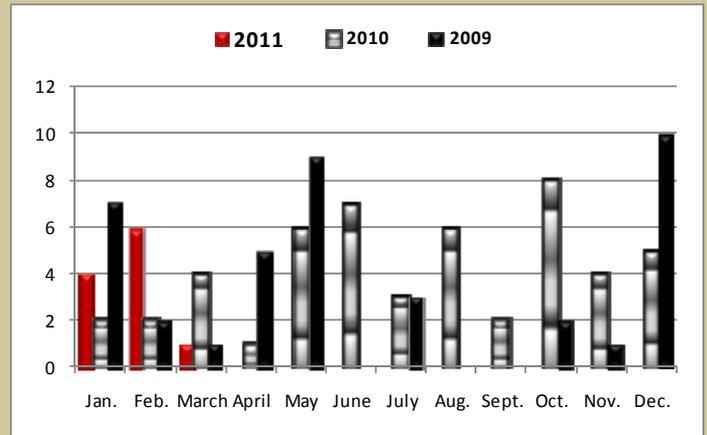
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH



PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

Q: Are there any landscape requirements for a single-family residence?

A: For most of College Station the answer is no. However, there are three circumstances where landscaping may be required.

If the development of the residential subdivision began after December 2009, each residential lot is required to have at least two 2-inch caliper trees or one 4-inch caliper tree. These trees can be placed in the front, rear, or side yards depending on the lot owner's preference.

Another circumstance is the presence of a Single-Family Overlay District. Whether the overlay is a Neighborhood Prevailing Overlay District, Neighborhood Conservation District, or a Historic Preservation District, the members of the neighborhood can decide in their zoning to what extent landscaping is regulated.

The third instance in which landscaping may be required for single-family developments is Planned Development Districts (PDD). As part of a PDD zoning district, landscaping within and around the proposed development may be required. This can be in the form of common areas and streetscaping, but can also include plantings on an individual lot.

For additional information regarding landscaping, Planned Development Districts, or Single-Family Overlay Districts, please contact the Planner on Call at 979.764.3570.



IMPLEMENTATION OF THE CITY'S THOROUGHFARE PLAN

The citizens of College Station require a transportation system that provides mobility in the face of ever-increasing population and traffic. Transportation facilities accommodate automobiles, transit, bicycles, and pedestrians, furthering the City's efforts to promote positive community character and identity. With this in mind the City must also keep planning to ensure adequate right-of-ways to accommodate the needs of future generations, while not compromising future transportation options.

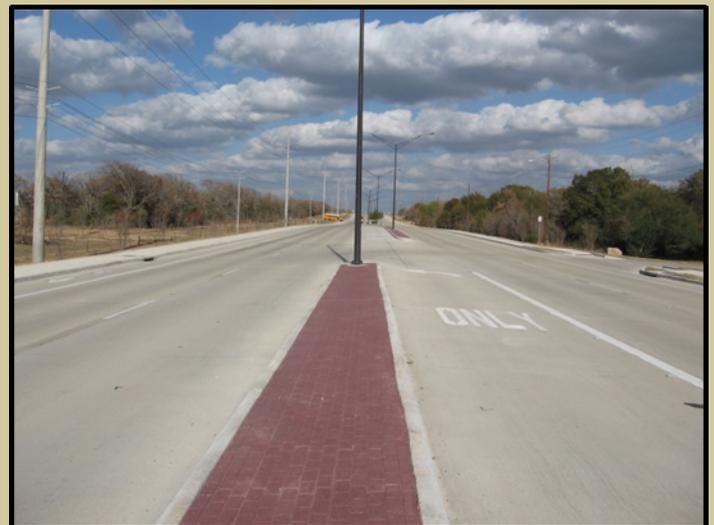
The Thoroughfare Plan provides a long-term vision of the major street network necessary to meet future travel needs. A thoroughfare plan locates and classifies major streets by access to adjacent land use, mobility for through traffic, and context. The thoroughfare plan also guides future investments and provides the public and developers with information about the long-term plan for the road network.

Implementation of a thoroughfare plan is accomplished through several avenues listed below:

- Highway construction projects (TxDOT on system roadways), funded through federal urban mobility funds or state highway dollars.
- Four-lane boulevards and four-lane avenue roadway capital improvement projects funded through public revenue such as general obligation bonds or certificates of obligation. These projects are intended to serve a regional purpose, such as alleviating a gap in service, connecting significant traffic generators, or widening existing substandard thoroughfares.
- Four-lane boulevards and four-lane avenue roadway projects funded through private and public partnerships. For example, when a single-family development is proposed with a four-lane thoroughfare located within the development, it is required to be built by developers to what is proportional to their development. If the developer's portion is two lanes of the four lane thoroughfare then the City, if funds are available, will "over participate" and fund the rest of the roadway construction.
- Finally, with regard to two-lane avenues and streets, the City depends on developers to build this portion of the City's thoroughfare network. It is to the developer's benefit to provide access to their subdivided property through such thoroughfare networks.

The City's local residential roadway network is not part of the Thoroughfare Plan. However, local roadways play a significant role in providing access to residential lots and providing connectivity through subdivisions. The City also depends on developer's building this local network, but ultimately when these roadways are dedicated to the City, the City must maintain these local roadways.

Finally these roadways, as spelled out in the Thoroughfare Plan, will accommodate multi-modal options such as sidewalks for pedestrians, and bike lanes for bicyclist. These roadways are built to reflect the context of the surrounding land uses as depicted in the photographs below.



For additional information regarding implementation of the thoroughfare plan, please contact Joe Guerra, Transportation Planning Coordinator, at 979.764.3570 or by email at jguerra@cstx.gov.



IMPLEMENTATION OF THE CENTRAL COLLEGE STATION NEIGHBORHOOD PLAN

Planning and Development Services Staff are continuing their work on the implementation of the Central College Station Neighborhood Plan, which was adopted in June of 2010. The plan has a seven-year implementation schedule that began with the adoption of the plan. Some of the accomplishments that have occurred to date are highlighted below:

- Completed traffic counts at three intersections within the neighborhood (Brothers Boulevard & Deacon Drive; Longmire Drive & Brothers Boulevard; and Ponderosa Drive & Longmire Drive) to determine the necessity for stop signs. The next steps are evaluating the traffic counts and making any recommended improvements based on the study.
- Processed two rezoning proposals within the neighborhood for the Landmark Apartments on Longmire Drive. The rezonings were identified in the neighborhood plan and were necessary due to the existing apartment use not being in compliance with the existing zoning. As such, any redevelopment of the property would have been difficult given the split in residential and commercial zonings on the property.
- Construction contract for the Improvements to Brothers Pond Park was approved by City Council at their January 27th meeting, with construction having begun in March. This project includes the replacement of the crushed granite jogging loop with concrete, repairs to the pond retaining wall, additional trail lighting and the replacement of damaged sidewalk at the Deacon Drive entrance.
- The Harvey Mitchell Parkway Multi-use path is currently under construction with an estimated completion date in May. This path follows along the northwest side of Harvey Mitchell Parkway South from Welsh Avenue to Texas Avenue South and provides connectivity to several key destinations in the area. Most notably A&M Consolidated High School, Bee Creek Park and Walmart.

These are just a few examples of how the Central College Station Neighborhood Plan is being implemented to improve neighborhood quality of life for College Station's residents. To find out more about the implementation, or to track the plan's progress, visit our website at www.cstx.gov/centralplan for monthly updates on neighborhood indicators, and specific actions that were taken to further the implementation of the plan.

If you have questions regarding the implementation of Neighborhood Planning please contact Matt Robinson, Senior Planner at mrobinson@cstx.gov or by calling 979.764.3570.

AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE

At the direction of the City Council, Planning & Development Services staff are drafting amendments to the City of College Station Unified Development Ordinance (UDO) and to the Site Design Standards to help make City regulations more business-friendly. With the assistance of business and development interests, six topics of regulation were identified as having the greatest potential impact: 1) signage in the OV Corridor Overlay zoning district, 2) non-residential architectural (NRA) requirements for accessory structures, 3) NRA requirements for smaller buildings in a large building plot, 4) campus/wayfinding signs, 5) the non-residential color palette, and 6) sign visibility.

Proposed Amendments

Signage in the OV Corridor Overlay District

Planning Project Manager: Matthew Hilgemeier (mhilgemeier@cstx.gov)

Currently, the standard allows only two fonts and three colors to be used on a sign in the Corridor Overlay. This amendment will remove font and color limitations, except for colors prohibited by the City of College Station Color Palette. The amendment will continue to maintain the height requirement that restricts the maximum height of a sign in the overlay to the height of the adjacent building.

Non-Residential Architectural Requirements for Accessory Structures

Planning Project Manager: Jason Schubert (jschubert@cstx.gov)

Currently, the architectural standards are the same for all structures in a building plot. This item will remove the requirement that small accessory structures have a minimum number of architectural relief elements (such as canopies and pilasters). Accessory structures will continue to be required to utilize the same materials as the primary structure(s).

Non-Residential Architectural Requirements for Smaller Buildings in a Large Building Plot

Planning Project Manager: Jason Schubert (jschubert@cstx.gov)

Currently, the level of non-residential architectural standards become greater as the total square footage of buildings in a building plot becomes greater. Because a building plot typically consists of several developments, the buildings on smaller outparcels or pad sites are required to meet the same architectural standards as larger, anchor buildings. This item will amend the Non-Residential Architecture Standards to lessen the material and architectural element standards required of smaller buildings in a large building plot.

Campus/Wayfinding Signs

Planning Project Manager: Matt Robinson (jmrobinson@cstx.gov)

Current regulations limit the number of directional and freestanding signs for a development based on street frontage, the number of curb cuts, and visibility. The proposed amendment will allow for campus/wayfinding signs as part of a Planned Development District or larger unified development. The amendment will include items related to the number, size, height, and location of campus/wayfinding signs.

Non-Residential Color Palette

Planning Project Manager: Matthew Hilgemeier (mhilgemeier@cstx.gov)

Currently, in the absence of natural brick or stone, non-residential buildings are required to utilize colors from an approved palette. A certain percentage of each building may utilize non-approved colors as accents. This proposal will allow a greater spectrum of colors by right for non-residential buildings.

(continued on next page)

Amendments to the Unified Development Ordinance (continued)

Sign Visibility

Planning Project Manager: Jenifer Paz (jpaz@cstx.gov)

Currently, a sign's visibility is determined by the size of its copy/logo in relation to the sign's distance from the property line. If a sign is not "visible", it is exempt from the City's sign regulations. With this proposal, non-visible copy/logo will still be determined by the sign's distance from the property line, but allowable height for the copy/logo will be increased.

Amendment Process

As part of the amendment process, City staff invites you to attend community meetings where each of these items will be discussed in more detail and provide your comments on the proposals. Draft amendment language will be available at the meetings. There will be two such meetings, the first will be held **Thursday, March 31st at 5:30 p.m.** in the **Council Chambers** at City Hall. At this meeting OV signage, NRA requirements for accessory structures, and sign visibility will be discussed. OV signage and NRA requirements for accessory structures are UDO amendments that require public hearings before the Planning & Zoning Commission (tentatively scheduled for April 7th) and the City Council tentatively scheduled for April 28th). The City Council will make the final decisions on these amendments. The determination of sign visibility is within the Site Design Standards, which may be amended by City staff.

The second meeting covering campus/wayfinding signs, NRA regulations for smaller buildings in a large building plot, and the color palette will be on **Monday, April 25th at 5:30 p.m.** in **Room 102** of the **College Station Conference Center** (located at 1300 George Bush Drive). Campus/wayfinding signs and NRA regulations for smaller buildings in a large building plot are UDO amendments that require public hearings before the Planning & Zoning Commission (tentatively scheduled for May 5th) and the City Council (tentatively scheduled for May 26th). The City Council will make the final decisions on these amendments. The proposed amendment to the non-residential color palette does not require a public hearing, but will be considered for adoption by the Design Review Board (tentatively scheduled for May 13th).



STAFF PROFILE: MICHAEL TREVINO

Michael Trevino is our GIS Technician and he began his career with the City of College Station in October of 2007. He is originally from Uvalde, Texas and moved to College Station in 2003 to pursue a degree in Psychology. Michael quickly changed his degree path after taking a Geographical Information Systems (GIS) class and becoming hooked on mapping. He graduated from Texas A&M University in 2007 with a Bachelor's degree in Geography and GIS. He has continued his education in GIS by attending training and earning GIS certifications whenever possible; this additional training has helped to expand his knowledge and expertise even further.

As the department's cartographer, Michael is responsible for all of the computer mapping, as well as keeping track of all of the Planning & Development Service's data, including mapping new development projects and tracking all property subdivisions, zoning, and history changes throughout the City. In addition to populating and maintaining all of the maps and data in GIS, Michael is instrumental in producing maps for the numerous meetings that our department coordinates throughout the year, including generating maps for special projects, such as annexation, comprehensive plan amendments, and neighborhood plans.

It's evident that Michael enjoys the technical aspect of his role as GIS Technician, but his main focus and satisfaction comes from being able to provide comprehensive and accurate mapping support to staff. His ability to manipulate new data and create all the necessary connections to incorporate the data into our mapping system, is invaluable to staff and the City as a whole. His dedication in providing accurate, up-to-date information enhances staff's ability to utilize these maps while conducting project reviews and during meetings, as well as having this information available to the public.

When not glued to his personal computer, Michael enjoys reading and collecting vinyl records (classic rock, to be specific), which is in addition to the over 350 gigs of music that he currently has on his personal PC. In 2009, Michael was presented with the Department's distinguished Dependability Award for his dedication in providing staff with his unending mapping support. He is always searching for new features and techniques to use in improving GIS at the City and one of his goals is to enhance our online mapping features making the information easier to access and use.



DOOR-TO-DOOR ISSUES IN NEIGHBORHOODS

Neighborhoods all over College Station have reported issues with door-to-door solicitors. All solicitors that go door-to-door to sell products should have a permit issued by the City allowing them to solicit and setting the terms of the soliciting. However, there are cases where the solicitors don't have permits and may not even know that they are required to have one.

Recently, there has been an increase in complaints about the solicitors and their tactics. Some of these tactics have made residents feel uncomfortable and concerned. Residents and Home Owners Associations leaders often call the police about solicitors. However, there are limitations to what the police can do about solicitors, even in those neighborhoods that have no solicitation policies. The current ordinance in place regarding solicitation is not specific enough and does not provide the police with enforcement authority that they can take against a solicitor. In short, outside of criminal violations or activities by a solicitor, the police can take no enforcement action against a permitted solicitor for violating the city ordinance on solicitation, even within those neighborhoods with no soliciting policies in place. Even though there are limitations to what the police can do, residents are still urged to contact police when they have problems with a solicitor or something raises their suspicions.

Here is a summary of how the police department will proceed going forward regarding reports of solicitors in areas that are listed as no solicitation neighborhoods with the city:

1. A list will be provided to all officers and dispatchers with a list of the particular neighborhoods listed on the no solicitation list given out by the city to persons getting a permit.
2. If a citizen calls in to report a solicitor, dispatch will attempt to find out if the solicitors are indeed permitted through questioning of the reporting party.
3. If it is unknown if the solicitor is permitted, an officer (as available) will be dispatched to the area to try and determine the permit status of solicitors that they locate. If the solicitor is located and found to have a valid permit, the officer will explain to the solicitor that the neighborhood (if one of the neighborhoods listed) have indicated a desire to not have solicitors in their neighborhood and request their compliance and respect of those wishes. If they do not wish to respect those desires, no enforcement action may be taken outside of some other criminal offense (window peeping, criminal trespass, etc.). The officer will then contact the reporting party and inform them of the legality of the solicitor's actions.
4. If the reporting party states that the solicitor presents what appears to be a valid permit, dispatch will explain to the reporting party that solicitation with a permit is permitted within the city limits.
5. If the reporting party is insistent on police responding to the area, an officer (as available) will be dispatched to speak to the reporting party and/or attempt to locate the solicitor and handle as listed in number 3 above.
6. If the reporting party reports some other type of behavior (refusal to leave, suspicious activity such as looking in windows or going in fenced back yards, theft, etc.) then an officer will be dispatched to deal with that issue as opposed to merely responding to a call about a solicitor.

If you have questions or concerns about this issue, please contact Barbara Moore, Neighborhood Services Coordinator at bmoore@cstx.gov or by phone at 979.764.6262.

ANNEXATION SERVICE PLAN AND FISCAL IMPACT ANALYSIS FOR THE WELLBORN AREA

The City continues to move forward with the annexation process for approximately 649 acres on the southwest side of the City generally known as the Wellborn area. The City Council held two annexation public hearings - one on March 22nd in the Wellborn Community Center and a second on March 24th in the City Hall Council Chambers - and is scheduled to take action on the annexation ordinance on April 14th. Staff has also completed the annexation service plan and a fiscal impact analysis. A summary of both documents is provided below:

Annexation Service Plan

The Texas Local Government Code provides strict service delivery requirements for cities proposing to annex territory. Accordingly, the annexation service plan for the Wellborn area provides for the extension of the following services immediately upon annexation:

- Police protection;
- Fire protection;
- Solid waste collection;
- Maintenance of public water and wastewater facilities that are not in the service area of another utility;
- Maintenance of public roads and streets;
- Maintenance of public parks, playgrounds, and swimming pools; and,
- Maintenance of any other publicly-owned facility or building.

The service plan also provides for the extension of wastewater service to a portion of the annexation area and proposes upgrades to several roads within the annexation area. The service plan will provide the annexed area with a level of service comparable to similar areas within the City. Upon annexation, the service plan becomes a contract between the City and the residents of the annexation area.

Fiscal Impact Analysis

Although not required by State Statute, the City of College Station typically performs a Fiscal Impact Analysis (FIA) to estimate the impacts of annexations on municipal revenues and expenditures. As in most annexations, the analysis for the proposed Wellborn annexation revealed that first-year costs are expected to exceed revenues due to the lag time between annexation and the collection of taxes. The analysis also projects impacts to the City upon full build-out of the proposed annexation area. In this case, annexation is projected to result in annual revenues of \$26,550 upon full build-out.

For more information on the annexation service plan or FIA, please visit our website at www.cstx.gov or contact Lance Simms at lsimms@cstx.gov.

PARKS AND RECREATION MASTER PLAN

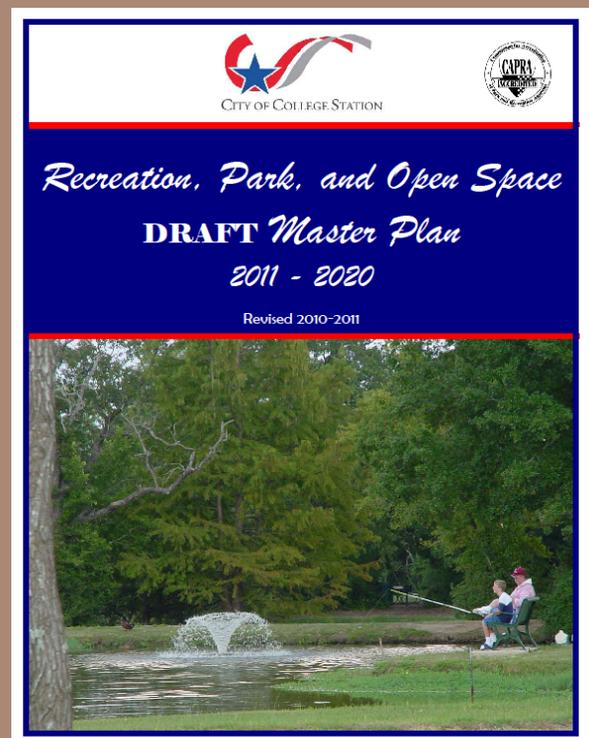
Every five to seven years, the City renews its commitment to a quality parks and recreation system. Later this year, the City will update its Parks and Recreation Master Plan. This Plan identifies the parks and recreation needs for the next ten years and identifies the strategies and actions needed to implement the related policies, projects, and programming. Parks and recreation programs play an integral role in defining our neighborhood and community character, property values and tax revenue, and health and wellness. Quality parks and recreation programs are consistently noted as important by residents in surveys and focus groups. This has been further reinforced by voter-approved support of parks and recreation bond initiatives, the most recent occurring in 2008.

The update of the Master Plan recognizes the value placed upon a quality parks and recreation system while acknowledging that current economic conditions demand new and innovative ways of delivering such a system. The Plan proposes to deliver the necessary system within this environment through a strategic and incremental approach.

Through this approach, the City will meet the parks and recreation needs of the community (which is projected to grow by at least 20,000 people in the next ten years) and will:

- Continue to use parks and open space to define the character of neighborhoods, corridors, districts, and therefore the entire City
- Retain accreditation status with the National Parks and Recreation Association
- Add neighborhood parkland as needed to continue to provide at least 3.5 acres of neighborhood parkland for every 1,000 residents
- Add community parkland as needed to continue to provide at least 3.5 acres of community parkland for every 1,000 residents
- Complete all voter-approved capital projects
- Develop Southeast Community Park on Rock Prairie Road and acquire land for a new Community park in the Southwest portion of the City
- Increase the amount of parkland and open space located in close proximity (<1,500 feet) to residences
- Increase the number of trees planted and preserved in existing parks, existing and new City facilities, and along City streets
- Renovate and upgrade existing neighborhood parks to intergenerational standards
- Increase and enhance pedestrian and bicycle connectivity to and between parks and open space
- Develop a community center
- Fully implement the Green Parks and Recreation Program (waste reduction and recycling, water conservation, land uses, air quality, and energy conservation)
- Develop a Park Enterprise Fund and other sources of revenue to sustain recreation program and facility enhancements
- Enhance partnerships with private development interests and other public entities in the provision of park, open space, and recreation offerings
- Increase the diversity of park types and develop design guidelines and standards for each

For additional information about the Master Plan please contact David Schmitz at the Parks and Recreation Department at dschmitz@cstx.gov.



CAMPUS VILLAGE MULTI-FAMILY PROJECT EARNS ENVIRONMENTAL CERTIFICATION

In January of this year, the developers of the Campus Village project located near the intersection of FM2154 and FM2818 were approved for certification by the Society of Environmentally Responsible Facilities (SERF). The Campus Village project is an approved Planned Unit Development that will include rental apartments, retail shops, and a mixed-use building. The project also includes a unique partnership with the City resulting in the construction of a multi-use path with exercise facilities that connect to a similar facility being constructed by the City along FM2818 and a nearby park currently in design.

The Society of Environmentally Responsible Facilities (SERF) is a coalition of property owners and real estate professionals that certify and promote environmentally-responsible homes and buildings. Similar to other efforts to promote environmentally responsible development, SERF establishes a set of criteria that a project must meet to attain certification. These criteria include site considerations such as proximity to transit and bicycle facilities and construction considerations such as energy-efficient appliances and structural systems.

Kevin McGraw, President of Caddis Development Group, the developer of the project notes that many of the City's development requirements and building codes result in a project that is environmentally responsible and thus more readily eligible for such certifications. Specific examples cited in the Campus Village certification include the negotiated multi-use path, the City's stormwater management requirements, the City's landscaping requirements, and the City's energy codes.

The Planning & Development Services Department is excited to share in Caddis Development's success and looks forward to seeing completion of the project. Campus Village represents an excellent example of how developers can use the City's ordinances and regulations to their advantage to distinguish



Kevin McGraw, President of Caddis Development presents Bob Cowell, Director of Planning & Development Services with the SERF Certification Plaque for the Campus Village project

THERMAL EXPANSION CONTROL

The installation of City water meters and pressure-reducing valves upstream of the water heater creates a closed plumbing system, and creates thermal expansion which can cause destructive and hazardous pressures to develop in the piping system.

As the water in a water heater is heated to higher temperatures, it expands in volume. Usually, the water expands into the water service and the public water main. This prevents an increase in water pressure in the building distribution system. If the water cannot expand into the water service due to the water meter and pressure-reducing valve, dangerous high pressures can develop, which can damage the piping, fixtures, appliances and water heater, and could cause harm to the people in the structure. The code, therefore, mandates that an approved device for thermal expansion control be installed for closed piping systems served by storage (tank) type water heaters.

The typical solution to this problem is an expansion tank properly sized for the application. Thermal expansion of water is not addressed for tankless water heaters because such heaters have a negligible water volume and are operational only when water is flowing through them to an outlet. Contact the City of College Station Building Department at 979.764.3570 with any questions.

Chris Haver, C.B.O.
Building Official





16th Annual Brazos Valley Earth Day Festival

Saturday, April 16th, 2011

11:00 AM – 4:00 PM

Wolf Pen Creek

www.brazosvalleyearthday.com

This **free event** will celebrate and promote environmental programs and services throughout the community. There will be live music, educational opportunities, children’s activities (Kids Zone), and free snacks and refreshments. This is a great family event, and a chance to learn more about programs in your community.



About 50 exhibitors are expected to attend the event. Various exhibitors will hold continual demonstrations on a variety of environmental topics including rainwater harvesting, backyard composting, and green lawn care techniques. **A highlight of this year’s event will be an alternative transportation area with hybrid, ethanol, and electric vehicles, a “Smart” car, and road and mountain bikes.** The City of College Station will have a number of representative Departments and groups at the festival including Green College Station, Brazos Valley Solid Waste Management Agency, College Station Recycles, CoCS Bicycle, Pedestrian, and Greenways Advisory Committee, and Brazos Clean Water.

Brazos Clean Water is a program created by the Brazos Basin Stormwater Education Committee made up of representatives from Brazos County, City of Bryan, City of College Station, Texas A&M University, and Texas Department of Transportation. The purpose of this committee is to facilitate collaboration among local entities and maximize effectiveness of local stormwater education efforts in the Brazos region. This year’s educational focus is pet waste and its impact on local streams, rivers and lakes. So join us in our clean water initiative and **“Scoop the Poop”!** More information on Brazos Clean Water can be found on www.brazoscleanwater.org.



HELP SAVE OUR CREEKS!

PET
 SCOOP THE POOP

CHEMICALS
 PROPERLY DISPOSE

TRASH
 TRASH YOUR TRASH

AUTO
 RECYCLE FLUIDS

LAWN
 FERTILIZE SPARINGLY

VOLUNTEER
 JUST ASK HOW

brazoscleanwater.org