

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER DECEMBER 2011



Building a Better Community with You

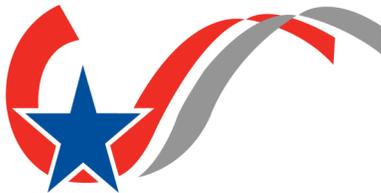
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PREPARATIONS FOR THE CITY OF COLLEGE STATION ECONOMIC DEVELOPMENT MASTER PLAN

The City's economic development focus has traditionally been on providing opportunities to capture out-of-market dollars from students, tourists, and event attendees. When the Comprehensive Plan was developed, it laid the groundwork for further exploration of the City's future economic growth. This past summer, Staff began the process of developing an Economic Development Master Plan that will provide consistent direction on how the City will ensure its economic health for years to come. Funds have been allocated to engage a consultant to provide a full assessment of our existing market conditions, opportunities, and constraints. Staff will then take the data and information provided to develop economic goals and strategies and an implementation program for College Station.

A scope of work is currently being discussed with an outside consultant to provide a market analysis, evaluation of economic development opportunities, and recommendations regarding proposed economic development strategies. The planning process is anticipated to begin in earnest in February, with an anticipated completion date in November 2012 (a nine-ten month timeframe).



CITY OF COLLEGE STATION
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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 1 %	↓ 13 %

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

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 2 %	↑ 49 %

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

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 14 %	↑ 13 %

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



POPULATION: THE DECEMBER POPULATION ESTIMATE IS 96,943

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
APRIL	363	277	176	139	26	13	17	1011
MAY	413	331	221	192	19	8	11	1195
JUNE	418	345	246	214	28	14	15	1280
JULY	460	341	300	280	16	8	14	1389
AUGUST	343	306	298	242	33	17	18	1257
SEPTEMBER	223	225	175	153	24	12	15	827
OCTOBER	183	199	125	112	11	9	7	646
NOVEMBER	239	172	129	116	9	9	4	678
DECEMBER	264	211	122	114	11	12	4	738
TOTAL	3671	3135	2224	1906	227	131	127	11391

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
APRIL	342	25	19	11	12	173	232	157	389	1360
MAY	142	18	15	7	10	298	182	232	430	1334
JUNE	179	9	21	17	4	148	157	290	520	1345
JULY	138	11	13	6	14	98	164	239	493	1176
AUGUST	151	15	63	14	13	242	78	139	459	1174
SEPTEMBER	91	38	34	17	17	256	75	107	332	967
OCTOBER	205	13	18	50	7	123	76	93	47	632
NOVEMBER	85	5	15	7	3	144	128	63	67	517
DECEMBER	76	7	29	63	15	291	113	78	271	943
TOTAL	1790	209	287	205	119	2767	1499	1722	3861	12459

REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500128	1401 Arnold Rd	17.07	R-1 to PDD	15-Dec-11	Approved	12-Jan-12	Approved
11-500024	12900 Old Wellborn Rd.	2.39	A-O to PDD	5-Jan-12	Approved w/ Conditions	26-Jan-12	
11-500146	4050 Holleman Dr. S.	10.434	R-3 to R-6	5-Jan-12	Approved	26-Jan-12	
11-500207	13500 Rock Prairie Rd.	65	A-O to R-1B	19-Jan-12	Approved w/ Conditions	9-Feb-12	



BUILDING PERMIT TOTALS:

Month of December 2011						Month of December 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	84	84	169,296	142,787	\$9,007,458	18	18	\$2,508,252
Duplex	18	36	63,324	59,530	\$3,237,755	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	5	50	101,826	94,637	\$4,962,577	0	0	\$0
Residential Addition	3	N/A	1,243	1,243	\$103,000	5	N/A	\$391,982
Residential Remodel	8	N/A	2,442	1,934	\$127,375	8	N/A	\$52,370
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$40,000	0	N/A	\$0
Residential Demolition	2	N/A	N/A	N/A	\$3,500	2	N/A	\$17,500
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DPLX	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.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	2	N/A	8,742	8,584	\$700,000	5	N/A	\$1,335,000
Commercial Remodel	8	N/A	N/A	N/A	\$1,211,000	6	N/A	\$1,641,050
Commercial Addition/Retaining Wall	3	N/A	N/A	N/A	\$131,000	3	N/A	\$97,600
Commercial Demolition	1	N/A	N/A	N/A	\$8,000	3	N/A	\$39,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	0	N/A	N/A	N/A	\$0	1	N/A	\$49,300
Sign	7	N/A	N/A	N/A	N/A	12	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	3	N/A	N/A	N/A	\$15,748	0	N/A	\$0
Roofing	1	N/A	N/A	N/A	\$3,000	7	N/A	\$59,920
TOTALS	146	170	346,873	308,715	\$19,550,413	70	18	\$6,191,974

January 1, 2011 - December 31, 2011						January 1, 2010 - December 31, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	466	466	1,096,281	870,224	\$60,455,466	464	464	\$62,805,109
Duplex	23	46	82,303	77,312	\$4,212,869	1	2	\$137,280
Tri-plex/Four-plex	8	32	81,218	77,146	\$3,916,134	0	0	\$0
Apartment	62	474	688,753	621,538	\$43,104,658	20	200	\$21,025,880
Residential Addition	74	N/A	48,923	33,142	\$3,065,166	60	N/A	\$1,985,966
Residential Remodel	121	N/A	36,631	34,573	\$2,351,279	116	N/A	\$2,239,500
Residential Garage/Carport Addition	7	N/A	N/A	N/A	\$211,700	9	N/A	\$141,400
Residential Demolition	31	N/A	N/A	N/A	\$267,520	15	N/A	\$63,200
Residential Slab Only-SF	39	N/A	N/A	N/A	\$453,551	5	N/A	\$32,940
Residential Slab Only-DPLX	10	N/A	N/A	N/A	\$193,412	0	N/A	\$0
Residential Slab Only-3&4	1	N/A	N/A	N/A	\$20,000	0	N/A	\$0
Residential Slab Only-Apt.	24	N/A	N/A	N/A	\$3,022,326	22	N/A	\$2,310,940
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	61	N/A	948,085	926,394	\$111,524,073	63	N/A	\$151,040,710
Commercial Remodel	79	N/A	N/A	N/A	\$7,690,267	60	N/A	\$8,335,459
Commercial Addition/Retaining Wall	21	N/A	N/A	N/A	\$3,499,973	22	N/A	\$2,057,341
Commercial Demolition	20	N/A	N/A	N/A	\$288,638	13	N/A	\$223,700
Commercial Slab Only	2	N/A	N/A	N/A	\$226,654	3	N/A	\$199,900
Swimming Pool	47	N/A	N/A	N/A	\$2,254,588	49	N/A	\$1,843,374
Sign	130	N/A	N/A	N/A	N/A	118	N/A	N/A
Moving & Location	1	N/A	N/A	N/A	\$1,500	0	N/A	\$0
Storage / Accessory	45	N/A	N/A	N/A	\$547,947	29	N/A	\$96,400
Roofing	58	N/A	N/A	N/A	\$603,466	99	N/A	\$572,477
TOTALS	1330	1018	2,982,194	2,640,329	\$247,911,187	1169	666	\$255,211,576

THE BICYCLE, PEDESTRIAN, AND GREENWAYS MASTER PLAN – IMPLEMENTATION UPDATE

About two years have passed since City Council adopted the Bicycle, Pedestrian, and Greenways Master Plan on January 28, 2010. The City has made great strides in accomplishing a number of tasks outlined in the plan to continue to move towards becoming more bikeable and walkable, as well as to promote greenways. Some of the accomplishments and current projects underway are highlighted below.

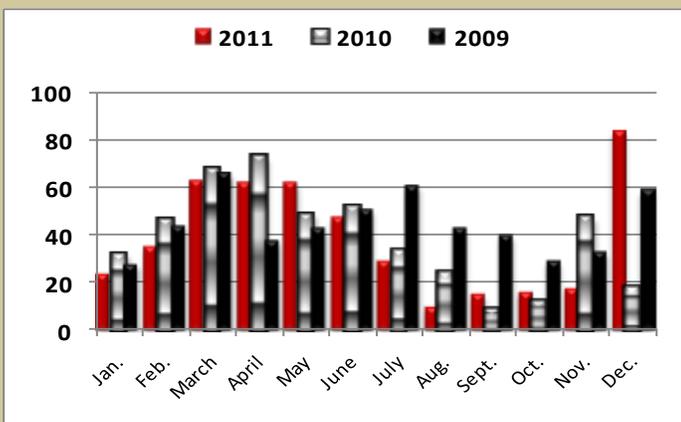
- A preliminary design study is underway for the Lick Creek Greenway Trail. The trail, approximately four miles in length, will follow Lick Creek between Westfield Park/Creek View Elementary and Lick Creek Park. It will also connect residential neighborhoods with area schools, parks and bicycle and pedestrian facilities. Please visit www.cstx.gov/lickcreektrail to learn more.
- Currently under design, the second phase of the multi-use path along Harvey Mitchell Parkway (FM 2818) will continue past Welsh to Southwest Parkway through Campus Village Apartments and Southwest Park.
- The City of College Station applied for recognition from the League of American Bicyclists to be designated as a Bicycle Friendly Community (BFC) and received Honorable Mention. Only three other cities in Texas are designated as Bicycle Friendly. The BFC award recognizes a community's commitment to improving conditions for bicycling through investment in bicycling promotion, education programs, infrastructure and pro-bicycling policies.
- A free bike map was created and printed to distribute to citizens to increase awareness of our bike lanes, bike routes and multi-use paths. 2,000 maps were printed in May to promote May as National Bike Month. The map also identifies if a park has walking trails and/or exercise stations. Another 5,000 maps were printed through the Mayor's Council on Physical Fitness grant.

If you would like more information about the Bicycle, Pedestrian, and Greenways Master Plan or related projects, please visit our website at www.cstx.gov/bikepedgreenways or contact Venessa Garza, Greenways Program Manager, at 979.764.3674 or by email vgarza@cstx.gov.

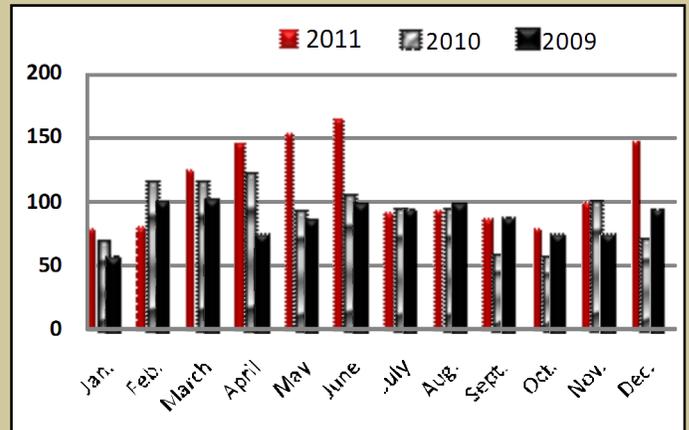
**PERMITS BY TYPE
YEAR TO DATE**

Type of Permit	Permit	Unit	Amount
Single-Family Home	466	466	\$60,455,466
Duplex	23	46	\$4,212,869
Tri-Plex/Four-plex	8	32	\$3,916,134
Apartment	62	474	\$43,104,658
New Commercial	61	N/A	\$111,524,073
Commercial Remodel	79	N/A	\$7,690,267

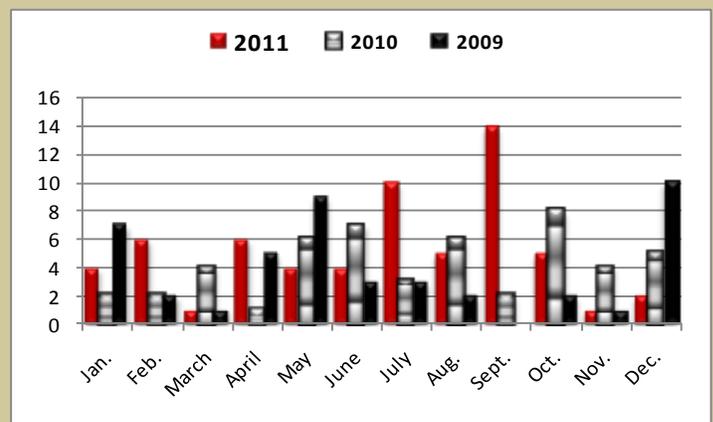
**NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH**



**TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH**



**NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH**



RENTAL REHABILITATION GUIDELINES

Since the mid 1970's the City of College Station has partnered with the U.S. Department of Housing and Urban Development (HUD) to address quality of life, neighborhood stability and safe and decent housing for low and moderate-income residents living in the City. In total the City has received more than \$43 Million which has been used for a diverse array of activities. Families have been assisted in the following ways through the City's affordable housing programs: 133 families through homebuyer assistance, 651 families through security deposit assistance, 202 families through rehabilitation assistance, 120 families through new construction/reconstruction assistance, and 5 families through minor repair assistance. In addition thousands of households have been assisted through funding of direct services to low-income families through non-profit partners. In excess of \$8.5 Million has also provided various park, street, façade, infrastructure and public facility improvements in low-income areas of the city.

The use of these funds is guided by the City-developed 5-year Consolidated Plan and the annual Action Plan, both of which are developed with extensive community involvement and approved by HUD. Further, most of the programs administered by the City involve a series of Council-adopted guidelines that further clarify how each program will operate.

On October 13, 2011 staff recommended to Council that a renter-occupied rehabilitation program be established. The following factors led to this recommendation:

- In 2010, Community Development Unit staff partnered with the City's Information Technology Department and the Utility Billing Division to collect information about the physical conditions of all buildings in College Station. This survey revealed that the multi-family unit renters primarily live in the oldest segment of our City's housing stock - those in most need of repair.
- The target population for these federal grant funds (residents whose income is at or below 80% or area median income – generally under \$35,000 a year) consists almost entirely of renters.
- There are little market incentives for rental owners to upgrade their aging product while maintaining affordability.

Staff received direction from Council to engage stakeholders, and develop guidelines for their review. After benchmarking and meeting with stakeholders guidelines have been crafted and will be presented to Council on February 9th.

As proposed, the program would consist of a mixed repayable/forgivable loan to owners for the purpose of upgrading their aging rental properties to be more energy efficient and to more closely meet current building codes and standards. Participants will be required to maintain these assisted units and to keep them affordable for a specified length of time. This program would help provide more decent, safe, affordable, and energy-efficient housing options to low- and moderate-income families and at the same time enhance the City's tax base.



UPDATE ON THE IMPLEMENTATION OF THE WELLBORN ANNEXATION SERVICE PLAN

As part of the ordinance annexing approximately 648 acres generally known as the Wellborn area in April of 2011, the City Council also adopted a service plan for the area.

The service plan contains specific information regarding the timing and provision of City services. The City of College Station provides numerous services and, as with any annexation, it is important to clearly convey how and when City services will be made available to new residents.

The service plan contains two primary components – one addresses the City services provided immediately upon annexation and the second addresses City services that will be provided at a later date. An update on the implementation of the service plan is provided below:

- Police Protection - Police protection, including routine patrol, traffic enforcement, animal control, and dispatch response to emergency and non-emergency service calls was provided immediately upon annexation.
- Fire Protection - Fire protection, including response to emergency calls for assistance, EMS, fire prevention education, pre-fire planning, and target hazard inspections was provided immediately upon annexation.
- Sanitation Service - Solid waste and recycling collection was made available to residents and businesses immediately upon annexation. To date, over 30 accounts have been established in the annexation area.
- Right-of-Way (R-O-W) Maintenance - Maintenance of the public R-O-W was provided immediately upon annexation. This includes emergency pavement repair, preventative street maintenance, and R-O-W mowing along roads and streets, as needed.
- Building Permitting and Inspections - Building permitting and inspection service was made available immediately upon annexation. This service includes building plan review for compliance with adopted codes and standards, as well as building inspections to ensure safe construction.
- Code Enforcement Services - Code enforcement service was made available immediately upon annexation. Code enforcement services include response to nuisance issues, sanitation issues, illegal signs, abandoned or inoperable motor vehicles, property maintenance issues, and zoning violations.
- Wastewater Service - Owing to the time required to plan, design, and construct sewer lines, wastewater service will be available to areas east of Wellborn Road within four and a half (4 ½) years of the date of annexation. To date, the City has engaged an engineering firm to evaluate the best possible route for the proposed sewer lines.
- Road/Street Improvements - The service plan provides for the upgrade of all gravel roads and streets in the annexation area. The City will provide a two-course seal coat for the gravel roads within two and a half (2 ½) years of the date of annexation.

For more information regarding the annexation service plan for the Wellborn area, please contact Lance Simms at 979.764.3570 or by email at lsimms@cstx.gov.



MAJOR LEGISLATIVE CHANGES FOR HOAS

In 2011, the Texas Legislature approved a number of laws (HB 1228 & 2761, SB 101) that could have major impacts on the way homeowners and property owners operate. Many of these laws will call for more compliance with the state than Texas Home Owners Association's (HOA's)/Property Owners Association's (POA's) have dealt with in the past. Some of these laws were passed in the summer and fall of 2011. However, they all went in to effect on January 1, 2012. Below are some of the areas where there are considerable changes:

- Open records, open meetings and records retention policies now apply to HOAs
- HOA's can now be subject to open records requests from property owners, however, information on other residents and their property are not subject to these requests. The request is limited to HOA operations.
- HOA's must now give 72 hours notice to homeowners before holding board meetings. If no annual meeting occurs, board members can call for a meeting through a voting process.
- Executive session decisions must now be summarized orally in a regular meeting and placed in the minutes in general terms, including any expenditure approvals.
- Required annual mandatory meeting.
- Requires HOA's to get a court order before proceeding to foreclose on properties.
- HOA's must establish payment plans to prevent foreclosure due to non-payment of dues.
- Sending additional notices to residents before turning over an account to an attorney or collections.
- Restricts associations from banning religious displays, flag poles, solar panels usage and rain harvesting equipment.
- More defined HOA election procedures and member voting rights clauses.
- Changes in attorney fees and assessments of payments related to foreclosures.

These new laws are quite a departure from previous laws governing HOA's that were much more hands-off. Many HOA's around the state are still unprepared deal with the requirements and provisions in these new laws. We are trying to get HOA education groups to come to College Station and conduct training for our HOA's in this area so that they will be prepared and ready to operate given these new changes. As soon as the training is secured, information regarding the location and date will be announced.

For more in-depth information on these laws, please visit: Texas Neighborhood Together at: www.TexasNeighborhoods.org and the Texas Community Advocates Association at: www.texascommunityassociationadvocates.org.



UPDATE: THE BIOCORRIDOR

In an unprecedented action, the City Councils of College Station and Bryan adopted an interlocal agreement (ILA) to jointly assist in the development and future revenue sharing of the BioCorridor at a special joint meeting on December 15, 2011.

The purpose of the BioCorridor — a monumental economic development endeavor — is to attract bio-related industries that develop life-changing medical technologies, build tax base, and attract high-paying jobs and investment to the Cities. The BioCorridor is generally identified as an area connecting College Station (Eastern border: University Drive/Wellborn Road) to Bryan (Western border: Texas A&M Health Science Center campus on State Highway 47).

Different versions of this agreement were approved by both Cities last spring, with the work being performed by a policy committee comprised of the mayors and mayors pro-tem of each city, and the process being facilitated by a third-party legal counsel. Since then, the Cities have continued to reconcile differences between their respective versions of the ILA. Credit for this current agreement — viewed as a “win” for the Cities and any major company desiring to locate within the BioCorridor — should be given to the mayors and councilmembers who collectively spent hundreds of hours to create a unique and mutually beneficial agreement.

The ILA outlines a number of ways the Cities will work together to create and manage an environment conducive for development and growth of the BioCorridor. The agreement applies to four tracts of land totaling approximately 196 acres owned by Bryan Commerce and Development, a local government corporation and the economic development arm of the City of Bryan; of which, approximately 147 acres are located in College Station.

Some highlights of the agreement include:

- Joint construction and cost-sharing of HSC Parkway, the major roadway within the BioCorridor
- Creation of joint development standards
- Ad valorem revenue sharing on real and personal properties
- Sewer service to be provided by Bryan; Water service to be provided by College Station
- A swap of exclusive sewer service territories that enables each city to more effectively provide service due to terrain and proximity to existing sewer systems

In anticipation of the agreement, staff members from both cities and a subcommittee consisting of planning and zoning commissioners from both communities have been meeting to discuss possible development processes and standards. A draft of the BioCorridor rezoning proposal and development standards (including subdivision regulations and site development regulations) for the ILA property is anticipated to be complete and available for public review this spring.



2011 PLANNING & DEVELOPMENT SERVICES AWARD RECIPIENTS

Each year Planning & Development Services holds an appreciation event to recognize staff members who have exemplified behaviors that staff has recognized as qualities that enhance the working environment of the Department. Each year staff submits nominations for coworkers that they feel possess the qualities identified for each established category. Below is the distinguished list of award winners for 2011.

Employee of the Year ~ Lance Simms

Lance was recognized for his many positive contributions to the Department in 2011, as well as his many significant achievements, including his principal role in the annexation process and his acquisition of Northgate operations. Not only is Lance the ultimate role model for Employee of the Year, receiving this top award from his fellow employees confirms the dedication and confidence our staff have in following his leadership as Assistant Director.

Dependability ~ Christina Court

Christina was recognized for her many abilities, including consistently meeting her deadlines, her great organization skills, and her reliability in always following through on her commitments. Her initiative this past year in creating critical checklists assisted not only herself but other coworkers in ensuring that the Department stayed on track with important meetings and preventing the possibility of delays to development projects.

Team Player ~ Jenifer Paz

Jenifer was recognized for her positive contributions to team efforts, supporting team and departmental decisions, as well as her respect for the opinions of her fellow employees. Her willingness to take on additional duties showed her commitment to building a strong unified team within the Department.

Positive Attitude ~ David Brower

David was recognized for his willingness to accept new responsibilities and for maintaining a positive image and attitude regardless of the difficulties and changes occurring around him. David's enduring positive attitude helps to maintain a professional atmosphere everywhere he goes. His continued efforts in identifying innovative ways to create beneficial programs that assist our City's residents show his commitment to the City and the community.

Dedication ~ Debbie Eller

Debbie was recognized for her dedication to her fellow employees and the City by always volunteering to help her coworkers, especially when help is needed at public meetings or when time-sensitive events arise. Maintaining her positive attitude when faced with difficult challenges, as well as remaining steadfast with all the many changes that occurred in the Economic & Community Development Department in 2011, demonstrates the valuable resource she continues to be, not only to her coworkers but to the City and community as well. She is a consummate professional in all her dealings with the public, as well as her coworkers, which is evident from this prominent and desirable award.

Congratulations!

STAFF PROFILE: LANCE SIMMS

Lance Simms is the Assistant Director over Development Services and he began his career with the City of College Station in July 1996. Lance's first position at the City was as the Building Official which he held for nine years until his promotion in March 2005 to Assistant Director. Lance is responsible for overseeing the operations in Building, Code Enforcement, Development Coordination, and Northgate. Lance is originally from Sarepta, Louisiana, and received his undergraduate degree in 1984 in Building Construction at the University of Louisiana in Monroe. After working as the Building Official in Ruston, La., for eight years, he came to College Station in 1996 after reading in a magazine about an opening for the same position here.

While working as the Building Official, Lance decided to continue his education and attain his graduate degree earning his Master's in Construction Management in 2000 from Texas A&M University. One very interesting fact about Lance is that every school he has attended has had Maroon and White as their school colors. Lance attained his American Institute of Certified Planners (AICP) certification in 2010, and also maintains a current Building Official certification.

As Assistant Director, Lance has been instrumental in the successful implementation of many important projects, including the most recent annexation process which added 648 acres to College Station. One of Lance's most important functions as Assistant Director is providing effective leadership to the Department, which is evident by his willingness to learn more about a recent new duty he acquired in Northgate by working at the parking garage until the early morning hours during an A&M football game. His desire to gain knowledge about this new responsibility by acquiring it in person and with a hands-on approach is the reason staff follows his leadership so easily and willingly.

Lance enjoys the various aspects of his role as Assistant Director including the variety of projects, challenges and learning experiences that each day brings. He also enjoys his involvement in development projects and being able to watch them evolve from their initial concept on paper to actual construction out in the field, and then to final closure when the doors open to the public. Being able to drive around College Station and see the quality development that he had a hand in contributes to the satisfaction he's achieved working for the City. One improvement Lance would like to see is having all of our staff housed in one facility.

One of Lance's favorite hobbies is watching his two sons participate in sporting activities, especially soccer. He also enjoys walking with his wonderful wife Rhonda, as well as reading, when the opportunity arises.

Not surprisingly, Lance's goal in life is about finishing strong, staying relevant and making a difference in the world. His ability to stay focused on the many projects and processes within the Department while still providing quality leadership is one of the reasons he's been the Department's Employee of the Year three times; 2001, 2006, and again this past year in 2011.





PLANNING & DEVELOPMENT SERVICES NEIGHBORHOOD, DISTRICT, AND CORRIDOR PLANNING

As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Currently, the Planning & Development Services Department has several planning efforts underway, including a neighborhood plan, an area plan, and a district plan. Visit the Neighborhood, District, and Corridor Planning website at www.cstx.gov/ndcplanning for more information!

Southside Area Neighborhood Plan

The City is currently working on its third neighborhood plan, with a focus on the Southside Area. The Southside Area includes a number of unique neighborhoods, including Oakwood, College Park, portions of the Knoll, the McCullough Subdivision, Redmond Terrace and Wolf Pen Village. The planning area also includes over ten apartment communities, ten churches, four parks, City-owned greenway, the College Station Conference Center, the Lincoln Center, three CSISD schools, and commercial areas along George Bush Drive, Texas Avenue South, and Wellborn Road.

The neighborhood planning process began in September 2011 with a Kick-Off Meeting to introduce the neighborhood to the planning area, the planning process, and programs offered by the City. A second public meeting was held in November with a focus on identifying issues and opportunities within the neighborhood. A Neighborhood Resource Team (NRT) was created that includes a smaller group of people that will assist in developing the plan and discussing implementation strategies. Since September, the NRT has met monthly to work toward a final set of public workshop meetings focused on finding solutions to the issues identified in the Southside Area. This set of Small Area Meetings has been scheduled for the end of January 2012 and focuses on smaller defined areas within the larger neighborhood. Each area of the neighborhood is unique and lends itself to goals and solutions that meet the needs of the residents within it.

City staff and the Neighborhood Resource Team will work together this spring in the development of the Plan chapters, which will be presented back to the neighborhood during a set of Open House meetings later this summer.



DIRECTOR'S LETTER: A YEAR OF CHANGE AND ADAPTATION

2011 was another challenging year on the National level. The economy and the associated development industry continued to struggle and adapt to the "new normal" of slower growth. Though College Station certainly felt many of the same struggles as elsewhere in the Nation, a significant amount of development continued. Nearly \$250 Million worth of construction occurred in 2011. Though this value was down slightly compared to 2010, the actual number of permits increased by nearly 15%. Successes include significant multi-family and institutional projects. New single family residential construction continues to struggle, though nearly 500 permits for new homes were issued in 2011, essentially the same number as in 2010.

On the planning side, the City continued to progress with several very important initiatives. 2011 saw the completion and adoption of several key planning documents including the City's Wastewater Master Plan and the City's Parks and Recreation Master Plan. Work was also completed on the City's Medical District Master Plan and the Eastgate Neighborhood Plan. Each of these plans (along with those previously adopted by the City), aid in the further implementation of the City's Comprehensive Plan, adopted in 2009 and in the continued effort at making College Station the safest and best community it can be. These efforts directly affect the creation of places of lasting value that will enrich our citizen's lives.

Adaption and change was certainly evident in the City and the Planning & Development Services (PDS) Department as well. For the third year in a row, the City made dramatic budget reductions, including the elimination of a number of positions. PDS likewise made a number of budget reductions and organizational changes to improve efficiencies and align service delivery with the new strategic directions established by the City Council and the City Manager. As a result, a greater level of coordination exists in the delivery of the city's planning, development, economic development, neighborhood services, code enforcement, and affordable housing efforts.

Though in many ways 2011 was a continuation of the struggles faced in 2010, it was encouraging to continue to see the resiliency of the local economy and rewarding to see the role that the City's forward-planning efforts have played in this resiliency. 2011 saw the continuation of several critical projects including the development of the Scott & White Hospital and the further development of the BioCorridor in partnership with the City of Bryan. As we look ahead to 2012, though things look to be a continued struggle, there remain some exciting opportunities on the horizon. Redevelopment of the Plaza Hotel property was announced recently along with several Northgate projects that bode well for the continued economic success of the area. Discussions regarding the implementation of the Medical District Medical Plan are shaping up, the Southside Neighborhood Plan is underway and the Wellborn District Plan and Economic Development Master Plan are about to begin. Each of these efforts provides signs of progress and hope that 2012 will be an even better year than 2011. I'm planning on it!

Bob Cowell, Executive Director
Planning & Development Services