

# APPENDIX A EXISTING CONDITIONS

The Southside Area was one of the first areas of the City to begin development prior to College Station incorporation in 1938. The area primarily consists of single-family residential neighborhoods, with active non-residential activity along the perimeter. Though early sporadic development occurred due to off-campus housing, the first recorded subdivision in the area was the South Oakwood Subdivision circa 1932. Most of the Southside Area was built-out by 1970's, and since that time has faced redevelopment pressures throughout the neighborhood.

## Demographics

The Southside Area, shown in **Figure EC.1**, is home to approximately 6,525 College Station residents, making up 6.9% of College Station's population in 2010 (US Census).

### Age

The age diversity of the population in the area adds to its unique character. With its close proximity to Texas A&M University campus, it has become a desirable location for college-aged residents. As seen in **Figure EC. 2, Age of Population**, there is representation of all age groups within the area and evidence of a strong family environment, with 1,025 families in 2010 being a slight decrease from 1,098 families in 2000. Even still, the number of college-aged residents greatly outnumbers all others in the area (US Census), though this likely results from the number of apartment complexes in the planning area.

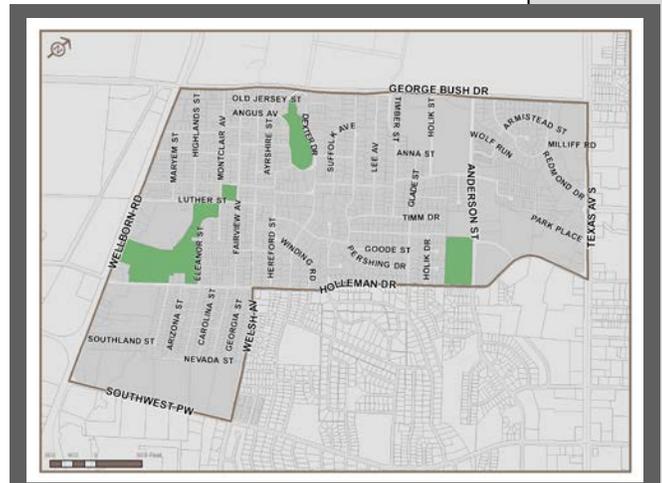


Figure EC.1: Southside Neighborhood Plan Area.

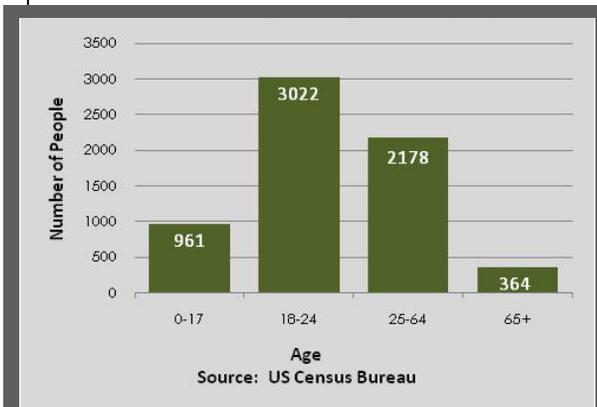


Figure EC.2, Age of Population. Source: COCS

### Town and Gown

The mixture of students and families in the single-family areas continues to be a point of contention in the neighborhood. In order to address the conflict between the two types of residents, the City of College Station has partnered with Texas A&M Department of Student Life to provide the Noise Abatement Class. This voluntary program gives students the opportunity to learn more about living in a

neighborhood and responsibilities such as citizenship, neighborhood courtesy, trash collection, and noise control. The Municipal Court is a key supporter of the program, which is offered on campus twice each month and is typically at maximum attendance.

## Community Character

The character of the Southside Area is often linked to its historical significance. Being one of the earliest College Station residential areas, the architecture ranges from Vernacular to Modernist, and the time of construction ranges from turn-of-the-century to present. When the City of College Station incorporated in 1938, it included approximately half of the Southside Area within its boundaries. Subsequent annexations took place between 1940 and 1969 within the planning area. The earliest known Southside Area subdivision is College Park, recorded in 1940, followed by West Park Addition in 1940, as shown in **Map EC.1, Age of Subdivision**, indicating recorded plat dates. The oldest house in the area, built in 1880, is located in the College Park Subdivision. The second oldest house, built in 1891, is located in the South Oakwood Subdivision.

## Campus Connection

Prior to 1938, Texas A&M faculty housing was primarily located on campus. As the College grew in enrollment, faculty housing was moved off campus (between approximately 1938 and 1941). A few of the houses went to the north and east sides of campus, and some to the City of Bryan, but the bulk of the homes were relocated to the Southside Area. As of November 2011, 35 of these homes, sporadically placed throughout the Southside Area, remain as a reminder of College Station's rich history and connection to Texas A&M University. **Map EC.2, Historic Resources** indicates the locations of former campus homes.

Prior to the opening of the first off-campus public school in 1949, the children of faculty and staff attended school on the Texas A&M campus. The Southside Area is home to the first A&M Consolidated off-campus school, currently owned by the City of College Station and used as the College Station Conference Center. In 1941 the first formal school for African American education in College Station, Lincoln School, was constructed in the Southside Area. This building is now owned by the City of College Station and is used as the Lincoln Center, a community center in the Southside Area. The Lincoln Center is the only site in the area honored with a Texas Historical Commission Marker. There are no sites within the Southside Area found on the National Historic Register.

No formal historic districts exist in the Southside Area. In order to become a historic district, citizens must apply for a Historic Preservation Overlay zoning district, created by the City in 2008. The City of College Station does have a Historic Preservation Committee that distributes historic markers to residents that take the time to record the history of their property and are able to show historical significance. The marker is merely symbolic and has no legal or regulatory meaning. There are currently 65 of these markers in the Southside Area, as shown in **Map EC.2, Historic Resources**. Similarly, the "College Station Southside Historic Area" street signs found in the north side of the area are merely decorative signs used by the City of College Station to limit parking on certain days. These signs do not mark a formal historic district or designation.

Zoning & Land Use

Zoning

As displayed in **Figure EC.3, Zoning by Subdivision**, almost 88% of the Southside Area is zoned for residential uses, including single-family homes, duplexes, and apartments. **Map EC.3, Zoning** displays the zoning on properties in the Southside Area. Though some duplexes can be found dispersed among the single-family homes, multi-family tends to be consolidated in a few specific areas within the planning boundary. These areas of concentration occur along Southwest Parkway, between Wellborn Road and Welsh Avenue,

Holleman Drive, near Anderson Street, and a large complex along Luther Street, near Wellborn Road. **Map EC.4, Multi-Family Properties** depicts the locations of multi-family housing.

Zoning	Acres	%
Administrative/Professional	0.30	0.0%
College and University	6.60	0.9%
Commercial-Industrial	8.31	1.2%
Duplex Residential	18.78	2.6%
General Commercial	35.46	4.9%
High Density Multi-Family	66.64	9.2%
Light Commercial	1.44	0.2%
Multi-Family	40.73	5.7%
Planned Development District	34.72	4.8%
Single Family Residential	507.46	70.4%
Townhouse	0.32	0.0%
<b>Total</b>	<b>720.76</b>	<b>100.0%</b>

Table EC.1: Zoning by Subdivision. Source: COCS

Comprehensive Plan

The City of College Station's Future Land Use and Character Map in the Comprehensive Plan 2008 indicates future land uses deemed appropriate for an area, but does not indicate timing of development. **Map EC.5, Future Land Use and Character Map** displays land use designations in the Southside Area. This map shows that 30.7% of the Southside Area is designated for Neighborhood Conservation, as displayed in **Figure EC.4, Comprehensive Plan**. This designation is a

Comprehensive Plan	Acres	%
General Suburban	56.14	8.8%
Neighborhood Conservation	195.24	30.7%
Urban	95.89	15.1%
General Commercial	44.46	7.0%
Urban	55.50	8.7%
Urban Mixed Use	0.98	0.2%
Institutional/Public	29.78	4.7%
Redevelopment Areas	41.19	6.5%
Natural Areas - Protected	8.95	1.4%
Natural Areas - Protected	15.31	2.4%
Natural Areas - Reserved	92.25	14.5%
Utilities	1.06	0.2%
<b>Total</b>	<b>636.75</b>	<b>100.0%</b>

Table EC.2, Comprehensive Plan Acreage. Source: COCS

statement that the current land uses and character of the area should be maintained. Conversely, 6.5% of the area is designated for Redevelopment which means that this portion of the Southside Area is

intended to redevelop over time into townhomes, apartments, or mixed-use developments. There are several areas in Southside that are not

developed or zoned consistent with the Comprehensive Plan, predominantly between George Bush Drive and Luther Street, from Wellborn Road to Fairview. This area is designated as Urban and Urban Mixed-Use on the Future Land Use and Character Map, but is currently zoned for and developed as single-family housing.

#### *Non-conforming uses*

When a property is zoned for a particular use but being used for another, the use is considered non-conforming. Generally, non-conforming uses exist because of their age or a change in zoning regulations on the property. Non-conforming uses are generally permitted to continue until the site is redeveloped or the use is discontinued. In the Southside Area, there are 123 properties identified as being non-conforming, as displayed in **Map EC.6, Areas of Zoning Non-Conformance**. Most of these properties were originally platted for single-family use and remain zoned for that use, but are developed as duplex units. In the last five years, there have been no zoning map amendments within the Southside Area that changed the permitted land uses on the property.

#### *Vacant Land*

As most of the Southside Area has been fully developed for several decades, vacant land is scarce (**Map EC.7, Vacant Property** from October 2011). However, over the last decade, the number of housing units has increased from 2,906 units in 2000 to 3,074 in 2010 (US Census). This is a 5% increase in an area that was considered built-out prior to 2000. The scarceness of vacant land, in combination with structural neglect, in some cases, has resulted in older houses being demolished for redevelopment throughout the area.

#### *Recent Development Activity*

There are two new housing trends that have emerged in the area. First is the construction of new large houses on single or consolidated lots. This is predominantly occurring in the north side of the area. The second trend is the construction of housing that accommodates student renters. Concentrations of this housing type can be found along and near Luther Street, Park Place Avenue, and the southern portion of the planning area. In the last five years, 91 new single-family building permits were issued and 162 additions and remodels have been approved. Though both trends have caused some concern in the neighborhood, both comply with the single-family zoning district in place on the properties.

#### **Development Projects**

**HEB Grocery Store** was the first major recent development in the Southside Area. What began in 2001 as an approximately 87,100 square foot grocery store now includes a fuel station and car wash. In addition, 6,078 square feet of commercial retail space was added along Texas Avenue which has been the home of SewVac, Aggieland Print Shop, and other small businesses.

**Texas Avenue Crossing**, at the southwest corner of Texas Avenue and George Bush Drive, began redevelopment in 2002 with 85,233 square feet of retail space and roof-top parking.

**Park Place Crossroads** development began in 2005 as an 8,050 square-foot multi-tenant retail center next to the established Harvey Washbangers Restaurant and Washateria.

**Southwest Crossing at Bee Creek**, at the northwest corner of Southwest Parkway and Wellborn Road, began in 2004 and has expanded into 23,400 square feet of multi-tenant commercial space. The complex became the second location of Layne's Chicken Fingers and the new location of C.C. Creations.

**F.S Kapchinski Subdivision replat** resulted in the construction of a new street, Boardwalk Court, off of the east end of Park Place Avenue. The subdivision consists of 11 single-family lots on almost three acres near Park Place Crossroads and HEB.

**Texas A&M Hillel Foundation Student Center**, currently under construction along George Bush Drive. The new 16,768 square-foot building is located at the southeast corner of Dexter Street and George Bush Drive and will be two stories in height upon completion.

General development activity is displayed on **Map EC.8, Development Activity**.

## Vegetation

Mature trees canopy over much of the Southside Area adding beauty and character to the neighborhood. College Station is located in the Post Oak Savannah of Texas, however, through the years, the Southside Area has become home to a number of species of trees, including the predominate Live Oaks that have been planted as this former farmland developed into a housing subdivision. The City of College Station has made unsuccessful attempts in the past to protect this natural feature through tree preservation initiatives, but ultimately, the protection of this resource is at the discretion of the individual property owner.

-Property owners should be aware that when construction or surface disturbance occurs around a tree, particularly under the canopy, that tree is subjected to possible damage to the underground root network. Visible signs of damage can be delayed for years.

## Neighborhood Destinations

### Park Centers

With approximately 42 acres of parkland in the Southside Area, the ratio of persons to parkland is approximately 155 people to 1 acre. Brison Park is the oldest established park in the area and was originally platted in 1940 as open space for a lake in the College Park Subdivision. It was dedicated to the City as a public park in 1947. As shown in **Figure EC. 5, Southside Area Parks**, there are ballfields, basketball courts, and open spaces available throughout the planning area in Anderson Park, W.A.

Tarrow Park, Luther Jones Park, and the Wayne Smith Ballfield Complex. The Lincoln Center, located on Holleman Drive is part of W.A. Tarrow Park and has a gymnasium, fitness room, jogging trail, expansive covered pavilion, and a zero-depth water park.

Name	Dedication Year	Acres	Basketball	Baseball	Playground	Shelter	Soccer	Open Space	Trails
Anderson Park	1979	8.94	X		X	X	X	X	
Brisson Park	1947	9.2						X	X
Luther Jones Park	1964	1.8		X				X	
W.A. Tarrow Park	1954	21.26	X	X	X	X			

Table EC.3 Southside Area Parks (2011). Source: City of College Station (COCS)

### Commercial Centers

Though not much commercial activity exists within the interior of the Southside Area, the perimeter is active with commercial establishments along Texas Avenue, George Bush Drive, Holleman Drive, and Wellborn Road. Along these thoroughfares, residents are served by a range of businesses including grocery, retail, restaurants, fuel, and professional services. Many of the commercial centers in the area, were constructed or redeveloped within the last 10 years.

**Southgate** is one of College Station’s oldest commercial areas and was constructed during the early to mid-twentieth century. This newly refurbished center is the location of Loupot’s Bookstore, established in 1932, and Pruitt’s Fabric Shop, established in 1946, both of which are embedded into the history of College Station. In former years it was home to the Sul Ross Masonic Lodge and Madeley Pharmacy, a local hang-out loved for its milkshakes and cherry phosphates.

### Religious and Education Centers

Southside Area is home to eight places of worship including the Unitarian Fellowship, St. Thomas Episcopal Church, Pleasant Grove Baptist Church, Texas A&M Hillel Foundation, Church of Latter Day Saints, Grace Bible Church, St. Matthews Baptist Church, and First United Methodist Church of College Station.

Also in the area are two College Station Independent School District (CSISD) schools that received a “Recognized” accountability rating, A&M Consolidated Middle School and Oakwood Intermediate School. Timber Academy and the Barbara Bush Learning Center are also located in the Planning Area.

Two City of College Station Community Centers, the Lincoln Center and the College Station Conference Center are also within the Southside Area, as shown on **Map EC.9, Neighborhood Destinations**.

## Neighborhood Integrity

### Housing Data

The average house in the Southside Area is approximately 1,600 square feet in area covering about 13.8% of the lot. The average value according to the Brazos County Appraisal District for 2011 is almost \$180,587, however, property values vary substantially across the neighborhood. The average property value in the Southside Area has risen from \$51,654 in 2000 and \$92,615 in 2005 to \$124,549 in 2010.

Additional information is available in **Map EC. 10, Single-Family Home Property Value.**

The single-family residential portion of the Southside Area includes 1,131 lots on over 300 acres, an average of 3.76 lots per acre. This density is comparable to the City average of 3 single-family lots per acre. This information is further detailed in **Figure EC.6, Housing Data by Subdivision.**

Subdivision	Avg. Lot Size (sf)	Avg. Home Size (sf)	Ave. Prop. Value	Net Acres	Total Lots	Density	Avg. Lot Coverage
Ball Subdivision	26,955.87	1,139.33	\$37,943.33	1.89	3	1.59	4.23%
Breezy Heights Addition	9,412.12	1,441.44	\$152,405.23	19.12	88	4.60	15.31%
College Park	12,361.22	1,836.16	\$204,645.59	47.03	170	3.61	14.85%
Dulaney Subdivision	23,114.20	2,263.60	\$210,998.00	2.85	5	1.75	9.79%
The Glade	12,936.13	1,859.72	\$135,899.09	3.29	11	3.34	14.38%
Holick	12,533.63	1,844.67	\$237,352.12	9.63	33	3.43	14.72%
Hdrilcka	9,928.82	1,128.75	\$76,049.75	7.13	32	4.49	11.37%
Kapchinski's Subdivision	12,992.24	1,588.95	\$177,739.64	16.49	56	3.40	12.23%
Leacrest	11,374.36	1,800.09	\$150,850.00	12.33	47	3.81	15.83%
McCulloch's Subdivision	6,800.02	1,188.05	\$80,416.09	20.58	129	6.27	17.47%
(South) Oakwood	16,636.56	2,818.59	\$385,903.78	30.26	82	2.71	16.94%
Pecan Tree Estates	7,461.78	1,447.00	\$99,180.00	0.17	1	5.85	19.39%
Pershing Park	11,348.70	2,461.42	\$309,471.67	3.13	12	3.84	21.69%
Redmond Terrace	14,768.44	1,782.43	\$154,134.31	21.92	65	2.96	12.07%
Southeast College Park	16,566.13	1,911.38	\$215,207.74	21.12	53	2.51	11.54%
Skrivanek	9,880.82	1,860.73	\$151,021.25	8.64	40	4.63	18.83%
Southland Addition	8,176.06	1,321.42	\$84,880.42	4.72	24	5.08	16.16%
University South	4,952.73	1,114.00	\$107,583.33	0.37	3	8.19	22.49%
WM Sparks Subdivision	10,175.23	1,329.55	\$136,825.56	2.09	9	4.31	13.07%
West Park Addition	11,684.99	1,375.25	\$152,365.91	29.83	110	3.69	11.77%
Wolfpen Village	4,432.06	1,554.81	\$143,406.28	4.41	43	9.76	35.08%
Woodson Village	12,867.20	1,877.98	\$179,803.35	34.00	115	3.38	14.60%
<b>Average</b>	<b>11,626.12</b>	<b>1,679.33</b>	<b>\$180,587.12</b>	-	-	<b>3.76</b>	<b>14.44%</b>
Total	-	-	-	300.98	1131	-	-

Table EC.4, Housing Data by Subdivision (2011).

Source: Brazos County Appraisal District

*Age and Maintenance*

Based on information obtained from the Brazos County Appraisal District, the average age of the housing stock in the Southside Area is 42 years old. (Map EC.11, Age of Single-Family Structure) A correlation between the age of the housing stock and the number of property maintenance cases can be seen in a comparison of the maps depicting this data. Between 2007 and 2011, there were 195 property maintenance Code Enforcement cases, as displayed in Map EC.12, Property Maintenance Cases.

*Rental Registration*

As of November 2011, 767 single-family and duplex properties were registered as rental with the City of College Station, as shown in Figure EC.7, Rental Registration by Subdivision and Map EC.13, Rental Registered Properties. Approximately 50% of all single-family homes in the Southside Area are registered as rental properties. According to the 2010 US Census, 2,274 units in the Southside Area are renter occupied. In 2000, the Census reported 2,031 rented units in the area. This number does account for multi-family residences including 1,753 units. This number may not include houses that are owned by parents but lived in by their child attending Texas A&M. These units are required to have rental registration with the City. A display of this information can be seen in Map EC.14, Population Density by Census Block.

Southside Area Neighborhood Plan

Subdivision	Total Registered Units						Total SF Units		Total Units	
	Single-Family		Duplex		Total		#	% REG	#	% REG
	#	%	#	%	#	%				
BREEZY HEIGHTS	56	9.9%	19	9.5%	75	9.7%	88	63.6%	100	75.0%
COLLEGE PARK	113	19.9%	10	5.0%	123	15.9%	171	66.1%	177	69.5%
DULANY	1	0.2%	-	-	1	0.1%	5	20.0%	5	20.0%
GLADE	3	0.5%	-	-	3	0.4%	11	27.3%	11	27.3%
HOLIK	24	4.2%	-	-	24	3.1%	32	75.0%	32	75.0%
HRDLICKA	5	0.9%	6	3.0%	11	1.4%	32	15.6%	36	30.6%
KAPCHINSKIS	44	7.8%	-	-	44	5.7%	56	78.6%	56	78.6%
LEACREST	21	3.7%	-	-	21	2.7%	47	44.7%	47	44.7%
LITTLE KNIGHT ADDITION	-	0.0%	36	18.0%	36	4.6%	0	0.0%	18	200.0%
MCCULLOCH ADDITION	40	7.1%	53	26.5%	93	12.0%	129	31.0%	156	59.6%
PECAN TREE ESTATES	1	0.2%	64	32.0%	65	8.4%	1	100.0%	35	185.7%
PERSHING PARK	1	0.2%	-	-	1	0.1%	12	8.3%	12	8.3%
REDMOND TERRACE	34	6.0%	-	-	34	4.4%	65	52.3%	65	52.3%
SKRIVANEK	23	4.1%	-	-	23	3.0%	42	54.8%	42	54.8%
(SOUTH) OAKWOOD	12	2.1%	2	1.0%	14	1.8%	81	14.8%	82	17.1%
SOUTHEAST COLLEGE PARK	26	4.6%	-	-	26	3.4%	53	49.1%	53	49.1%
SOUTHLAND ADDITION	5	0.9%	-	-	5	0.6%	26	19.2%	26	19.2%
UNIVERSITY SOUTH	3	0.5%	-	-	3	0.4%	3	100.0%	3	100.0%
W.M. SPARKS	8	1.4%	6	3.0%	14	1.8%	9	88.9%	12	116.7%
WELCH PLACE	-	0.0%	2	1.0%	2	0.3%	-	0.0%	1	200.0%
WEST PARK	96	16.9%	2	1.0%	98	12.6%	111	86.5%	112	87.5%
WOLF PEN VILLAGE	10	1.8%	-	-	10	1.3%	42	23.8%	42	23.8%
WOODSON VILLAGE	41	7.2%	-	-	41	5.3%	115	35.7%	115	35.7%
<b>Total</b>	<b>567</b>	<b>100.0%</b>	<b>200</b>	<b>100.0%</b>	<b>767</b>	<b>100.0%</b>	<b>1131</b>	<b>50.1%</b>	<b>1238</b>	<b>62.0%</b>

Table EC.5, Rental Registration by Subdivision(2011).

Source: City of College Station (COCS)

### Code Enforcement

College Station Code Enforcement is a division of the Planning and Development Services Department. The Southside Area is served by two full-time Code Enforcement Officers, a Commercial Officer and a Residential Officer. These Officers patrol for violations such as tall weeds and grass, parking in the yard, illegal signage, property maintenance, overflowing trash containers, and open storage. This division is not responsible for parking or noise level enforcement. As of August 2011, there were a total of 1,402 Code Enforcement cases active in the Southside Area, as displayed in **Figure EC.8, Code Enforcement Cases**, **Figure EC.9, Code Enforcement by Subdivision**, and

Case Type	Cases
Brush/Bulky/Frig/HZMT/Litter/Oil	35
Fire Protection	41
Health & Sanitation Violation	598
PD party/noise complaint	38
Property Maintenance	71
Public Nuisance Violation	128
Sanitation Violation	287
Traffic Code	165
Unified Development Ordinance	39
<b>Total</b>	<b>1402</b>

Table EC.6 Code Enforcement Cases (2011). COCS

Map EC.15, Code Enforcement Cases.

Subdivision	Lots	Code Violations	Violations Per Lot
Anderson Ridge	1	13	13.00
Ball Subdivision	3	9	3.00
Breezy Heights Addition	88	134	1.52
College Park	170	218	1.28
Dulaney Subdivision	5	1	0.20
The Glade	11	6	0.55
Holick	33	32	0.97
Hdrilcka	32	49	1.53
Kapchincki's Subdivision	56	65	1.16
Leacrest	47	47	1.00
Little Knight	18	40	2.22
McCulloch's Subdivision	129	147	1.14
(South) Oakwood	82	31	0.38
Parkway Circle	2	3	1.50
Petterak	3	1	0.33
Pecan Tree Estates	36	67	1.86
Pershing Park	12	0	0.00
Redmond Terrace	65	92	1.42
Regeny Square	2	2	1.00
Renaissance Park	1	4	4.00
Schick Addition	1	1	1.00
Southeast College Park	53	31	0.58
Skrivanek	40	47	1.18
Southland Addition	24	21	0.88
University South	3	7	2.33
WM Sparks Subdivision	9	32	3.56
Welch Place	7	4	0.57
West Park Addition	110	216	1.96
William Brooke Hunter Estates	1	2	2.00
Wolfpen Village	43	13	0.30
Woodson Village	115	67	0.58

Table EC.7, Code Enforcement Cases by Subdivision (2011). COCS

Emergency Services

Activity	Cases
Burglary or Theft	184
Assault	139
Criminal Mischief or Trespass	285
Warrant Arrest	106
Drug related offences	58
Alcohol related offences	42
Harassment	12
Disorderly Conduct	18
Other	204
<b>Total</b>	<b>1048</b>

Table EC.8, Significant Police Activity (2010). COCS

*Police*

The City of College Station uses a geographic policing model that divides the City into Sectors and Beats, creating both familiarity and accountability for the Officers assigned to the beats. The Southside Area is within Sector B, which includes Beats 40 and 50. Each Beat consists of a team that includes a Patrol Sergeant, Patrol Officers, Detectives, Traffic Enforcement, and Animal Control. **Figure EC. 10, Significant Activity** lists citations issued during 2010, in the Southside Area. A complete account of activity may be seen in **Map EC.16, Significant Activity**.

**Noise and Loud Parties**

College Station Police responded to 157 noise complaints in 2011. This was 12% of all calls across the City. Concentrations of complaints tend to occur in areas where residences are used for rental properties, as displayed on **Map EC.17, Loud Party Violations**.

**Speeding and Parking**

Second only to rental properties in the area, the issues of excessive speeding and illegal parking are primary concerns of the neighborhood residents. As of November 2011, College Station Police and Code Enforcement issued 133 citations for illegal parking.

*Fire*

The Southside Area is served by Fire Station No. 1 on Holleman Drive and Fire Station No. 4 at Easterwood Airport. An average of 486 service calls per year, primarily for Emergency Medical Services (EMS), came from the Southside Area from 2006-2010.

**Mobility**

CIP and Maintenance Projects

The City of College Station has a 7-year Capital Improvement Plan that addresses infrastructure needs in the City that result from development growth and aging infrastructure. These projects are typically funded through General Obligation Bonds, which are authorized by voter approval in a bond authorization election. These bonds are paid back through property taxes.

The following are Capital Improvement Projects recently completed in the Southside Area:

**West Park Rehab Project** (2006) extended from George Bush to Luther Street and Wellborn Road to Fairview Avenue. The project included the installation of new water lines, sanitary sewer lines, drainage improvements, and road surface rehabilitation, including concrete cross sections for multiple streets and sidewalks.

**College Park/Breezy Heights Rehab Project** (2008) extended from George Bush to Holleman and from Fairview to Dexter. Again new water and sanitary sewer lines were installed, drainage improvements were made and new road surfaces were put in place. The latter primarily being an asphalt mill and overlay, as requested by the residents in lieu of wider concrete streets with sidewalks, which many residents opposed. This project also included an older section of the area, so an arborist assisted in an extensive survey, cataloging and preservation program for many of the older trees near and in the City right-of-way.

**McCulloch Addition Utility Rehab Project** is estimated to begin around 2016. This project includes the rehabilitation of water and wastewater lines in the Southgate area, in the vicinity of Arizona Street, Phoenix Street, Carolina Street, and Georgia Street. The sanitary sewer lines are in need of replacement due to an increase in service disruptions caused by deteriorating lines, shallow lines, and poor access. The water distribution lines also experience an increase in service disruptions caused by deteriorating lines and inadequate fire protection due to the existence of smaller lines within the respective area, requiring future replacement.

**Bee Creek Truck Line Project** will extend from Rock Prairie Road Carter Creek Waste Water Treatment Plant. Design has started and construction is estimated to begin in 2012 to upgrade the main sewer line that serves the western portion of the City's service area.

Additional phases remain for utility and street rehabilitation in this area, but are not currently scheduled. No street or drainage rehabilitation projects are currently planned or programmed in the Southside area.

## Streets

The Southside Area is bounded by six roads identified in the College Station Thoroughfare Plan, (**Map EC.18, Thoroughfare Plan**), Texas Avenue, George Bush Drive, Wellborn Road, Southwest Parkway, Welsh Avenue, and Holleman Drive. Of these, Texas Avenue, George Bush Drive, and Wellborn Road are owned and maintained by the Texas Department of Transportation. Landscaping improvements along Texas Avenue during the recent renovations were partially funded by the City of College Station as part of a beautification initiative.

Within the Southside Area, the availability of right-of-way for street improvements may become a challenge. Many of the major thoroughfare rights-of-way in the area do not meet minimum width standards. For example, Luther Street should ultimately be a 100' right-of-way due to the amount of traffic that it is projected to carry and the surrounding uses which it will serve, but the current right-of-way varies

from 60'-66' wide. This information is further detailed in **Figure EC. 11. Street Information**. On-street parking has been restricted along specific roadways where the pavement width is lacking, as displayed in **Map EC.19, Existing Parking Restrictions**. The lack of right-of-way may present challenges for future bike lanes and sidewalks, and may have an impact on drainage and utility maintenance.

Street	Functional Classification	Context	Required Right-of-way (ROW)	Thoroughfare Type	Existing ROW Width	Exist Street Width
George Bush Drive	4-Lane Major Arterial	Urban and General Suburban	128'-118'	Boulevard, 4-Lane	Varies generally 105'-115'	80'-100'
Wellborn Road	6-Lane Major Arterial	Urban	150'	Boulevard, 6-Lane	160' - 170'	60'
Texas Avenue	6-Lane Major Arterial	General Suburban	140'	Boulevard, 6-Lane	125'	95'
Southwest Parkway	4 Lane Minor Arterial	Urban	128'	Avenue, 4-Lane	85'	54'
Holleman Drive	2-Lane Major Collector	Urban and General Suburban	100'-77'	Street, 2-Lane	60'	48'
Luther Street	2-Lane Minor collector	Urban	100'	Street, 2-Lane	60' - 66'	27' - 38'
Fairview Avenue	2-Lane Major Collector	Urban	100'	Street, 2-Lane	50' - 60'	38'
Welsh Avenue (South of Holleman)	2-Lane Major Collector	Urban	100'	Street, 2-Lane	80' - 75'	48'
Nueces Drive	2-Lane Minor Collector	Urban	100'	Street, 2-Lane	85' - 80'	38'
Dexter Drive	2-Lane Minor Collector	General Suburban	77'	Street, 2-Lane	40' - 65'	27'
Timber Street	2-Lane Major Collector	General Suburban	77'	Street, 2-Lane	65'	38'
Glade Street	2-Lane Major Collector	General Suburban	77'	Street, 2-Lane	60'	38''
Anderson Street	2-Lane Major Collector	General Suburban	77'	Street, 2-Lane	75' - 70'	48'

Table FC.9. Street Information (2011). Source: City of College Station (CQCS)

An annual evaluation of all streets is used in scheduling pothole repair, crack sealing, and other preventive maintenance and repair activities. Prioritization is based on the City's Annual Inventory and Evaluation program and on changes in traffic density for collectors and arterials.

### Street Lighting

Standard street lighting is primarily used within the Southside Area, with decorative lighting fixtures placed periodically in the north side. The location of street lighting can be seen on **Map EC.20, Southside Street Lights by Wattage**. Higher wattage bulbs, up to 400 Watts, are used along the major perimeter roadways, and lower wattage bulbs, 100 Watts, are primarily used along interior local streets.

### Sidewalks

Being one of the earliest developed areas in College Station, the street sections in this area are not generally built to current standards. Sidewalks are now standard for residential street development, but are found only sporadically within this area, as displayed on **Map EC.21, Pedestrian Facilities**. There are 8.79 miles of existing sidewalks in the Southside Area and an additional 3.61 miles proposed. These are included in the Bicycle, Pedestrian, and Greenways Master Plan to enhance the pedestrian connectivity in the Southside Area. **Map EC.9, Neighborhood Destinations**, as referenced earlier in this report, also provides a look at walking distances based on an approximate five-minute route. The distance from the center is measured as a direct point to point distance and does not follow an existing sidewalk or street. As such, actual walking times vary.

In addition to identifying future extensions to the sidewalk network, the City has conducted a survey of existing facilities and determined areas that need improvements. Through observation, several intersections and sidewalks have been identified as needing minor modifications to create a more user-friendly network. These modifications range from sidewalk extensions to restriping crosswalks. Accessibility within the area was also surveyed and was discovered to be lacking at specific intersections and roadways. Improvements, as identified by the survey conducted, will be addressed in the Mobility Chapter of the Southside Area Neighborhood Plan.

### Bicycle Facilities

According to a study conducted by the Texas Transportation Institute in 2005, almost 2,000 bicycle commuters enter campus every day. Many of these commuters either come from or pass through the Southside Area. The 2009 American Community Survey shows that 2.1% of the College Station population uses a bicycle as their primary form of transportation to work. Based on this survey, College Station has the highest percentage of bicycle commuters in the State of Texas, which has an overall bicycle commuter population of 0.2%. One of College station's major initiatives is to improve bicycle facilities throughout the City. In the Southside Area there are currently 3.75 miles of bike lanes, 1.6 miles of bike routes, and 1.44 miles of multi-use paths. The Bicycle, Pedestrian, and Greenways Master Plan provides additional information regarding these facilities. **Map EC.22, Bicycle Facilities**.

Proposed facilities identified in the Master Plan include bike lanes along Timber Street, Holleman Drive, and Glade Street, totaling 1 mile, and

designated bike routes on Park Place, Southwest Parkway, and Texas Avenue, totaling 3.2 miles, and multi-use paths totaling .72 miles.

### Transit Routes

Public transportation in the Southside Area is provided by College Station Independent School District, Brazos Transit District, and Texas A&M University. Brazos Transit District, also known as The District, has established routes and stops in the area, but functions also as an appointment-based system and with spontaneous stops. Texas A&M University bus stops are located along George Bush Drive, Anderson Drive, Holleman Drive, Welsh Avenue, Village Drive, and Southwest Parkway. Current route maps may be accessed online on the Texas A&M Transportation Services website or **Map EC.23, Transit Routes** may be referenced for combined provider route information.

### Traffic Incidents

With 145 intersections, the Southside Area has one of the highest levels vehicular connectivity in College Station. Considering this, the number of traffic incidents is comparable to the City as a whole. **Map EC.24, Traffic Incidents** shows both vehicular incidents and incidents involving a pedestrian or cyclist.

In 2010 there were 239 reported vehicular traffic incidents in the Southside area. Of these incidents, 36 were considered major accidents. This is up from 235 in 2009, but less than the reported 282 in 2008 and 281 in 2007.

Between 2006 and 2011, there were 47 reported crashes involving a motor vehicle and a bicyclist or pedestrian primarily occurring along Texas Avenue, Holleman Drive, Southwest Parkway, Welsh Avenue, and Dexter Drive, as displayed in **Map EC.24, Traffic Incidents**. On average, there were five bicycle and three pedestrian crashes reported each year. Crossing at intersections or crosswalks accounted for 13% of pedestrian crashes and 44% of bicycle crashes.

## Sustainability

### Social

There isn't a number that can be used to measure quality of life, but the sustainability of the social realm can be studied by observing the health and quality of interaction between people. In the Southside Area, there are numerous opportunities for interaction through both recreation and education.

**College Station Conference Center** houses program such as Exploring History Luncheons, Senior Dances, and extra education classes (like as Getting Paid to Talk, Belly Dance, Basic Drawing, Soap Making, Piano, Photography, Home Made Toiletries, and Bird Watching) are offered by the City of College Station. Resident organized activities such as yoga classes, bridge clubs, and crafts/scrap booking groups are also a standard addition to the Conference Center calendar.

**Barbara Bush Parent Center** offers General Education Diploma (GED), English Second Language (EDL), Intensive College Readiness (ICR) and parenting classes. Here, citizens can utilize employment assistance, a computer lab, and library services. This center provides the citizens of College Station and the Southside Area with the opportunity to better their situation in life with guidance and support from fellow community members.

**Lincoln Center** is not only home to the College Station Boys and Girls Club and numerous senior services such as daily lunches, outings, games, and health screening, but is also the hub for many social events throughout the year. The Juneteenth Celebration-Freedom Walk brings friends and families together in a carnival-like setting to celebrate history through live music, dancing, and festivities. Throughout the seasons, citizens can enjoy unique events at the Center such as Breakfast with Santa, Easter Festival and Egg Hunt, and Light's On Afterschool.

## Environmental

The City of College Station offers several options to its utility customers aimed at conserving our precious natural resources. However, the most important aspect of the conservation effort is awareness.

### *Water Use*

#### **Water Conservation**

With the concern of a lingering drought at hand, water conservation is a major concern for all Texans. In order to increase consumer awareness of the need to use water efficiently, the City of College Station has implemented an inclining block rate for single-family residential water customers that increases water costs with increasing water usage. For instance, usage in the first tier, up to 10,000 gallons per month, is charged \$2.26 per 1,000 gallons. Usage in the top tier, over 26,000 gallons, is charged \$4.96 per 1,000 gallons. Irrigation usage is also charged a higher rate. In addition, City Staff contacts consumers directly to offer services such as a free water audit, rebates for water efficient fixtures, educational material, and advice for water conservation.

During 2011, City Staff conducted four irrigation check-ups and distributed two water-efficient toilet rebates in the Southside Area. This information could reflect a need for more education and conservation awareness efforts or a lower number of existing automatic sprinkler systems due to the age of the homes. Also, the low number of toilet rebates could be a result of the high number of rental units in the area. Future education efforts may be more effective if directed to rental property owners.

#### **Water Quality**

Public water systems are required by the Texas Commission on Environmental Quality (TCEQ) to monitor and test public drinking water. The City of College Station installed water sampling stations throughout the City to get a good representation of the water distribution system. There are four water sample sites located in the Southside Area.

In general, the water in the Southside Area is considered to be high quality. On average, water quality in the neighborhood is sampled eight times a month. From October, 2010, to October 2011, approximately 96 bacteriological samples were taken in the Southside Area with no positive bacteria samples found. During sampling days, the following items are monitored; chlorine, temperature, pH, turbidity, and fluoride. These parameters are monitored to indicate any changes in the water distribution system. Fluoride is found naturally in the water and, depending on the wells in service, its concentration can range from 0.09 to 0.49 ppm.

The City of College Station Water Quality Report of 2010 is the most current data available and may be accessed from the City's website.

### **Water and Sewer Capacity**

The College Station water tower, located behind HEB Grocery, serves as part of the City's water reserve and holds about 3 million gallons of water. This reserve is primarily kept in place to ensure that immediate water resources are available in the event of a fire and to maintain adequate system pressures. In order to serve the neighborhood with fire protection, over 150 fire hydrants are located within the Southside Planning Area. Hydrants are well dispersed throughout the area, but can be found in concentration in various areas.

The Southside Area sewer network is in adequate condition considering the age of much of the infrastructure. Sporadic issues can arise during times of extreme wet weather that result in the need to fix leaking pipes. Portion of the system have been replaced with recent Capital Improvement Projects and additional replacement is planned in the McCullough Addition Subdivision. The west side of the Southside Area is within the City's 'CC6' sub-basin that conveys sanitary sewer into the Bee Creek Trunkline. This trunkline is currently under design to serve the ultimate build-out in this respective area, with construction scheduled to begin within the next couple of years. Specific issues related to this trunkline have not extended to the Southside Area.

### *Electric Use*

### **Energy Conservation**

Southside Area residents appear to be concerned or aware of the need to conserve energy, either due to the brownouts experienced in 2011 or the desire to be less of a consumer. In 2011, City Staff conducted seven energy audits, approved two Good Cents New Homes, and issued 16 energy rebates. A Good Cents New Home is designed and built using construction techniques that exceed the current International Energy Codes to reduce energy usage in the house.

### **Impervious Cover**

Impervious cover refers to artificial structures such as pavement, driveways, and sidewalks that are covered by impenetrable materials such as brick, stone, and rooftops which prohibit infiltration of water into the underlying soil. Impervious building cover was calculated for

the single-family subdivisions within the neighborhood. For building coverage only, the amount of coverage ranges from 9.79% coverage in Dulaney Subdivision to almost 35% coverage in Wolf Pen Village, with the overall average in the entire area being 13.82% building coverage. This is compared to 20.6% lot coverage for residential areas in the entire City. Additional information is provided in **Figure EC. 6, Single-Family Housing Data by Subdivision** presented earlier in this report.

### Floodplain

With Wolf Pen Creek, Bee Creek, and a Bee Creek tributary all within the Southside Area bounds, there is 17.24 acres of Federal Emergency Management Administration (FEMA) regulated 100-year floodplain and 14.38 acres of floodway, as displayed in **Map EC.25, Floodplain**. This is reflected by over 18% of the Southside Area being designated Natural Areas-Protected or Natural Areas-Reserved on the Comprehensive Plan Land Use and Character Map. Though the Natural Areas land use designation is in place to limit future development within environmentally sensitive areas, early development in the area has resulted in much of the floodplain being previously developed.

### Recycling

The City of College Station offers curb-side recycling collection once a week, on the same day as bulky items and clean green brush collections, to residents that have registered for the service. An average of 409 household collections per week took place in the Southside Area between October 2010 and September 2011. This represents only a portion of the 13,853 City-wide participants in the recycling program during this same time.

In previous years, recycling participation was limited to single-family, duplex, and four-plex dwellings only. Additional opportunities have now been become available to commercial and multi-family establishments. Such establishments may chose to contract with an authorized recycling franchisee for recycling collection services.

### Wind Watts

College Station Utilities began offering residential utility customers the option to purchase some or all of their electricity from wind power in 2009, and commercial customers in 2010. The City's Wind Watts are purchased from the South Trent wind farm in west Texas. As of November 2011, 46 utility users had made the decision to use cleaner energy. That is approximately 8% of City-wide participation in the Wind Watts program.