

Demographics

College Station’s South Knoll Area Neighborhood encompasses approximately 5.61 square miles. The area is home to 10,067 residents making up 10.7% of College Station’s population, based on 2010 US Census Bureau data. Over a ten-year period, the area’s population grew by 1,931 people, representing a 24% increase. Considered as fully developed and near capacity, the South Knoll Area Neighborhood’s growth speaks of the trends present in the neighborhood.

Age and Literacy

Significant changes to the age composition of the area have introduced new challenges. Based on US Census data, the college-aged population grew by 88.3% between 2000 and 2010, accounting for half the total population of the area. Undoubtedly due to the real estate push for college housing and the development of more multi-family dwellings, the South Knoll Area Neighborhood now holds a bigger percentage of 18-24 year olds than the City as a whole.

In the same time, the South Knoll Area Neighborhood also experienced an increase in the number of families from 1,229 to 1,430. Family size for the planning area is 2.81 people which is below the City average of 2.97 people.

Being home to Texas A&M University, both the South Knoll Area Neighborhood and College Station have a well-educated population. Over 50% of residents in College Station have a Bachelor’s degree or greater, constituting a higher percentage than that of the State (25.8%) or the Nation (27.9%).

Zoning and Land Use

Zoning Type	%
Agricultural Open	0.9%
General Commercial	9.0%
Commercial-Industrial	0.8%
Light Commercial	0.8%
Planned Development District	4.7%
Single Family Residential	56.8%
Duplex Residential	2.1%
Townhouse Residential	1.6%
Multi-Family Residential	8.4%
High Density Multi-Family	14.9%
Total	100.0%

Table EC.1 Zoning

The majority of the South Knoll Area Neighborhood is zoned for residential uses, made up of R-1 Single-Family Residential and R-4 Multi-Family High Density. Commercial development is concentrated along Texas Avenue, Harvey Mitchell Parkway and Wellborn Road. **Table EC.1 Zoning**, describes the zoning classifications of land in the South Knoll neighborhood.

Comprehensive Plan Land Use	Acres	%
General Commercial	74.95	8.5%
General Suburban	34.83	3.9%
Institutional/Public	78.3	8.8%
Natural Areas - Protected	25.59	2.9%
Natural Areas - Reserved	243.49	27.5%
Neighborhood Conservation	198.9	22.5%
Suburban Commercial	15.7	1.8%
Urban	208	23.5%
Total	879.66	100.0%

Table EC.2 Community Character and Future Land Use

The City of College Station adopted its most recent Comprehensive Plan in May 2009. **Table EC.2 Community Character and Future Land Use** describes the land use designations in the South Knoll Area Neighborhood.

Please refer to the ‘Zoning’ and ‘Comprehensive Land Use Plan’ Maps for the overall zoning and land use classifications in the South Knoll Area Neighborhood.

Housing and Neighborhood Integrity

Housing Data

The US Census Bureau reports a population increase in the area for the last ten years, which is consistent with a 20% growth in the housing stock of the South Knoll Area Neighborhood. In 2000, the area had 3,942 housing units compared to 4,719 in 2010.

The South Knoll Area Neighborhood presents contrasting occupancy trends than that of College Station. Given its proximity to Texas A&M, the number of homeowner occupied units have decreased in favor of more renter occupied dwellings, which has allowed for a slightly lower vacancy rate of 5.7% than College Station’s at 5.9%. Encouraged by the area’s lower average rent of \$599 (College Station’s is \$634), the South Knoll Area Neighborhood has managed to resist the City’s climbing rent rates over the past ten years. The shift within the South Knoll Area Neighborhood is also expressed by a 4.3% decrease in median household income from 2000 to 2010, further evidence of an increasing number of renter occupied households.

Plats Prior to 1970

On July 15, 1970, the City of College Station adopted Subdivision Regulations that served as a guideline for development in the City. These regulations have been expanded on and today, in an effort to conserve and protect the character of properties platted prior to 1970, additional standards for platting and replatting in older subdivisions are in place. These requirements include maintaining an average lot size of 8,500 square feet and having a lot width based on the average lot width of the block.

Please refer to the ‘Age of Subdivisions’ Map to determine what areas would be effected by this ordinance in the event of platting and/or replatting.

Development Data

The average house in the South Knoll Area is approximately 1,600 square feet, based on US Census data. West Knoll Subdivision has the largest percentage of lot coverage at 32.4%.

According to the Brazos County Appraisal District, the 2011 average home value for subdivisions in the South Knoll Area Neighborhood was approximately \$136,657, lower than the \$169,300 average for College Station as reported by the Census Bureau in 2010. The highest property values are found in the Camelot and Southwood subdivisions; however property values vary substantially across the neighborhood. Please refer to **Table EC.3 'Single Family Property Data'** for a detailed breakdown.

Table EC.3 Single-Family Property data

Subdivision	Avg. Lot Size (sf)	Avg. Home Size (sf)	Avg. Property Value	Net Acres	Total Lots	Avg. Density	Avg. Lot Coverage
Austin Beckendorf	14,810	2,175	\$154,000	0.34	1	2.94	14.7%
Camelot	15,327	2,035	\$203,220	24.98	71	2.84	14.1%
Campus Park	4,904	1,300	\$133,250	3.15	28	8.89	28%
Chalet Village	6,348	1,120	\$94,980	3.21	22	6.85	18.7%
Dexter Place	8,994	1,194	\$105,940	10.32	50	4.84	13.6%
Dobrovolny	9,996	1,621	\$154,160	9.18	40	4.36	16.7%
Holleman Rigde	6,940	1,363	\$101,100	1.60	10	6.25	19.8%
Lemon Tree	7,679	1,499	\$131,720	5.29	30	5.67	19.8%
Parkway Plaza	11,526	1,211	\$111,820	6.09	23	3.78	12.5%
Rigdefield	11,332	1,841	\$137,350	13.27	51	3.84	16.6%
South Knoll	13,733	1,910	\$115,020	22.70	72	3.17	14.5%
Southwood	16,916	2,173	\$196,050	129.32	333	2.58	14%
The Glade	13,226	1,951	\$138,000	37.35	123	3.29	16.6%
The Knoll	23,945	2,192	\$162,170	24.19	44	1.82	10%
West Knoll	5,578	1,313	\$111,080	10.63	83	7.81	32.4%
Total	11,417	1,660	\$136,657	301.62	981	4.59	17.47%

Draft – South Knoll Area Neighborhood Existing Conditions

The South Knoll Area Neighborhood’s housing stock consists of 972 single family lots and 245 duplex and multifamily units, most of which are concentrated in the Parkway Plaza and Southwood Subdivisions.

Table EC.4 Housing Units by Type

Subdivision	Single-Family		Duplex		MultiFamily		Total	
	#	%	#	%	#	%	#	%
Austin Beckendorf	1	0.1%	0	0.0%	0	0.0%	1	0.001%
Bradley Block	0	0.0%	0	0.0%	6	6.7%	6	0.4%
Camelot	71	7.3%	0	0.0%	0	0.0%	71	5.8%
Campus Park	28	2.9%	0	0.0%	0	0.0%	28	2.3%
Chalet Village	22	2.3%	0	0.0%	0	0.0%	22	1.8%
Dexter Place	50	5.1%	0	0.0%	0	0.0%	50	4.1%
Dobrovlny	40	4.1%	0	0.0%	0	0.0%	40	3.3%
Holleman Rigde	10	1.0%	0	0.0%	0	0.0%	10	0.8%
Lemon Tree	30	3.1%	0	0.0%	0	0.0%	30	2.4%
O C Cooper Place	0	0.0%	8	5.2%	1	1.1%	9	0.7%
Parkway Plaza	23	2.4%	52	33.5%	23	25.6%	98	8.1%
Polar-Bek	0	0.0%	0	0.0%	1	1.1%	1	0.1%
Pontalba	0	0.0%	0	0.0%	2	2.2%	2	0.2%
Rigdefield	51	5.2%	0	0.0%	0	0.0%	51	4.1%
South Knoll	72	7.4%	0	0.0%	0	0.0%	72	5.9%
Southwest village	0	0.0%	0	0.0%	1	1.1%	1	0.1%
Southwood	333	34.3%	30	19.4%	32	35.6%	395	32.5%
Glade East	0	0.0%	5	3.2%	24	26.7%	29	2.4%
The Glade	114	11.7%	0	0.0%	0	0.0%	114	9.4%
The Knoll	44	4.5%	0	0.0%	0	0.0%	44	3.6%
West Knoll	83	8.5%	60	38.7%	0	0.0%	143	11.8%
Total	972	100.0%	155	100.0%	90	100.0%	1,217	100.0%

Age and Maintenance

Subdivision	Age of Structure		
	Average	Minimum	Maximum
Austin Beckendorf	38	38	38
Camelot	37	20	40
Campus Park	12	12	12
Chalet Village	31	31	31
Dexter Place	32	31	32
Dobrovolny	36	28	39
Holleman Ridge	33	33	33
Lemon Tree	35	33	35
Parkway Plaza	35	35	35
Ridgefield	43	39	45
South Knoll	48	40	56
Southwood	39	2	45
The Glade	35	6	49
The Knoll	54	24	61
West Knoll	41	2	42

Table EC.5 Age by Subdivision

Most of the dwelling units in the South Knoll Area Neighborhood were built in the 1970s, but construction dates span from the 1950s to 2010. Based on information from the Brazos County Appraisal District, the average age of a housing structure in the South Knoll Area Neighborhood is 39 years old.

Structure to Land Value Ratio

Subdivision	Structure to Land Value Ratio
Austin Beckendorf	3.43
Camelot	7.10
Campus Park	4.33
Chalet Village	4.43
Dexter Place	2.03
Dobrovolny	3.40
Holleman Ridge	3.81
Lemon Tree	2.76
Parkway Plaza	2.19
Ridgefield	3.74
South Knoll	2.45
Southwood	5.49
The Glade	3.37
The Knoll	1.80
West Knoll	2.56

Table EC.6 South Knoll Area Neighborhood Average Structure-to-Land-Value Ratio

Structure-to-land-value ratios tend to be higher in subdivisions with larger home sizes and values, although not all subdivisions follow this trend. The highest values are found in the Camelot Subdivision. The lowest structure to land value ratios are found in The Knoll. The average structure to land value ratio for the entire area is 3.53.

Please refer to the 'Single Family Parcel Values' Map for information based on parcel.

Rental Registration

In 2009, the City of College Station implemented a Rental Registration program for single-family and duplex dwelling units. As of 2012, a total of 1,127 rental units are registered in the South Knoll Area Neighborhood, equivalent to 47.7% of all duplex and single-family structures in College Station. This number does not account for the apartment complexes and other multi-family properties located in the area. Of the 1,127 single-family and duplex units, 86.5% of them are single-family homes. The majority of rental units are located in the Parkway Plaza, Southwood, and West Knoll Subdivisions, made up largely of duplexes. **Table EC. 7 ‘South Knoll Registered Rental Properties’** describes where rental properties are located. Please refer to the ‘Rental Registration by Street’ Map for information on the percentage of rental properties per street in the South Knoll Area Neighborhood.

Table EC.7 Registered Rental Properties by Subdivision.

*Each duplex has two living units

	Single-Family			Duplex			Total Structures		
	Total Single-Family Units in each subdivision	Registered Single-Family	% Single-Family Registered	Total Duplexes* in each subdivision	Registered Duplexes*	% Duplexes* Registered	Total Units in each subdivision	Total Registered Units	% of total units registered
Austin Beckendorf	1	1	100%	0	-	-	1	1	100%
Camelot	71	16	22.5%	0	-	-	71	16	22.5%
Campus Park	28	2	7.1%	0	-	-	28	2	7.1%
Chalet Village	22	21	95.5%	0	-	-	22	21	95.5%
Dexter Place	50	39	78%	0	-	-	50	39	78%
Dobrovolny	40	23	57.5%	0	-	-	40	23	57.5%
Holleman Ridge	10	9	90%	0	-	-	10	9	90%
Lemon Tree	30	23	76.7%	0	-	-	30	23	79.6%
O C Cooper Place	0	-	-	8	8	100%	8	8	100%
Parkway Plaza	23	21	91.3%	52	52	100%	75	73	97.3%
Ridgefield	51	21	41.2%	0	-	-	51	21	42%
South Knoll	72	23	31.9%	0	-	-	72	23	31.9%
Southwood	333	69	20.7%	30	30	100%	363	99	27.3%
Glade East	0	-	-	5	5	100%	5	5	100%
The Glade	114	51	44.7%	0	-	-	114	51	44.7%
The Knoll	44	10	22.7%	0	-	-	44	10	22.7%
West Knoll	83	52	62.7%	60	60	100%	143	112	78.3%
Total	972	381	39.2%	155	155	100%	1,127	536	47.7%

Commercial Space

The South Knoll Area Neighborhood is bounded by three major roadways – Texas Avenue, Wellborn Road, and Harvey Mitchell Parkway. A number of commercial properties are located along these roadways, consisting of big box retailers, restaurants, and strip malls. 7.5% of the South Knoll Area Neighborhood is zoned commercial. Of that, 90% (approximately 270.76 acres) is being utilized and 10% (approximately 27.54 acres) is currently vacant space according to the Brazos County Appraisal District.

Key Destinations

Key destinations are locations within or surrounding a neighborhood that are activity centers for area residents. These spaces provide locations for social interaction between residents, and ideally foster a sense of connection with a place and the people that live there and their environment. These centers can be civic, social, or commercial as long as they are easily accessible to the surrounding residents.

Eight key destinations are located in the South Knoll Area Neighborhood including A&M Consolidated High School, South Knoll Elementary School, Gabbard Park, Bee Creek Park, the Kroger Shopping Center, Grace Bible Church's Southwood Campus, Parkway Baptist Church, and the Target Shopping Center. Not being readily accessible by foot other City facilities and commercial spaces inside the planning area will not be addressed as key destinations.

City Facilities

College Station Cemetery – In 1948, a Methodist Church deeded the 31 acres of land to the City of College Station. By 1973, it was decreased in size due to sectioning off 18 acres for Bee Creek Park, College Station's first community park. The City of College Station Parks and Recreation Department currently operates and maintains the cemetery.

Bee Creek Park – Bee Creek Park is a 26.5 acre community park located at 1900 Anderson. The park contains a 50 meter-long swimming pool, four lighted tennis courts, two lighted softball fields, a pavilion, sand volleyball court, picnic units, two playgrounds, natural/paved trails, and a concession building with restrooms. The 17-acre D.A. "Andy" Anderson Arboretum is also located here.

Gabbard Park - This 10.67 acre neighborhood park located at 1201 Dexter Drive South. Established after a public participation effort, Gabbard Park was funded in 1981 through a bond. Recreational features include a playground, fishing piers, shelter, one-third mile jogging trail, and practice softball fields.

Lemon Tree Park – Lemon Tree Park is a 15.40 acre neighborhood park located on the corner of Holik and Anderson Street. Recreational features in this park include a half

basketball court, lighted softball fields, a three-fourth mile concrete jogging, exercise and nature trail, playground, open play area, picnic units, pedestrian bridge, and on-site parking.

Southwest Park – Southwest Park is a 9.42 acre neighborhood park located off of Southwest Parkway between Wellborn Road and Welsh Ave. The property currently has two phases of development underway. Phase 1 includes the development of hiking and biking trails. Phase 2 will be funded by Community Development Block Grant (CDBG) funds and includes improvements such as a picnic plaza, furniture, lighting along the trails, signage, and exercise equipment to be completed by the end of FY 2013.

City Services

City Improvement and Maintenance Projects

Future upgrades in the South Knoll Area Neighborhood include the following:

Hike & Bike Trails Completion Phase II will continue the 10' wide hike and bike trail along FM 2818 from Welsh Avenue to Southwest Parkway. The project will also extend the trail through Southwest Park to create a continuous trail system from Texas Avenue to Southwest Parkway. The project is being designed by City of College Station Public Works. Completion is estimated for Fall 2013.

South Knoll/The Glade Water System – This project includes the rehabilitation of water and wastewater lines in the vicinity of Haines Street, Southwest Parkway, Glade Street, and Langford Street. Both sewer and water distribution lines are in need of replacement due to an increase in service disruptions caused by deteriorating lines. Water distribution also lacks adequate fire protection and does not meet size standards in several places.

Bee Creek Letter of Map Revision (LOMR) will revise the Flood Insurance Rate Maps (FIRM) for Bee Creek from Southwest Pkwy to Carter's Creek, Tributary "A" from Texas Avenue to its confluence with Bee Creek, and Tributary "B" from FM 2818 to its confluence with Bee Creek. The Flood Study is currently under review by FEMA. FEMA's administrative approval of the LOMR and adoption of the digital FIRM that will implement the changes is expected in 2013.

Bee Creek Trunkline Addition/Rehabilitation will install a gravity line to increase the system capacity of the Bee Creek Trunkline (areas along FM 2818, from north of Wellborn Road to the Carters Creek Wastewater Treatment Plant) to accept the ultimate build-out demand anticipated in this respective area. This project is currently in the design phase.

Code Enforcement

Case Type	# Cases
Brush/Bulky/Frida/HZMT/Litter/ Oil	46
Fire Protection	210
Health & Sanitation Violation	2,017
PD Party/ Noise Complaint	88
Property Maintenance	215
Public Nuisance Violation	31
Sanitation Violation	2,806
Traffic Code	304
Unified Development Ordinance	452
Total	6,169

Table EC.8 Code Enforcement Cases

College Station Planning and Development Services Department houses the Code Enforcement division, which serves the South Knoll Area Neighborhood with two full-time Code Enforcement Officers. Although this division is not responsible for parking or noise level enforcement, it does patrol for violations such as illegal signage, property maintenance, overflowing trash, tall weeds and grass, and open storage. The South Knoll Area Neighborhood had 6,169 code enforcement cases as of August 2011, shown in **Table E.C. 8 'Code Enforcement Cases'**.

Emergency Services

Police

Criminal Activity	# Cases
Theft of Burglary	444
Criminal Mischief or Trespassing	342
Accident	219
Alcohol Related	177
Assault	155
Drug Related	98
Warrant Arrests	98
Harassment	33
Other	719
Total	2,285

Table EC.9 2011 Criminal Activity report.

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 each. The South Knoll Area Neighborhood is within Sector B and C, which include Beats 40 and 50, respectively. Each Beat consists of a team that includes a Patrol Sergeant, Patrol Officers, Detectives, Traffic Enforcement, and Animal Control.

Table EC. 9 'South Knoll Police Activity

Report' lists citations issued during 2011, in the South Knoll Area Neighborhood with the most significant number of reports being theft and burglary.

Noise and Loud Parties

College Station Police is in charge of noise level enforcement, for which they responded to 88 noise complaints in 2011. South Knoll Area Neighborhood represents 4% of noise complaints city wide, other neighborhoods such as the Central College Station Area had 13% of all the calls across the City.

Mobility

Streets

The South Knoll Area Neighborhood’s limits are defined by Holleman Drive, Texas Avenue, Harvey Mitchell Parkway, Wellborn Road, and Welsh Avenue. According to the City of College Station’s Thoroughfare Plan, Texas Avenue and Harvey Mitchell Parkway are classified as 6-lane Major Arterials. Holleman Drive and Southwest Parkway, which is located within the South Knoll Area Neighborhood, are designated as 4-lane Minor Arterials.

Scheduled pavement repair and preventive maintenance is performed based on a schedule derived from the annual evaluation of all streets. Prioritization is based on the City’s Annual Inventory and Evaluation program, as well as on changes in traffic density for collectors and arterials. Main thoroughfares and intersections have regular maintenance. Major maintenance problems present in the South Knoll Area Neighborhood are typically due to broken pavement within older neighborhoods in the area.

Sidewalks

Major roadways such as Holleman Drive, Welsh Avenue, Glade Street, Southwest Parkway, Langford Street, and Nueces Drive have sidewalks existing on both sides of the street, but the majority of the subdivisions located within the South Knoll Area Neighborhood do not have sidewalks, which includes on one or both sides of the street. Please refer to the ‘Planned Pedestrian Improvements’ Map to locate sidewalks within this planning area.

Bicycle Facilities

There are approximately ten miles of marked bike lanes and routes, including a multi-use path, in the South Knoll Area Neighborhood. Bike lanes exist along all of Welsh Avenue, Anderson Street, and a portion of Longmire Drive. Please refer to the ‘Bicycle Plan’ Map to locate all bicycle facilities in the South Knoll Area Neighborhood.

Bus Routes

The South Knoll Area Neighborhood has available transit service from three main providers including the Brazos Transit District, the Texas A&M University bus system, and the College Station Independent School District (CSISD) bus system.

The Brazos Transit District provides seven routes for the entire Bryan-College Station area. The route for the South Knoll Area Neighborhood has stops located along the main thoroughfares such as Welsh Avenue, Teas Avenue, and Harvey Mitchell Parkway.

The three Texas A&M University bus routes in the area are Route 26, Route 31 and Route

33. Route 26 'Rudder' transverses the planning area and has stops along Anderson Street. Route 31 'E-Walk' has stops along Southwest Parkway and Welsh Avenue providing the most service coverage within the planning area. Route 33 'Texas Aggies' stops along Harvey Mitchell Parkway and Welsh Avenue. These bus stops are located conveniently adjacent to high student populations found in many of the planning area's apartment complexes.

College Station Independent School District has stops in the intersection of Valley View Drive and Southwood Drive and, Valley View Drive with Angelina Court.

Please refer to the 'Combined Bus Route Information' Map to locate the bus routes within the South Knoll Area Neighborhood.

Traffic Incidents

Between 2008 and 2011, there were 1,043 reported vehicular accidents primarily occurring along main thoroughfares such as Texas Avenue, Holleman Drive, Southwest Parkway, Wellborn Avenue, and Harvey Mitchell Parkway. The highest frequency of accidents occurred at:

- the intersections of Texas Avenue South and Holleman Drive, Holleman Drive and Anderson Street, Southwest Parkway and Wellborn;
- both on and off ramps connecting Wellborn to Harvey Mitchell Parkway South, Southwest Parkway and Texas Avenue South, and Brentwood Drive and Texas Avenue South.

To address the problematic intersections, the City of College Station has recently placed a traffic signal at the intersection of Texas Avenue South and Krenek Tap Road which has seen a fair amount of minor accidents.

Over the years, the number of vehicular accidents in the South Knoll Area Neighborhood has decreased. In 2008 there were 314 reported vehicular accidents and 277 in 2009. The number of reported minor accidents has decreased from 52% in 2008 to 44% in 2011; reported hit and run accidents decreased 5%; and non-reportable accidents decreased from 3% to 0.8%. In contrast, the number of reported major vehicular accidents has increased from 18% in 2008 to 36% in 2011.

Please refer to the 'Traffic Accident Frequency (2010-2012)' Map to see the incidents that have occurred in the past two years.

Street Lighting

The South Knoll Area Neighborhood contains 100, 200, 250 and 400 Watts street lights. The location of these different types of Wattage lights can be seen on the 'Street Lights' Map. Many of the residential subdivisions within the planning area do not have street lights.

Sustainability

Water Consumption

The annual water usage of the South Knoll Area Neighborhood ranges from a low of 933,000 total gallons to a high of 15,061,000 total gallons. The City of College Station urges its residents to conserve water and provides them with simple water-saving tips as well as water conservation rebates.

Water Quality

The Drinking Water Quality report provides an analysis of recent tests required by the Texas Commission on Environmental Quality (TCEQ) and details the City of College Station's efforts in providing safe drinking water to its residents. The data in the 2010 Drinking Water Quality Report is not specific to the South Knoll Area Neighborhood but to the entire City of College Station.

“College Station's drinking water is obtained from groundwater sources, specifically Simsboro and Carrizo formations of the Carrizo-Wilcox Aquifer Group, and the Sparta aquifer” (College Station Utilities, 2010).

College Station's drinking water system is rated “Superior” and meets all state and Federal Standards. However, the elderly, infants, cancer patients, and people with HIV/AIDS or other immune problems could be more vulnerable than the general population to certain microbial contaminants.

Electricity Consumption

The average electricity consumption in the South Knoll Area Neighborhood is approximately 1259 kWh, which is significantly higher than the statewide average of 1136 kWh. There are, however, street averages in the study area showing consumption to be as low as 855 kWh.

Energy Audits

A home energy audit is a service performed by the City upon request of the homeowner. It determines the energy efficiency of the home, aiming to provide the best ways to improve efficiency in regards to heating and cooling. The number of energy audits performed decreased significantly from 2010 to 2011.

Wind Watts Participation

Wind Power is delivered to College Station Utilities (purchased from the South Trent Wind Farm in West Texas) through the same transmission and distribution system as our fossil fuel power. There are approximately 500 residents who currently utilize wind watts in the City of College Station and twenty-two of those customers live in the South Knoll Area

Neighborhood. Customers who choose to participate in the Wind Watts Program may choose from three levels: 100%, 50%, or 10% of energy from wind. For more information visit the City of College Station website. <http://www.cstx.gov>.

Solar Panels

Solar energy is a form of renewable energy produced by capturing the sun's rays through the use of photovoltaic cells. Solar panels can be mounted onto homes to provide electricity for everyday tasks. They are an important component in the shift away from nonrenewable energy; however, because of the installation expense they are not very widely utilized in single family homes. Energy rebates through College Station Utilities Sun Source, offers a rebate of \$1.50 per every AC watt installed up to 4 kW to the home owner's utility bill, with a maximum rebate of \$6,000. There are currently no homes in the South Knoll Area Neighborhood with solar panel systems in place.

Recycling Participation

College Station offers Curbside Recycling for the residents of single family homes, duplexes, and four-plexes. Curbside Recycling is provided once a week and is gathered on the same day as bulky items and brush collections.