

APPENDIX A EXISTING CONDITIONS

As the City of College Station continues to grow, development pressure in the southern portion of the City is increasing and is beginning to encroach into the historic Wellborn Community. The Wellborn Community was annexed into the City of College Station in April 2011, becoming the City's oldest residential and commercial area. Little remains of the 1800's community, but the unique character of the area is an element that the residents and City officials have expressed a strong preference to retain.

The community of Wellborn was established in 1867 as part of a railroad construction camp of the Houston and Texas Central Railroad, and is thought to be named after General William W. Wellborn, a veteran of the War of 1812. With the expansion of the railroad north from Millican, Wellborn grew to include several businesses and a post office. By the late 1800's, over 800 people received their mail here. Today, the Wellborn Area, as exhibited in **Figure EC.1 Wellborn Planning Area**, has expanded beyond its origins as a railroad town to include a variety of housing types and businesses, while still maintaining elements of its rural heritage.



Figure EC.1 Wellborn Planning Area
Source: City of College Station (2013)

Demographics

The Wellborn area has seen moderate growth over the last decade, as shown in **Figure EC.2 Population**, and currently is comprised of approximately 300 residents, roughly 0.3% of the College Station population (based on Planning and Development Services population estimates from March 2012).

Year	Housing Units	Population
2000	85	209
2010	115	296

Figure EC.2 Population
Source: US Census Bureau

Age

Residents between the ages of 0-59 years of age make up approximately 83% of the total population in the Area. The age of the population is well distributed throughout this range with an average age for the Wellborn Area population being 38 years according to the 2010 US Census.

The Wellborn planning area has a much lower percentage of college-aged residents compared to the City as a whole. In 2010, 47% of the City's population was between the ages of 18 and 24, compared to 10% in the Wellborn Planning Area. In addition, approximately 17% of the Wellborn population consists of primary and secondary school-aged children, which is in contrast to less than 10% for College Station as a whole.

Zoning & Land Use

Zoning

The Wellborn area is primarily a mixture of low-density residential, agricultural, and commercial uses. The existing zoning is primarily a function of the recent annexation

Zoning	Acres	%
A-O, Agricultural Open	647.63	69.70%
ETJ	245.61	26.43%
A-O (10-yr Non-Annexation Development Agreement)	35.9	3.86%
Total	929	100.0%

Figure EC.3 Zoning Designations
Source: City of College Station, P&DS (2013)

in the area, as land is zoned A-O Agricultural-Open upon annexation into the City. **Figure EC.3, Zoning Designations** breaks down the zoning classifications of land in the Wellborn planning area. This includes areas that have signed non-annexation development agreements and areas that are still located in the City’s extraterritorial jurisdiction. **Map EC.1, Existing Zoning** depicts the locations of these zoning districts within the planning area.

Comprehensive Plan

The City’s most recent Comprehensive Plan was adopted in May of 2009 and created a focus on creating places of distinction. This includes the creation of unique planning districts and corridors, such as the Wellborn Community Area, which is identified on the Community Character Concept Map of the Comprehensive Plan. **Figure EC.4, Comprehensive Plan Designations** lists the land use classifications in the Wellborn area. **Map EC.2, Future Land Use & Character** illustrates the locations of those designations.

Comprehensive Plan	Acres	%
Rural	791.98	85.3%
Restricted Suburban	137.02	14.7%
Total	929	100.0%

Figure EC.4 Comprehensive Plan Designations
Source: City of College Station, P&DS (2013)

Non-conforming uses

Given the recent annexation of a majority of the Wellborn planning area, issues regarding non-conforming uses can be expected. This is due in part to land being zoned A-O Agricultural-Open upon annexation into the city and the lack of land use controls within the County. **Map EC.3, Zoning Conformance** identifies areas of non-conformity to zoning use regulations. The majority of property conforms to its current Comprehensive Plan designation; (See **Map EC.4, Future Land Use & Character Conformance** for uses that non-conforming based on the Comprehensive Plan).

Vacant Land

There are 39 parcels, or approximately 438.73 acres, identified as vacant within the Wellborn planning area. For the purposes of the plan, vacant properties are those identified by the Brazos County Appraisal district as being vacant and/or those that do not currently have structures placed upon them. This includes land identified as agricultural or ranch land. Of the vacant parcels that have been identified, two have been preliminary planned; Creek Meadows and

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Wellborn Business Park. **Map EC.5, Vacant Property** depicts the locations of vacant property in the planning area.

Development Activity

Though subdivision of land has occurred in the Wellborn area since the mid-1800’s, much of the land has not been formally platted. Within the last decade portions of the planning area have undergone the subdivision or platting of land (**Figure EC.5 Subdivisions**).

The following development has taken place in the last year within the Wellborn planning area:

Wellborn Business Park – A Preliminary Plan and subsequent Final Plat have been approved for one A-O lot along McCullough Road. In addition, as of March 2012 a site plan has been submitted for development of offices with warehouse/interior storage areas. This development began prior to annexation and as such is allowed to continue as such provided all applicable City requirements are met.

TDI Brooks International Center – A Final Flat and Site Plan for a 53-acre private industrial campus has been approved. This development includes several buildings and began prior to annexation. Development of this site is still underway.

Development activity from 2011-2012 within the planning area is listed in **Figure EC.6, Recent Development Activity**. Additionally, **Map EC.6, Development Activity** depicts the locations of recent development activity.

Neighborhood Integrity

Housing Data

The Wellborn area is primarily made up of a mixture of detached single-family residences, mobile homes, farm and ranchland, or some combination thereof. **Map EC.7, Existing Land Use** identifies the existing land uses by their state appraisal code. The average lot or parcel size, average property value, and total acreage for the existing land uses is listed in **Figure EC.7, Existing Land Use**.

Property Value

Residential property values, in general, are significantly higher for properties that contain a typical single-family detached residence as opposed to properties containing a mobile home. The average

Subdivision Name	Lots	Year of Last Plat
Wellborn Business Park	1	2012
TDI Brooks International Center	1	2012
Wellborn Landing	2	2009
The Gardens	2	2004
Turnberry Place	8	2001
Creek Meadows	2	2009
Benjamin Graham	3	2003
Shiloh	18	1970
A&M Super Storage	1	2008
Wellborn	Unknown	Unknown

Figure EC.5 Subdivisions
Source: City of College Station, P&DS (2013)

Name of Development	Type	Area	Land Use
Wellborn Business Park	Final Plat	4.1 ac	Office/warehouse /storage
Wellborn Business Park	Site Plan	4.1 ac	Office/warehouse/ storage
TDI Brooks International Center	Final Plat	53.3 ac	Industrial Campus
TDI Brooks International Center Laboratory	Site Plan	51.7 ac	Industrial Campus
TDI Brooks International Center Office	Site Plan	51.7 ac	Industrial Campus

Figure EC.6 Recent Development Activity
Source: City of College Station, P&DS (2011-February 2013)

property value difference is roughly \$95,000 for single-family residences versus mobile homes. This difference is approximately \$90,000 on single-family residential ranchland versus mobile home ranchland. Some of these differences may be attributable to larger lot/parcel sizes or home sizes for single-family residences. (See **Figure EC.7, Existing Land Use**, on previous page). **Map EC.8, Single-Family Property Values** depicts the range of single-family property values in the Wellborn planning area.

The average commercial assessed value in the Wellborn planning area is \$537,549.

Existing Land Use	Avg Parcel/Lot Size	Avg Prop. Value	Total Acres	% of Planning Area
Single-Family Residential	1.96 ac	\$152,148	106.29	11.4%
Mobile Home	1.34 ac	\$56,870	12.06	1.3%
Single-Family Residential – Ranchland	9.37 ac	\$280,150	159.43	17.2%
Mobile Home – Farm/Ranchland	8.12 ac	\$190,938	40.61	4.4%
Farm / Ranchland	24.30 ac	\$341,569	340.24	36.6%

Figure EC.7 Existing Land Uses
Source: Brazos County Appraisal District (2012)

Housing Age & Maintenance

The average age of a single-family residence in Wellborn is 35 years. **Map EC.9, Age of Residential Structure**, and **Map EC.10, Age of Non-Residential Structure**, identify the year of construction of primary structures by parcel/lot.

Criminal Activity

Following annexation, the majority of criminal activity in the planning area consisted of burglary, robbery and theft offenses. This activity was primarily concentrated on the east side of FM 2154 between Barron Cut-off Road and Greens Prairie Road, where a majority of the commercial businesses and offices in the Wellborn area are located.

Map EC.11, Significant Criminal Activity Post Annexation, identifies the locations of activity in the Wellborn area post annexation (April 14, 2011).

Transportation

Streets

The Wellborn area has approximately 7.4 miles of streets and alleys within and surrounding the district. Of this approximately 5.7 miles are thoroughfares designed to carry higher amounts of traffic to and through the area. The College Station Thoroughfare Plan identifies the functionality, context, and type of thoroughfares needed to carry the traffic generated by the various land uses in and around the City.

Figure EC.8, Street Classifications, lists the functional classification, context and thoroughfare type of the major thoroughfares in the Wellborn planning area. All streets are grouped into a class depending on the character of traffic and the degree of land access they allow.

Street	Functional Classification	Context	Thoroughfare Type	Existing Street Width	Paved	Existing ROW Width
South Dowling Rd.	2-Lane Major Collector	Restricted Suburban	Rural Avenue	22'	Yes	60'-95'
McCullough Rd.	2-Lane Major Collector	Suburban	Rural Street	22'	No	50'
FM 2154	4-Lane Major Arterial	Suburban	Rural Boulevard	32'	Yes	100'
Barron Cut-Off Rd.	2-Lane Major Collector	Suburban	Suburban Avenue	22'	Yes	50'-60'
Greens Prairie Rd. W	2-Lane Major Collector	Suburban	Rural Avenue	22'	Yes	60'-80'
Royder Rd.	4-Lane Minor Arterial	Suburban	Rural Avenue	22'	No	65'-75'

Figure EC.8 Street Classifications
 Source: City of College Station, P&DS (2013)

There are four functional classes of streets that run through the district. They consist of major arterial, minor arterial, major collector, and local streets. Several of the thoroughfares listed are not currently paved, nor are they functioning to the level that the Comprehensive Plan identifies. These thoroughfares include McCullough Road, which is currently a dead end street, and Royder Road, which is a narrow gravel road. Existing ROW width information is from the City's Geographic Information System (GIS) platting information. Existing fence lines currently in place may not represent platted property lines.

Sidewalks

There are currently no public sidewalks provided within the Wellborn Planning Area. As part of the City's Subdivision Regulations, all streets are required to have sidewalks on them, with exceptions for streets having an Estate or Rural land use context. Most streets would be required to have them due to their current Thoroughfare designation.

Map EC.12, Pedestrian Facilities, identifies proposed locations of sidewalks and multi-use paths as set forth in the Bicycle, Pedestrian and Greenways Master Plan.

Bike Routes

There are currently no designated bike routes (designated route signage) or striped bike lanes within the Wellborn planning area. However, as part of the Bicycle, Pedestrian and Greenways Master Plan there are future bike routes and bike lanes proposed. These are illustrated on **Map EC.13, Bicycle Network**.

Street Maintenance

As part of the annexation service plan, the City is responsible for maintaining public roads and streets at a level comparable to the maintenance prior to annexation. These services include emergency pavement repair and preventative street maintenance. In addition,

several roads that are located within or border the planning area fall under the maintenance responsibility of either Brazos County or TxDOT. Roads that are the maintenance responsibility of Brazos County or TxDOT include the following: FM 2154, Capstone Drive, I&GN Road, Koppe Bridge Road, and a portion of Greens Prairie Trail.

As part of the City's Capital Improvement Plan, the City will be providing a two course seal coat for the following gravel roads and streets: McCullough Road, Church Street, Madison Street, Live Oak Street, and Royder Road. The specified timeframe for the work to be completed is within two and a half (2.5) years of the effective date of annexation (April 14, 2011).

Walking Distance to Centers

As shown in **Map EC.14, Neighborhood Centers**, roughly half of the Wellborn Planning Area is located within a 1,500 foot radius of a neighborhood center. For the purposes of this plan, a neighborhood center is classified as a school, church, commercial area, or gathering point that primarily caters to nearby residents. This includes centers within the Wellborn area and those located just outside the planning

area. Examples include the Wellborn Community Center, Greens Prairie Elementary School, Wellborn Grocery, Wellborn Baptist Church, and the restaurant formally known as Junek's BBQ restaurant. The distance from the neighborhood center is measured as a direct point to point distance and does not follow an existing street. As such, actual walking or driving distance will be greater in some instances.

Bus Routes

The Wellborn area is served by two bus systems, which are run by College Station ISD and the Brazos Transit District. College Station ISD serves the area with three buses, which transport students to Greens Prairie Elementary School, Cypress Grove Intermediate School, College Station Middle School, and A&M Consolidated High School, which are all located outside the Wellborn area. College Station High School opened in August of 2012, with the attendance zone for that school encompassing the Wellborn area.

The Brazos Transit District provides paratransit and demand service throughout the City on an appointment basis only. There are no fixed routes within the Wellborn District.

Traffic Incidents

Traffic accidents as shown in **Map EC.15, Traffic Accidents**.

Utilities

Map EC.16, College Station Water CCN, show the boundaries of the City's water service area. Water service for the Wellborn Planning Area is provided by the Wellborn Special Utility District (SUD). Water is



Hullabaloo's Diner in Wellborn

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supplied by both surface and ground water sources, and comes from the Navasota River and Yegua Aquifer.

Water Consumption

Per the Wellborn Special Utility District (SUD), average daily consumption of water for the entire Wellborn SUD service area is 1.064 millions of gallons a day.

Water and Sewer Capacity

The total Wellborn SUD production is 2.132 millions of gallons per day, with a maximum total storage capacity of 1.633 million gallons using both elevated storage and pressure tank facilities.

The majority of the Wellborn planning area is served by individual septic systems, however a small portion of the planning area falls within the City of College Station's Wastewater CCN, as shown in **Map EC.17, College Station Wastewater CCN**.

Electric Utilities

The Wellborn Planning area falls outside the College Station Utilities service boundary for electrical service. As such electrical service is provided by Bryan Texas Utilities (BTU).

Street Lighting

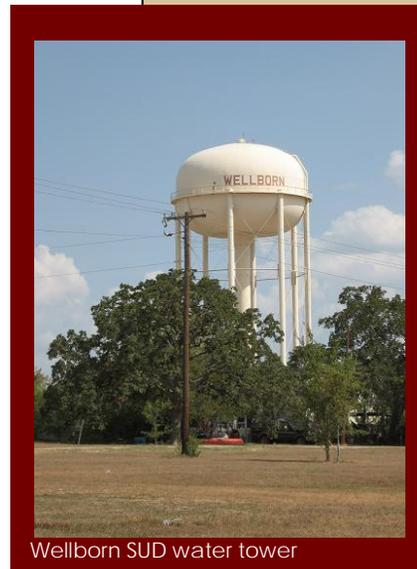
BTU currently has no pending street light projects within the planning area. However, new facilities are provided on an as-requested basis and with the development of new subdivisions.

Energy Efficiency

Energy efficiency counseling is available upon request through BTU. In addition, site visits for energy auditing is a service that may be requested with associated fees. There is also a variety of rebate options offered to both residential and commercial consumers through the Green+ Energy Efficiency and Conservation programs for renewable energy generation and energy efficiency. Residential Green+ programs include the Photovoltaic (PV) Solar Rebate, Solar Thermal (water heating) Rebate, Compact Fluorescent Lighting (CFL) Rebate, Light Emitting Diode (LED) Lighting Rebate, HVAC and Heat Pump Rebate, and a variety of energy efficiency Loan Programs. Programs available for commercial customers are Commercial Solar (PV) Rebate, Commercial Lighting Rebate, and the Reflective Roof Coating Rebate.

Floodplain

There is no FEMA-identified floodplain within the planning area. Drainage is generally within the tributaries of the Peach Creek Drainage Basin.



Wellborn SUD water tower

Recycling Participation

Recycling collection for the City is provided once a week, on the same day as bulky items and clean green brush collections. Each eligible residence is provided with clear plastic recycling bags that the resident uses to sort and store the recyclable materials. 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 collection services. As of 2012, 24 households and four businesses within the newly annexed area had registered for this service. Items that are currently accepted for recycling include newspapers and magazines, aluminum and steel food cans, clear and brown glass, plastic bottles, and lead acid car batteries.