



CITY OF COLLEGE STATION

Home of Texas A&M University®

2018 EXISTING CONDITIONS REPORT





MILL CREEK AMPHITHEATER



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MESSAGES FROM CITY LEADERS



Planning is essential to maintain a thriving and financially sound city

DR. KARL MOONEY, MAYOR

"College Station is a growing community. Its attraction is its livability and the quality of life that many elements of the city cooperatively work together to sustain. To continue those collective efforts, planning is essential. The established visions of long-term residents have to be maintained in purpose and scope so that the ideas, experiences, and expectations of new residents can be merged in a way that fosters a thriving and financially sound city. By doing so, the melting pot that is created enables city leaders to evolve the comprehensive plan with regularity. The result is further evaluation and, when necessary, modification of ordinances, city budgets, and boundaries in an atmosphere of transparency and relevance."



Comprehensive planning provides a way for everyone to focus on a common vision

JANE KEE, PLANNING & ZONING COMMISSION CHAIR

"Comprehensive planning provides a way for everyone in a community to focus on a common vision for the future. In a vibrant and growing city such as College Station, this is especially important. Through the planning process, we can find areas where most of us can agree — if we are open to working together. The process provides a format for education and developing goals and objectives that once adopted, allow residents to know what to expect in and around their neighborhoods, business owners and developers to know where and how to invest in our community, and municipal decision-makers to stay focused on the long term. The key to success is having as many people as possible involved in the planning process from initial input to final adoption."



Effective planning directly confronts challenges and opportunities

JENNIFER PROCHAZKA, PLANNING & DEVELOPMENT SERVICES DIRECTOR

"Comprehensive planning is essential to preserving the unique character of College Station and creating opportunities for economic growth. In its simplest form, planning helps determine what we as a community want to protect, what opportunities are available, and provides the direction to get there. Planning engages people and creates conversations about the things that matter most to them – their neighborhoods and schools, the availability of jobs and economic opportunity, and their businesses and the ability to grow. College Station consistently ranks among the fastest-growing communities in the nation, so it is essential that we plan for continued growth in a way that is sensible, predictable, and fiscally responsible. Effective planning directly confronts the challenges and opportunities facing College Station, while providing a unified vision for the community."



2009-2030 COMPREHENSIVE PLAN MISSION STATEMENT

College Station, home of Texas A&M University, will remain a vibrant, forward-thinking, knowledge-based community that promotes the highest quality of life for our citizens by:

- Ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character.
- Increasing and maintaining the mobility of our citizens through a well-planned and constructed inter-modal transportation system.
- Expecting sensitive development and management of the built and natural environments.
- Supporting well-planned, high-quality and sustainable growth.
- Valuing and protecting our cultural and historical community resources.
- Developing and maintaining high-quality, cost-effective community facilities, infrastructure, and services that ensure our city is cohesive and well connected.
- Proactively creating and maintaining economic and educational opportunities for our citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business.

INTRODUCTION

Planning for the growth and development of a city is similar to planning for a road trip – it begins simply with knowing the starting point and the destination.

Based on these two points, one can project how long the trip will take, the necessary supplies, and come up with a general game plan for the predictable parts of the journey. After all this preparation, it is time to execute the plan, which requires constant adjustments as both the expected and unexpected unfold along the way.

In 2006, the City of College Station began a three-year process of community input to determine where and how it wanted to grow and develop. The resulting 2009-2030 Comprehensive Plan is the city's policy roadmap to plan, anticipate, and guide growth and development over a 20-year period. This Comprehensive Plan is implemented by the Unified Development Ordinance, which provides the technical regulations for all new development.

Now approaching 10 years since the adoption of the Comprehensive Plan, it is time for the College Station community to reassess and discuss where the city has come from, where it is, and how to proceed. The 2018 Existing Conditions Report kicks off this process by taking a snapshot of the growth trends and conditions from multiple planning perspectives as of September 2018. The goal of this report is to provide a common, data-informed starting point for upcoming comprehensive planning conversations and scenarios about future growth and development.

Beyond the starting point and the destination, what makes any road trip fun are the people one is traveling with. The College Station community has earned its reputation of being a city of great people that is successfully implementing its vision to “continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley.” To that end, city staff is excited and grateful to begin the community conversations and processes that will culminate in an updated Comprehensive Plan.

JUSTIN GOLBABAI, PLANNING ADMINISTRATOR





LOCATION

367
FEET ABOVE SEA LEVEL

1938
COLLEGE STATION WAS
INCORPORATED

4,198
ACRES OF FLOODPLAINS
ARE PRESERVED

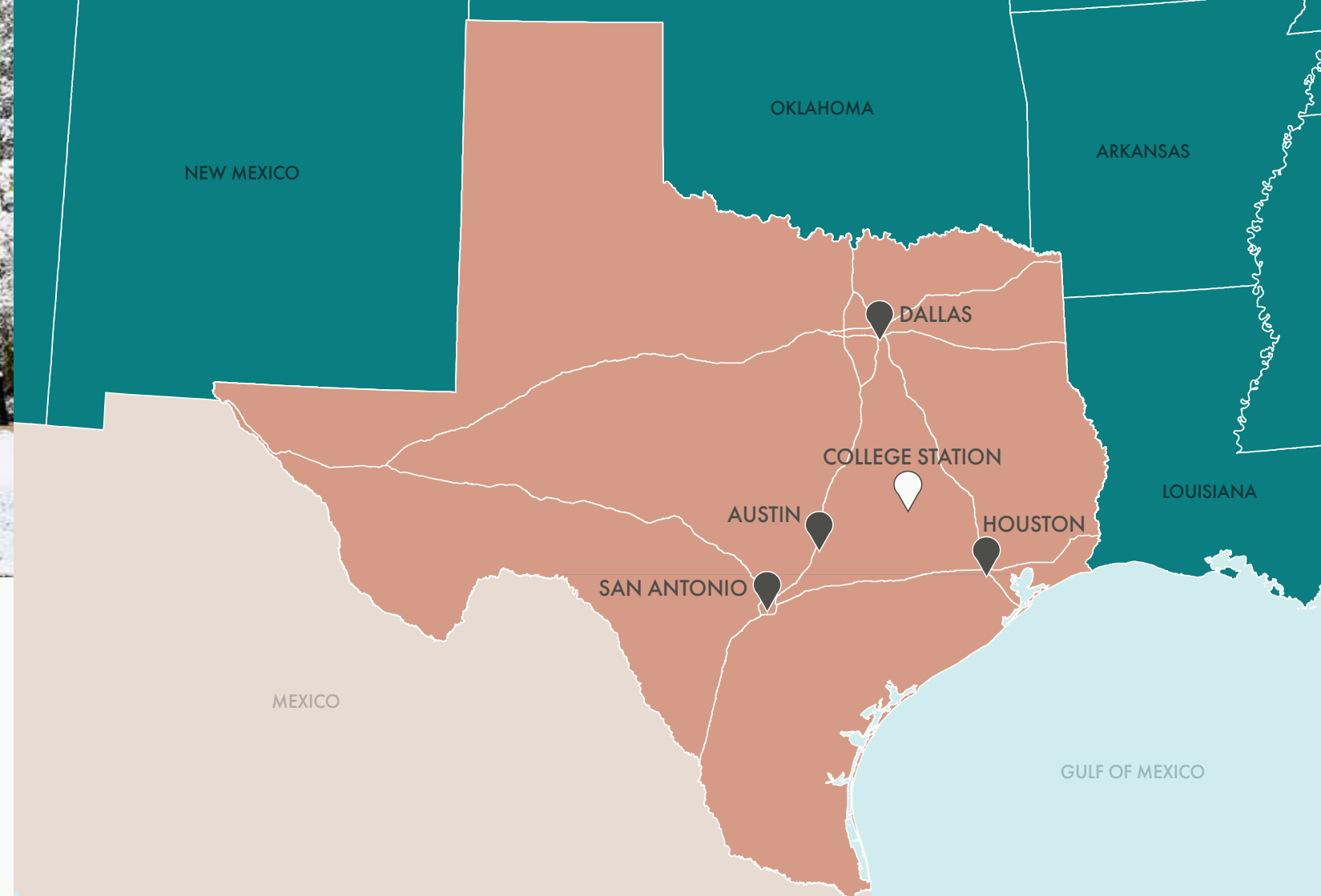
College Station is located in Brazos County in the heart of central Texas.

Its central location is within a three-hour drive of four of the 11 largest cities in the United States: Houston, Dallas, San Antonio, and Austin. The greater College Station-Bryan Metropolitan Area is made up of Brazos, Burleson, and Robertson Counties. The area is home to approximately 258,000 residents and is the 15th largest Metropolitan Statistical Area in Texas.¹ Major attractions include the George Bush Presidential Library and Museum, which attracts an average of 147,205 visitors annually². The city has almost 120,000 residents and boasts one of the lowest crime rates in the state³.

College Station is home to the main campus of Texas A&M University, the flagship institution of the Texas A&M University System. In the fall of 2018, approximately 67,003 students attended the College Station campus⁴. Texas A&M is the oldest public institution of higher education in Texas and had over \$2.79 billion dollars of endowment in 2017⁵. The university has a triple designation as a land, sea, and space-grant institution, reflecting the broad scope of the research endeavors it brings to the city, including ongoing projects funded by agencies such as NASA, the National Institutes of Health, the National Science Foundation, and the Office of Naval Research⁶.

SOURCES:

¹U.S. CENSUS BUREAU ²GEORGE BUSH PRESIDENTIAL LIBRARY AND MUSEUM ³2018 CITYRATING.COM COLLEGE STATION CRIME RATE REPORT (TEXAS) ⁴TEXAS A&M UNIVERSITY ENROLLMENT PROFILE – FALL 2018 ⁵TEXAS A&M FOUNDATION 2017 ANNUAL REPORT ⁶TEXAS A&M TODAY





HISTORY

1876

Established through the Morrill Land Grant Act, the Agricultural and Mechanical College of Texas, now known as Texas A&M University, became the first public institution of higher learning in Texas. Classes began Oct. 4, 1876. Because of its isolation, administrators provided facilities for those associated with the college. The campus became the focal point of community development. College Station, Texas, was designated in 1877 by the U.S. Postal Service. The name was derived from the train station located west of campus that was serviced by the Houston and Texas Central Railway.

1939

The first city council meeting was held on Feb. 25, 1939, in the Texas A&M Administration Building. During this time, the city relied heavily on Texas A&M for meeting space, a fire department and utility lines.

1938

The growth of both the community and college influenced residents' desire to create a municipal government. On Oct. 19, 1938, by a vote of 217-39, College Station officially incorporated as a city. The incorporation was the result of a petition to Texas A&M's Board of Directors by 23 men representing on- and off-campus interests. The board had no objections and suggested to the neighborhoods that a belt around campus be included in the proposed city. These neighborhoods are known as Northgate, Eastgate and Southside. The city jurisdiction covered roughly two square miles. The city has since expanded to 51 square miles.

1944

At the time of incorporation, state law did not allow a general law city to hire a city manager. As a result, College Station employed a business manager until 1943, when the law was changed to permit general law cities to use the council-manager form of government. On April 4, 1944, the city became the first general law city in Texas to have a city manager. Citizen committees were also formed that year.

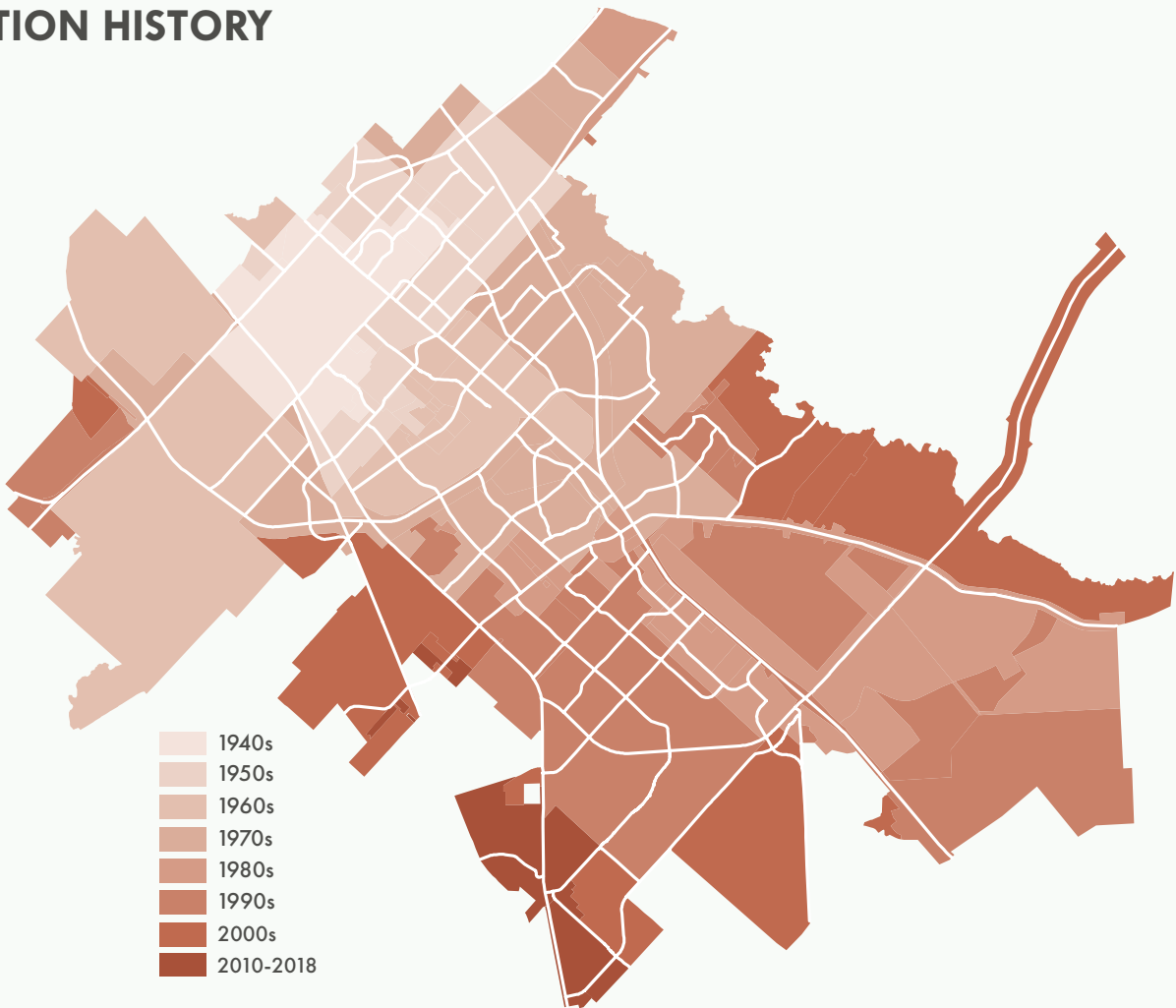
1947

In December 1947, College Station celebrated the opening of its first city hall.

1952

College Station witnessed growth to the north, east and south during the 1940s. The city's status as a general law city, however, limited officials' ability to annex territory. Without its own city charter, the council could only annex property in areas where residents had petitioned for inclusion inside the city limits. The home rule amendment from 1912 allowed Texas cities with at least 5,000 inhabitants the legal right to compose and amend their own charters. The 1950 Census recorded College Station's population at 7,268. To compete with the City of Bryan in annexation, the council held a special election on Jan. 8, 1952, when residents voted 220-11 to adopt a home rule charter.

ANNEXATION HISTORY



2016 CITIZEN SURVEY

In 2016, the City of College Station conducted a comprehensive citizen survey to measure how citizens feel about the city’s services and quality of life.

Many of these items relate either directly or indirectly to land use and transportation-related issues.

Top 5 things citizens value most about living in College Station

- 1. Friendly people, family-friendly, good quality of life.
- 2. Quality education opportunities (schools, Texas A&M), college atmosphere, proximity to Texas A&M.
- 3. Small-town feel but has amenities of a larger city (entertainment, cultural, religious, etc.).
- 4. Safety, low crime.
- 5. Entertainment/shopping/businesses.

Top 5 changes citizens would make in College Station

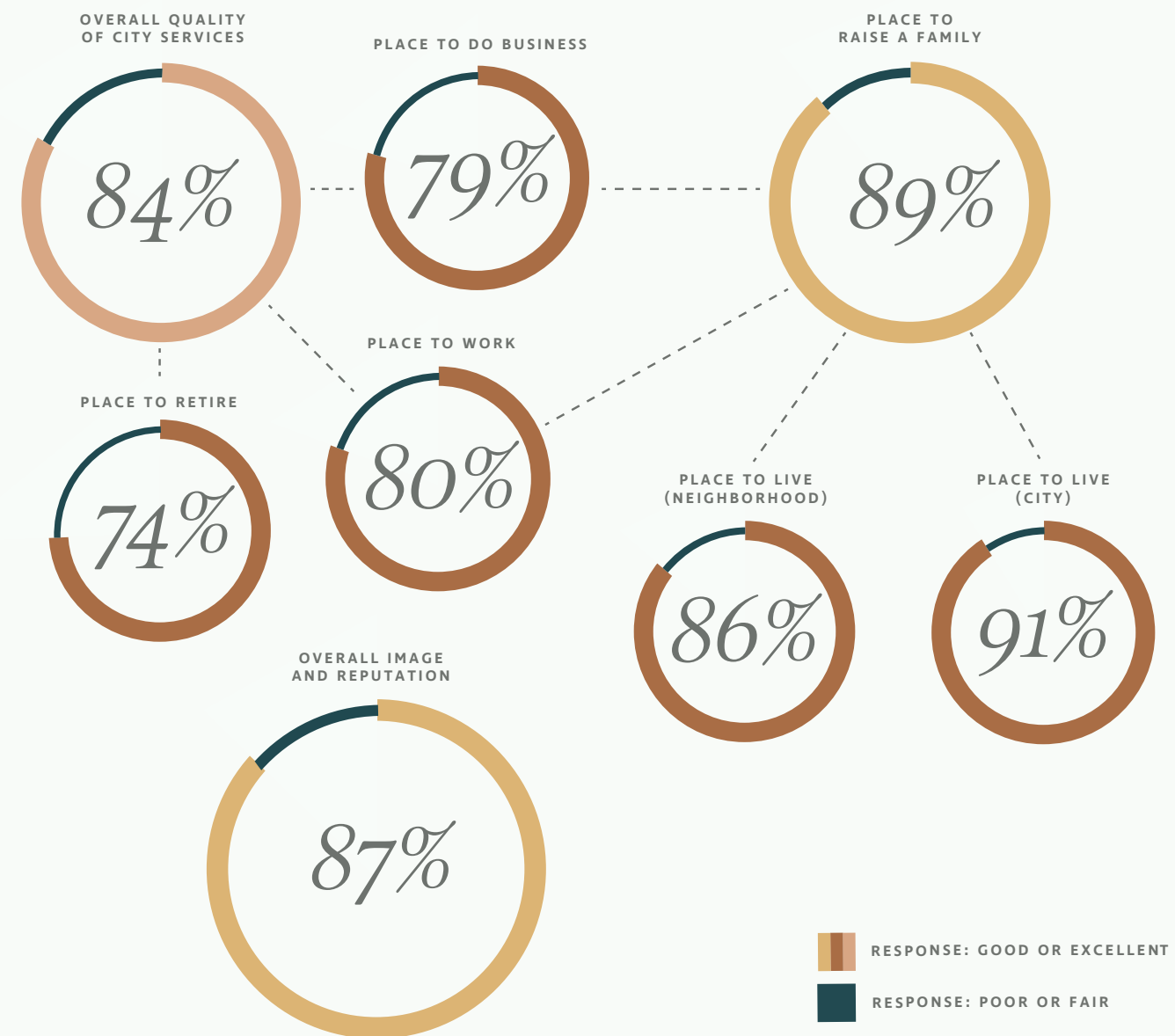
- 1. Traffic congestion, stricter traffic laws, ban texting/driving, improve traffic flow, need public transit.
- 2. Improve retail options, more entertainment activities for teens, adults, seniors, tourists.
- 3. Improve road planning and maintenance.
- 4. Efficient use of taxpayer funds, sustainable growth, more responsive to citizens, maintain infrastructure.
- 5. Less rental housing in residential neighborhoods, preserve neighborhood integrity.

Top 5 areas citizens believe should be College Station’s highest priority

- 1. Balanced city budget, managed growth, sustainability, maintain small-town feel, high-quality growth/development.
- 2. Reduce traffic congestion, alternative transportation methods.
- 3. Public safety.
- 4. Job creation.
- 5. Maintain streets/roads.



QUALITY OF LIFE





RECOGNITIONS AND RANKINGS

In recent years, College Station has received many prestigious national recognitions and rankings in a variety of economic and social categories.

Growth

- No. 1**, Fastest-Growing Non-Suburb in Texas¹
- No. 2**, Fastest-Growing City in U.S.²
- No. 3**, Fastest-Growing Cities in Texas³
- No. 4**, Fastest-Growing College Towns⁴
- No. 15**, Fastest-Growing U.S. Metros¹

Economy

- No. 1**, Best Small Texas Cities for Jobs⁵
- No. 1**, 10 U.S. Cities Primed for Economic Growth in 2018⁶
- No. 3**, Best Small Places in the U.S. for Business and Careers⁵
- No. 11**, America's Most Internet-Connected Cities⁷
- No. 15**, Best Small U.S. Cities for Cost of Business⁵

Quality of Life

- No. 4**, Safest Cities in Texas⁸
- No. 6**, America's Best College Towns⁹
- No. 11**, Best Cities to Raise a Family in Texas¹⁰
- No. 17**, Cities with the Best Public Schools in the United States⁸
- No. 28**, Best Cities to Live in America⁸

Retirement

- No. 1**, Top College Towns Drawing 55+ Homebuyers¹¹
- No. 4**, Great Places to Retire¹²

SOURCES:
¹U.S. CENSUS BUREAU (2016) ²NERDWALLET (2014) ³SAVEONENERGY (2016) ⁴SELFSTORAGE (2015)
⁵FORBES (2016) ⁶CARDRATES.COM (2018) ⁷GOVERNING (2014) ⁸NICHE.COM (2017)
⁹LIVEABILITY.COM (2017) ¹⁰ELITE PERSONAL FINANCE (2017) ¹¹NEWHOMESOURCE (2017) ¹²USA TODAY (2013)





**NATURAL
ENVIRONMENT**

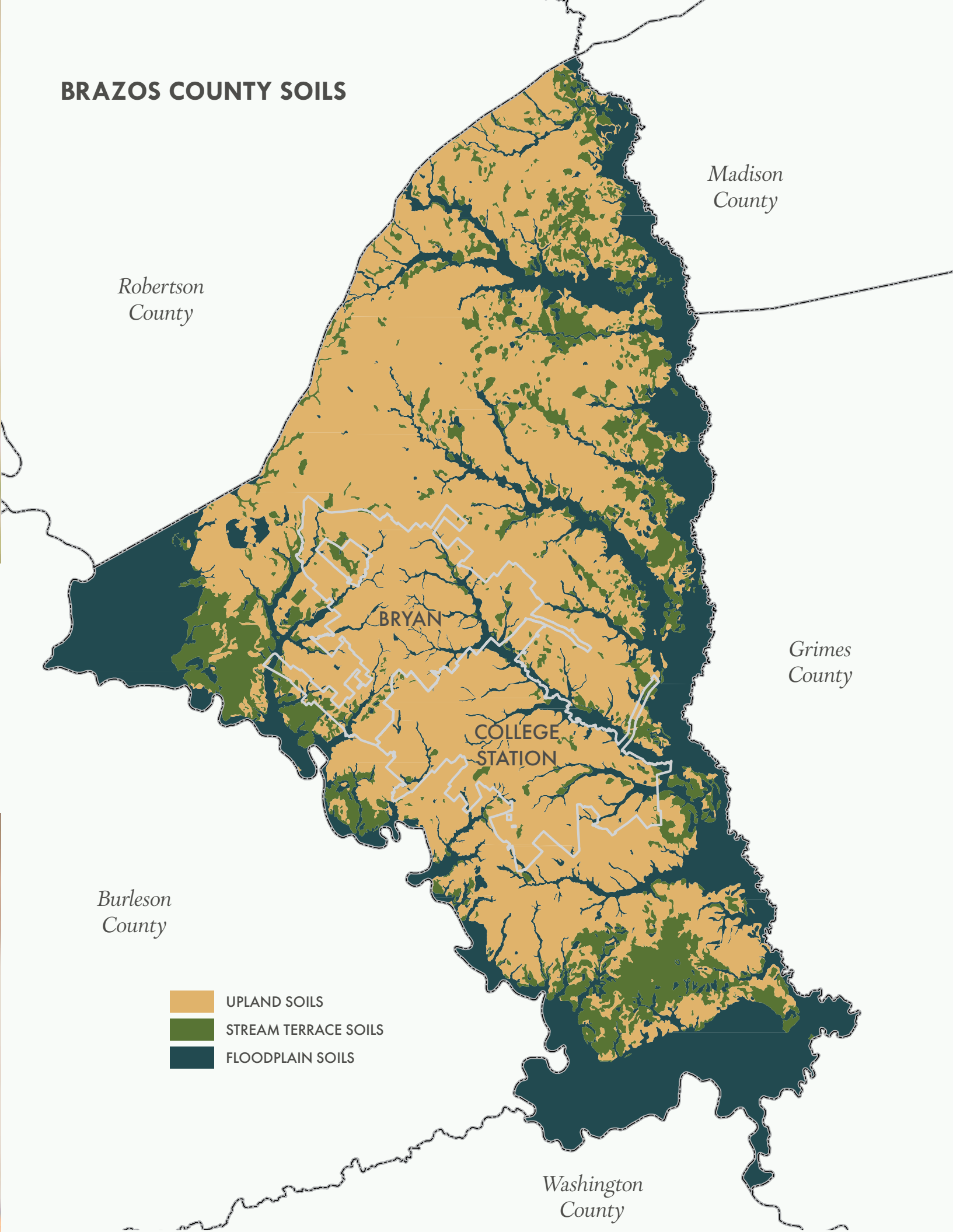




ECOREGION

College Station is located in the East Central Texas plains.

The undeveloped landscape is characterized by a mosaic of post oak woodland and grassland. The city is flanked by the Brazos River to the southwest and Navasota River to the east, with the natural topography ranging from gently hilly in the center of town to relatively level terrain along the Brazos and Navasota River floodplains. Loamy soils are dominant across the cityscape. These soils have restricted permeability and high shrink-swell potential.



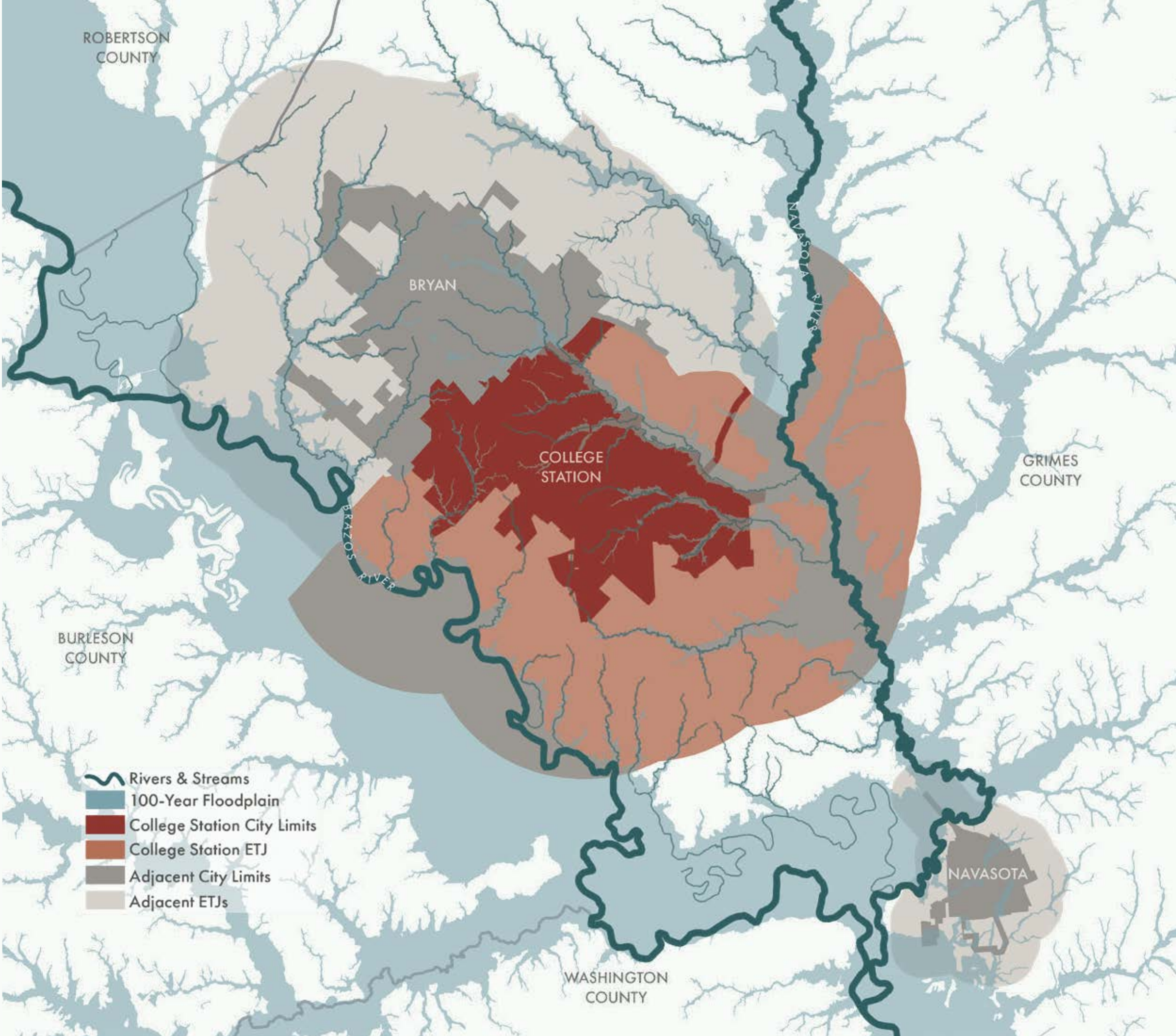
FLOOD MAP

College Station strives to protect the natural and beneficial functions of local floodplain areas.

The city's floodplain management program helps citizens minimize flood-related property damage as well as protect water quality, provide ideal wildlife habitat, and maintain dynamic travel corridors. The Comprehensive Plan provides the land use designation of Natural Areas Reserved for a desired future zoning district of Natural Areas Protected to preserve the natural function of floodplains, manage regulatory floodway and provide greenways, open space and recreation facilities. The city also employs development standards and zoning provisions to protect and preserve the natural function of the floodplains.

The National Flood Insurance Program continues to rate College Station as a Class-7 Community in recognition of the city's flood management efforts beyond the minimum National Flood Insurance Program standards. Subsequently, the flood insurance rates in College Station have been reduced by 15 percent for insurable structures in Special Flood Hazard Areas and five percent in 500-year areas.

College Station has about 91-square miles of land available for potential expansion. At that point, the city limits will meet the extraterritorial limits of Navasota and the 100-year floodplain of the Brazos and Navasota Rivers. The vast floodplains range from a half-mile to six miles wide.





CLIMATE

Located about 367-feet above sea level, College Station has a subtropical and temperate climate.

The winters are mild with periods of low temperatures that usually last less than two months. Snow and ice are rare, although College Station received five inches of snowfall on Dec. 7, 2017. Summers are hot and humid with the only real variation in weather being occasional rain showers.

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL
RECORD HIGH F°	90	99	96	98	101	108	110	110	112	102	94	89	112
MEAN MAXIMUM F°	78.5	81.5	85.2	89.2	93.5	97.3	100.1	102.3	98.7	92.6	84.7	79.5	103.4
AVERAGE HIGH F°	61.0	64.8	71.7	78.9	85.8	91.7	94.8	96.2	90.5	81.4	71.0	62.3	79.2
AVERAGE LOW F°	41.2	44.4	51.0	58.1	72.2	74.6	74.5	74.5	69.4	60.3	50.5	42.2	58.9
MEAN MINIMUM F°	24.9	26.7	32.2	40.1	52.4	64.1	69.0	68.5	54.9	42.5	32.8	24.9	20.3
RECORD LOW F°	-3	1	17	28	42	53	60	55	41	29	19	2	-3
AVERAGE PRECIPITATION INCHES	3.24	2.85	3.17	2.66	4.33	4.45	2.14	2.68	3.18	4.91	3.22	3.23	40.06
AVERAGE PRECIPITATION DAYS (> 0.01 INCHES)	8.4	8.1	8.3	6.5	8.3	8.5	5.7	5.8	6.7	7.6	8.1	8.8	90.8

SOURCES:
NOAA CLIMATE DATA FOR COLLEGE STATION, TEXAS (EASTERWOOD AIRPORT), 1981–2010 NORMALS, EXTREMES 1882–PRESENT RETRIEVED FROM: 2018 WIKIPEDIA.ORG: GHCN DAILY ID: USW00003904





DEMOGRAPHICS



POPULATION

In October 2018, the population estimate for College Station was 119,748.

In October 2018, the population estimate for College Station was 119,748. Since 2010, the population has increased by 26 percent. College Station’s population numbers include university students living in the city limits. The population estimates were calculated using the average household size and occupancy rate based on 2010 Census population, then calculating population growth based on residential demolition permits and certificates of occupancy issues for new residential dwelling units.

PLEASE NOTE
FROM THE YEAR 2000 TO TODAY, THE AVERAGE ANNUAL GROWTH RATE HAS BEEN 2.8%. FIGURE 3.3 ILLUSTRATES 2030 POPULATION PROJECTIONS BASED ON 2.5%, 3% AND 3.5% ANNUAL GROWTH RATES:

FIG 3.1 - POPULATION SINCE 1940

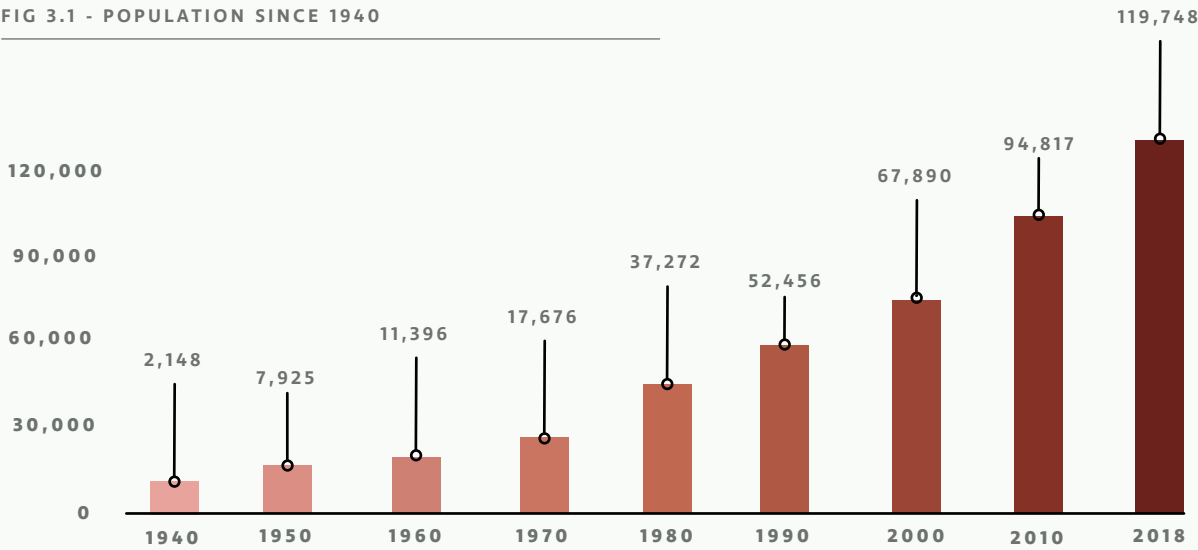
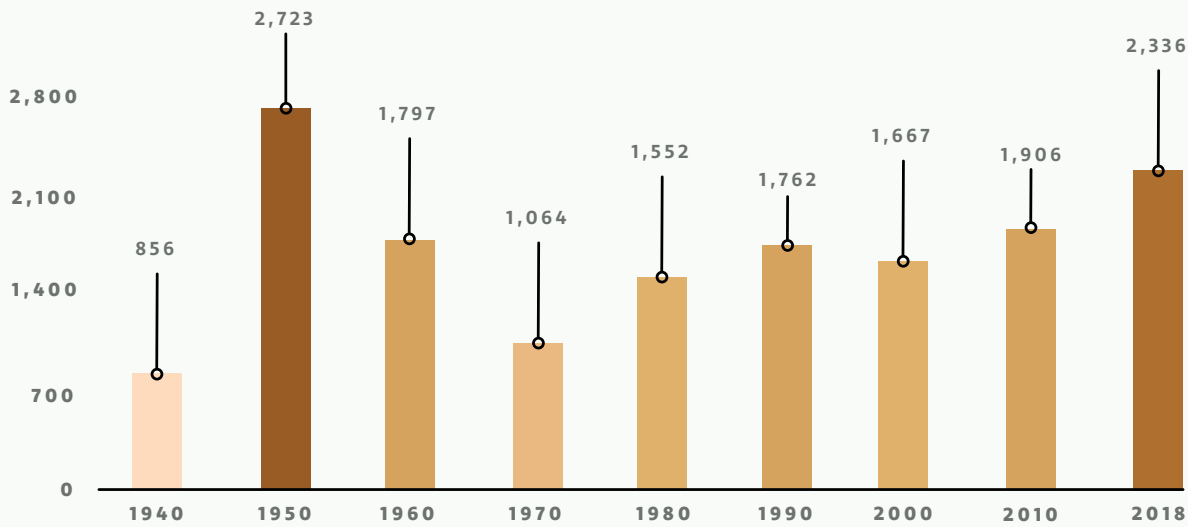


FIG 3.2 - POPULATION DENSITY SINCE 1940



POPULATION DENSITY

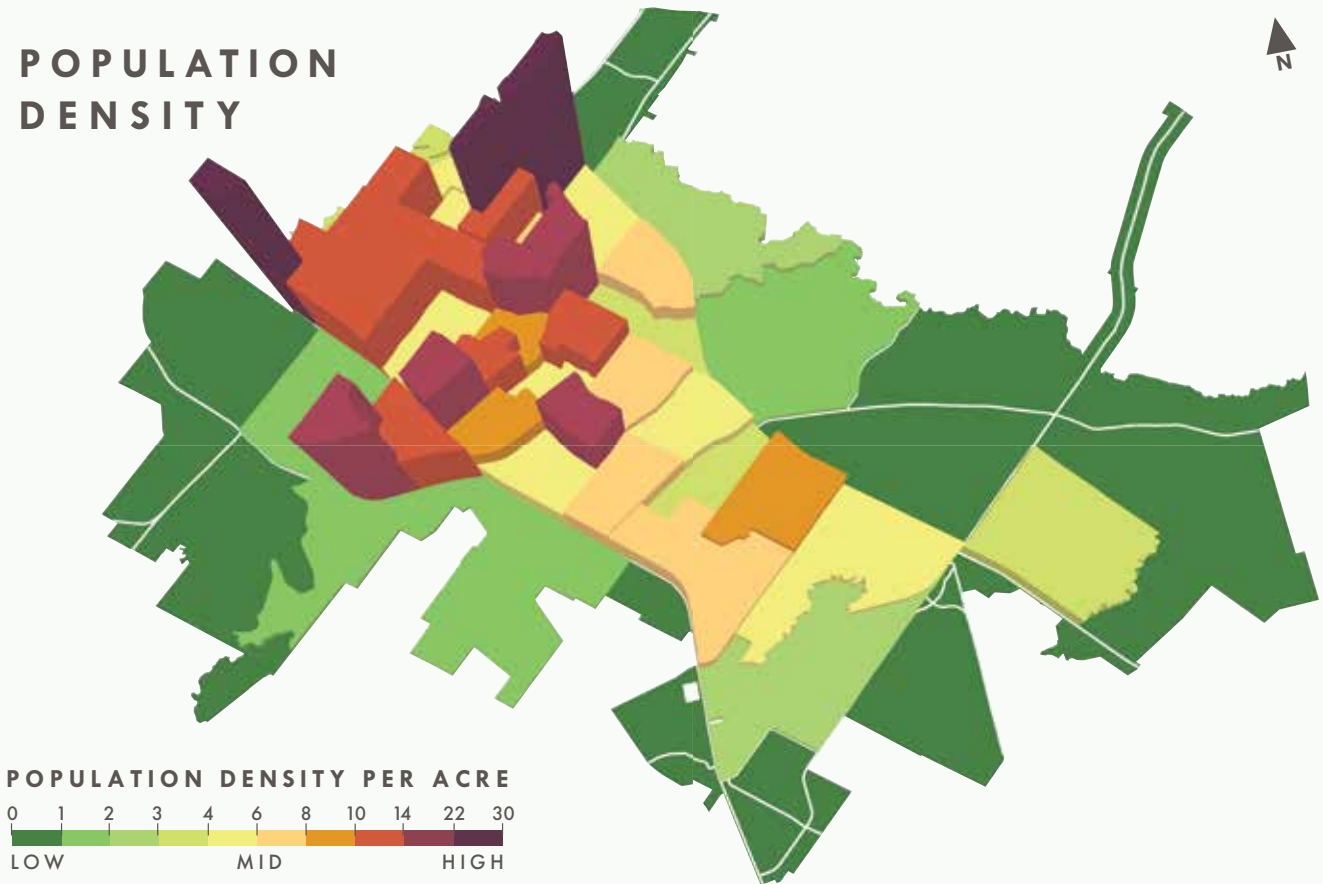
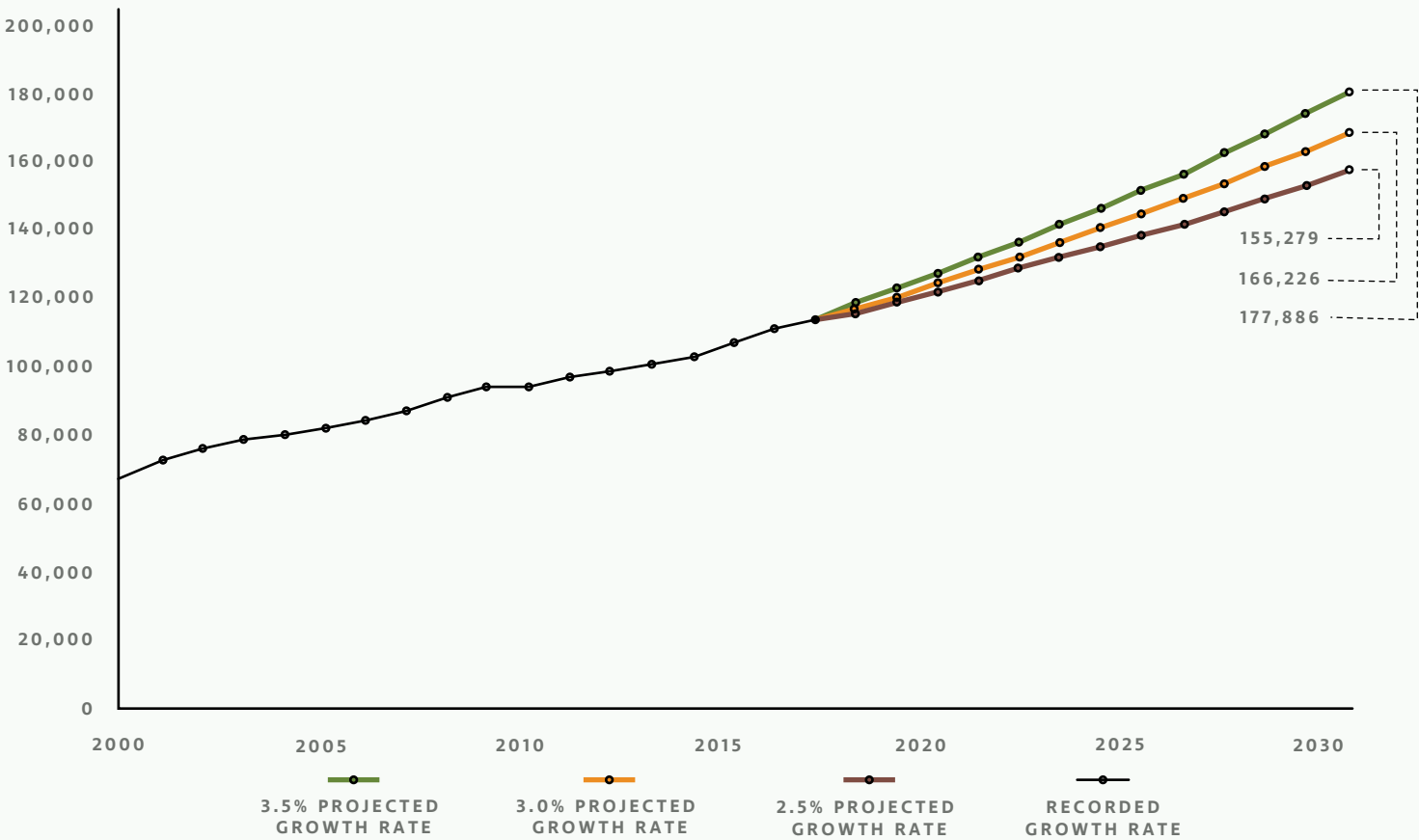


FIG 3.3 - COLLEGE STATION'S PROJECTED POPULATION GROWTH



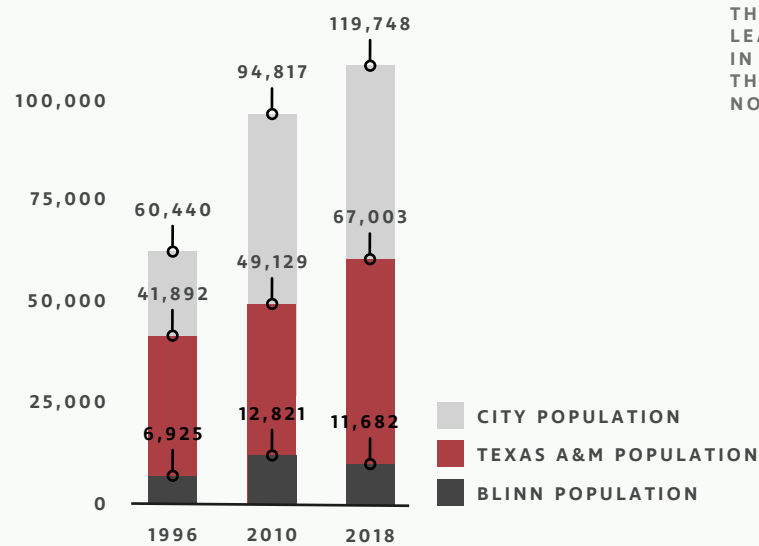


HIGHER EDUCATION POPULATION

The city's growth is significantly impacted by the growth of Texas A&M University.

Blinn College, a two-year college located in Bryan, also contributes to the student population in College Station. Fall 2018 enrollment for Texas A&M's College Station campus was 67,003¹, a new record. Fall 2018 enrollment at Blinn College's Bryan campus was 11,682². Enrollment for Texas A&M is a 25.9 percent jump from 2013 and Blinn's Bryan Campus is a decrease of 9.3 percent.

FIG 3.4 - HIGHER EDUCATION POPULATION SINCE 1996

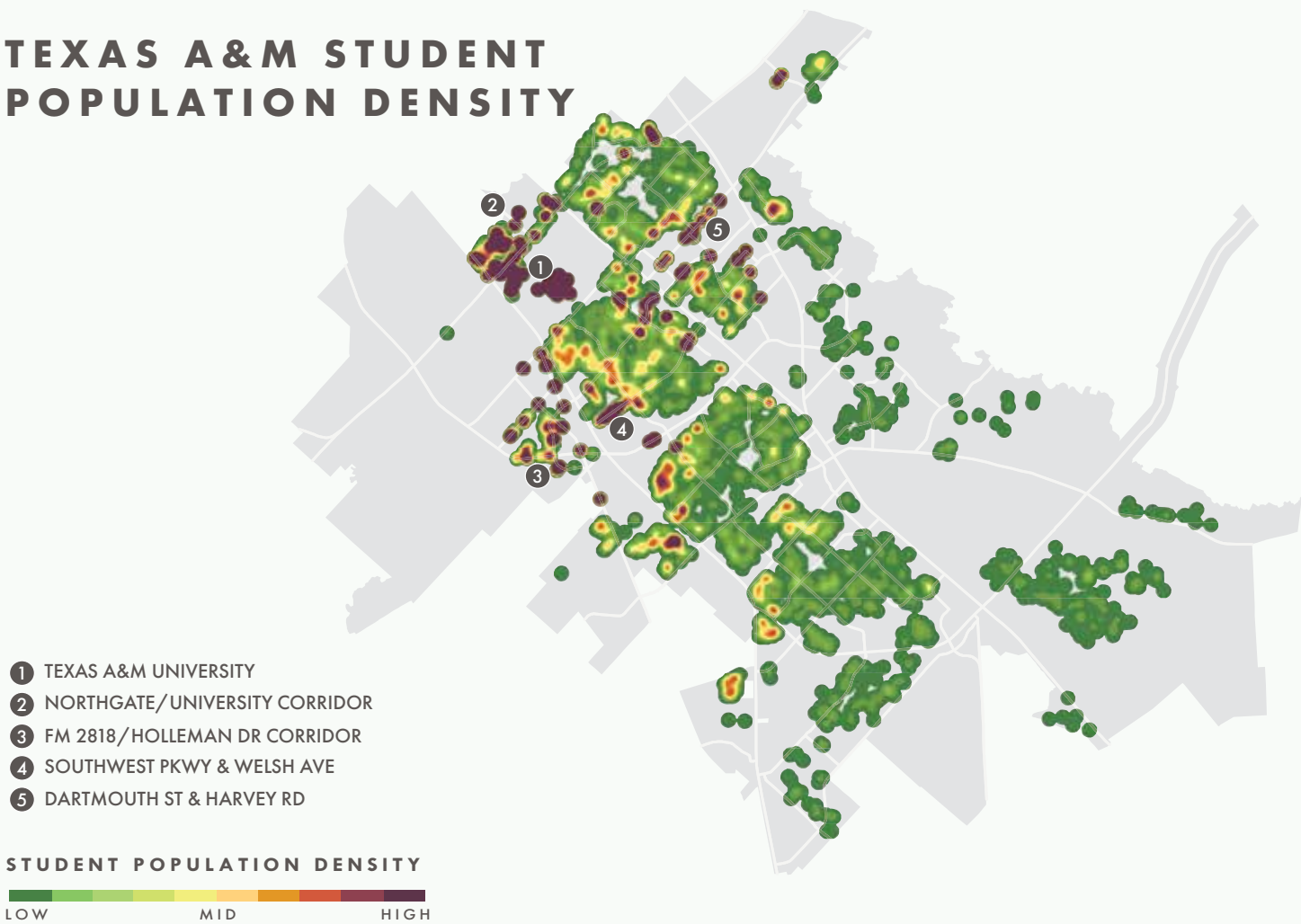


PLEASE NOTE

THE TEXAS A&M ENROLLMENT DATA INCLUDES DISTANCE LEARNING AND THE HEALTH SCIENCE CENTER, LOCATED IN BRYAN. BLINN COLLEGE ENROLLMENT DATA INCLUDES THE HEALTH SCIENCE CENTER AND RELLIS CAMPUS, BUT NO DISTANCE LEARNING PROGRAMS.

SOURCES:
¹TEXAS A&M UNIVERSITY DATA & RESEARCH SERVICES, BASED ON THE 12TH CLASS DAY ESTIMATES
²BLINN RESEARCH & REPORTING DEPARTMENT

TEXAS A&M STUDENT POPULATION DENSITY



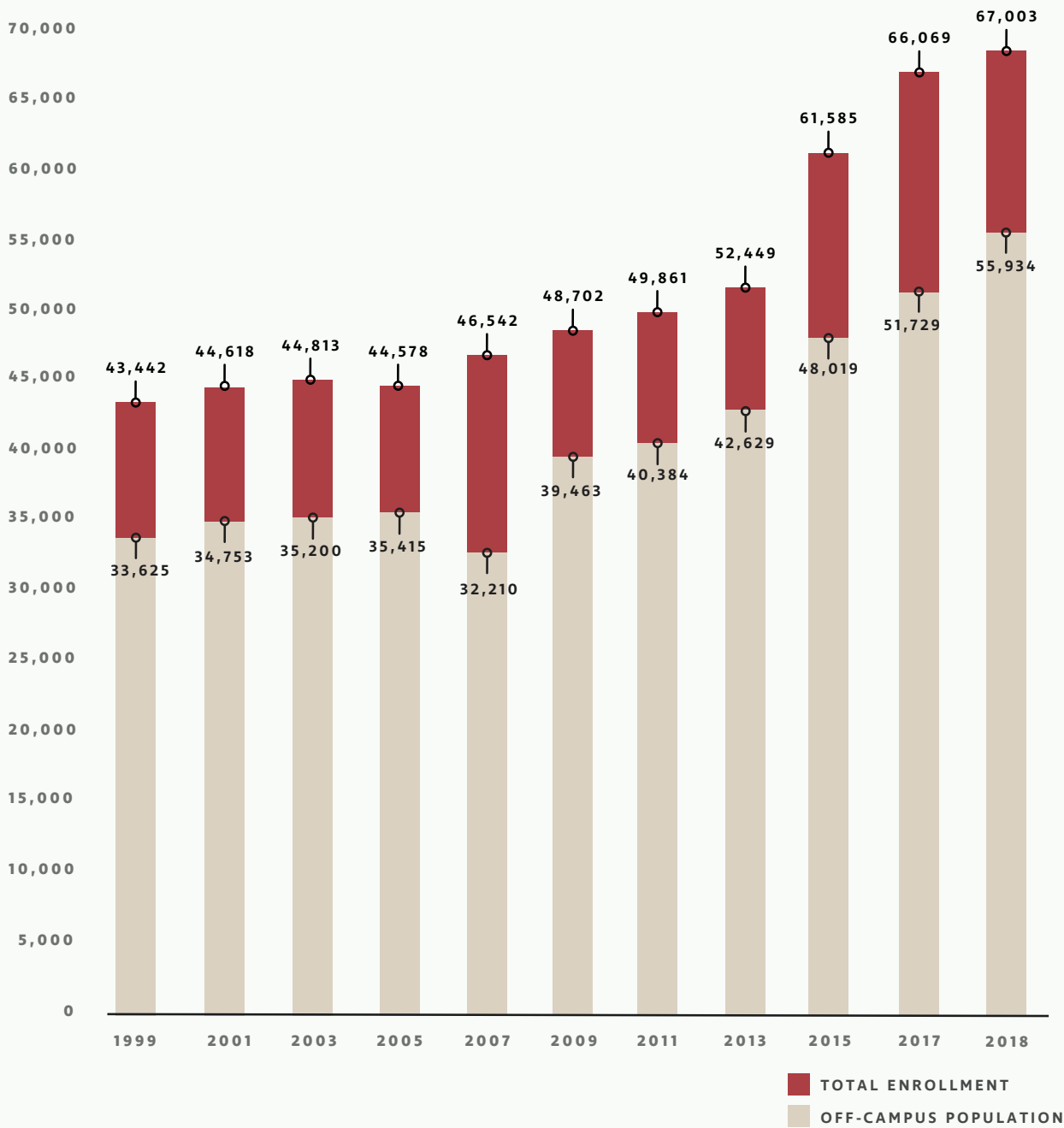


AGE GROUPS

The median age in College Station is 22.6 years old, an increase of 0.3 years from 2010.

The relatively young age of city residents is due to the large number of college students. The increase in median age is likely due to the increase in local job opportunities for recent graduates. The city’s senior population (65+) grew from 4.7 percent to 8 percent from 2010 to 2016. As the baby boomer generation ages, it is likely that the city will continue to see an increase in residents 50 years and older. About 17 percent of College Station’s population is under the age of 18, and the child dependency ratio is 21 percent, which shows the ratio of dependents under 18 years old and the total population of 18-64 year olds.

FIG 3.5 - TEXAS A&M OFF-CAMPUS POPULATION



SOURCE: U.S. CENSUS 2016, ACS 5-YEAR ESTIMATE

43%
OF THE POPULATION
IS BETWEEN 18 AND 24

21%
OF THE POPULATION
HAS CHILD DEPENDENTS

FIG 3.6 - MALE AND FEMALE POPULATION

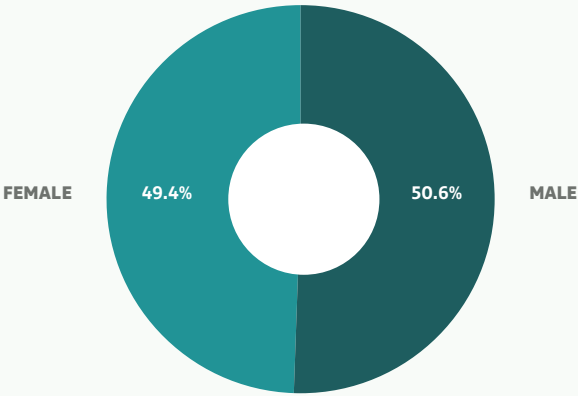
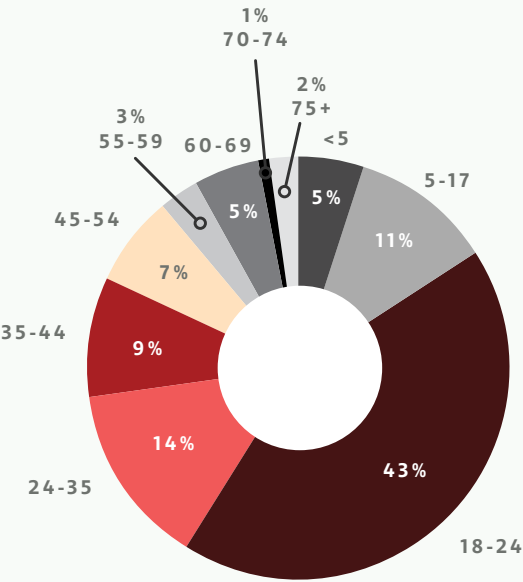


FIG 3.7 - POPULATION BY AGE GROUP





ETHNICITY AND RACE

In 2016, 78.8 percent of College Station residents identified themselves as Caucasian, 14.9 percent as Hispanic, and 9.7 percent as Asian¹.

In the Fall of 2018, 55.8 percent of Texas A&M students identified themselves as Caucasian, 21.3 percent as Hispanic, and 8.6 percent as International.² College Station has grown more diverse since the 2010 Census, with an increase in Black, Asian, and Hispanic populations.

FIG 3.8 - FALL 2018 TEXAS A&M RACIAL DIVERSITY

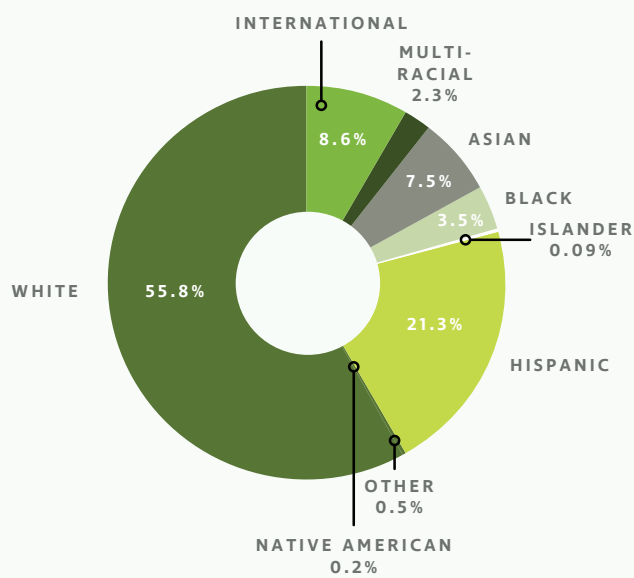
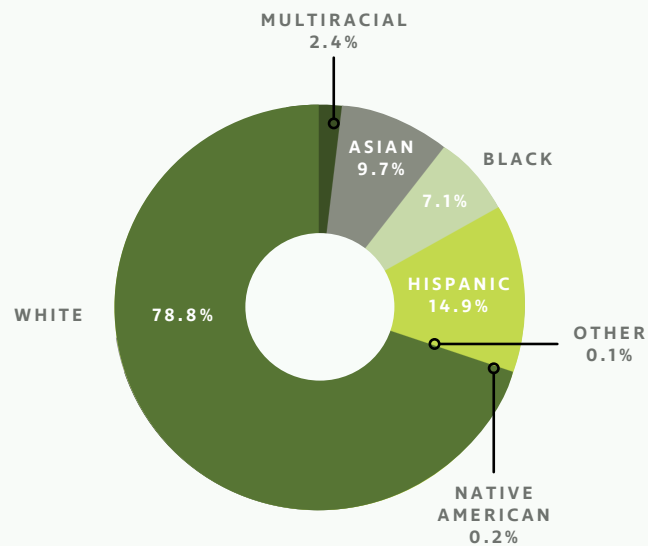


FIG 3.9 - CITY OF COLLEGE STATION RACIAL DIVERSITY



HOUSEHOLD SIZE AND COMPOSITION

In 2016, there were an estimated 38,020 total households in College Station.

Of these, 53 percent were considered non-family households and 47 percent were considered family households. A non-family household is defined by the U.S. Census Bureau as a householder living alone or with non-relatives only. Non-relatives include any household member not related to the householder by birth, marriage, or adoption. Non-relatives could include roommates or housemates, as well as unmarried partners or foster children. A family household is defined by the U.S. Census Bureau for statistical purposes as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people are considered as members of one family.” Families are classified by type as either a married-couple family or other family according to the presence of a spouse. Other family is further broken out according to the sex of the householder.

2.5
AVERAGE
HOUSEHOLD SIZE

3
AVERAGE
FAMILY SIZE

FIG 3.10 - HOUSEHOLD COMPOSITION

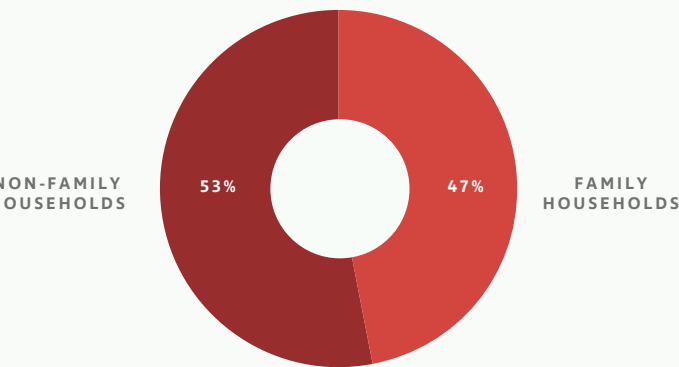


FIG 3.11 - FAMILY HOUSEHOLD COMPOSITION

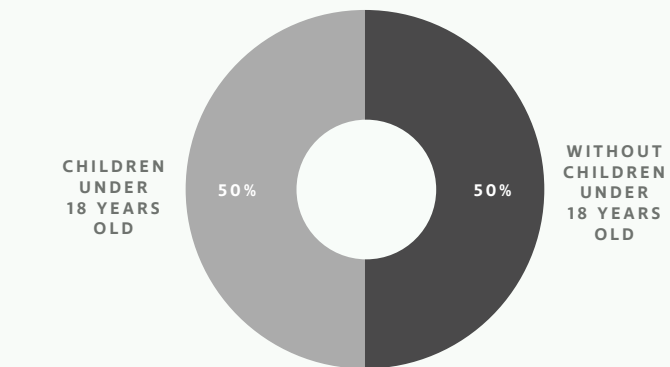


FIG 3.12 - FAMILY HOUSEHOLD COMPOSITION

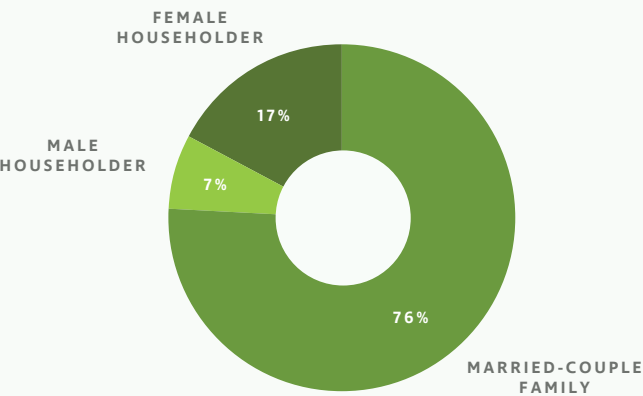
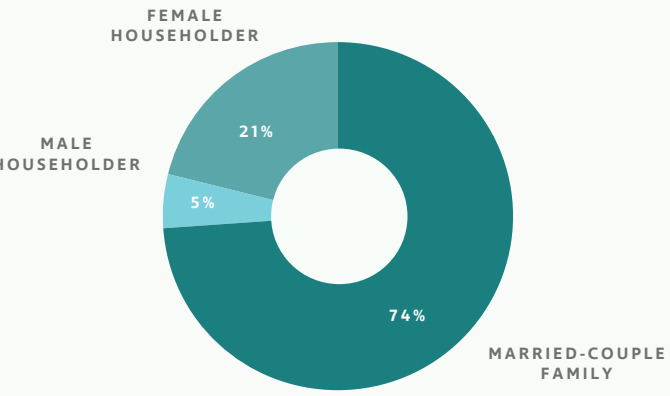


FIG 3.13 - FAMILY HOUSEHOLD COMPOSITION WITH CHILDREN UNDER 18 YEARS



SOURCES:
¹U.S. CENSUS BUREAU, 2016 ACS 5-YEAR ESTIMATE ²TEXAS A&M UNIVERSITY DATA AND RESEARCH SERVICES (FALL 2018).

SOURCE: U.S. CENSUS BUREAU, 2016 ACS 5-YEAR ESTIMATE
NOTE: FIGS 3.11 THROUGH 3.14 DATA REPRESENTS 38,020 TOTAL HOUSEHOLDS (FAMILY AND NON-FAMILY)

HOUSING STOCK AND INVENTORY

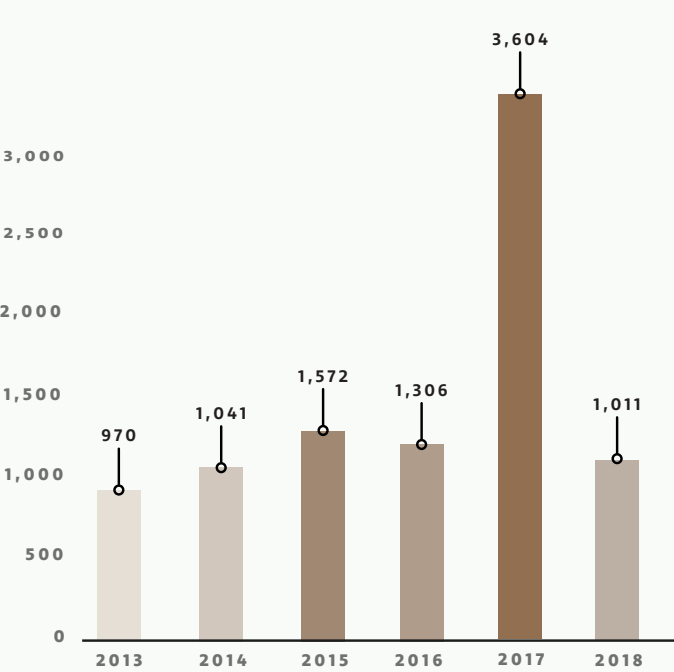
From 2010 to 2018, the city has seen growth in all housing unit types.

Multi-family dwelling units made up the largest segment of new residential units constructed at 5,775 units, with a large spike in multi-family construction in 2017 after the addition of 1,320 units with the Park West development. During this same period, 4,985 single-family homes were constructed, with over 400 single-family homes built each year.

PLEASE NOTE

ACCORDING TO THE 2016 AMERICAN COMMUNITY SURVEY, 7.5% OF ALL HOUSING UNITS IN COLLEGE STATION WERE BUILT FROM 2010-16, WHILE 83.7% OF HOUSING UNITS WERE BUILT FROM 1970-2009. ABOUT 1,011 HOUSING UNITS WERE COMPLETED THROUGH OCTOBER 2018 BASED ON CERTIFICATES OF OCCUPANCY.

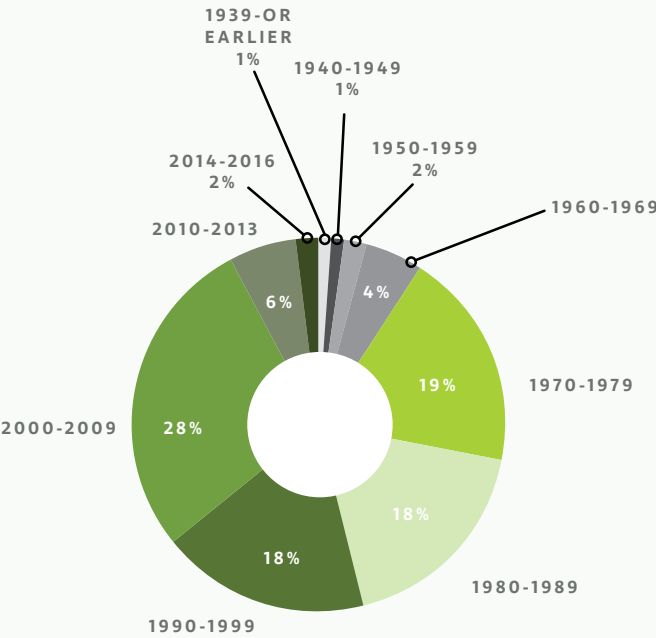
FIG. 3.14 - HOUSING UNITS ISSUED A CERTIFICATE OF OCCUPANCY*



According to the 2016 American Community Survey, College Station has about 42,239 housing units.

Almost half of the housing stock is made up of single-family homes (attached and detached). Multi-family housing units (three or more units within a structure) make up more than 43 percent of the city's housing stock, only 0.5 percent less than single-family detached.

FIG 3.15 - AGE OF HOUSING STOCK-YEAR BUILT¹



SOURCE: CITY OF COLLEGE STATION PLANNING AND DEVELOPMENT SERVICES, BASED ON OCTOBER 2018 DATA.

FIG 3.16 - NEW RESIDENTIAL UNITS (2010-2018)²

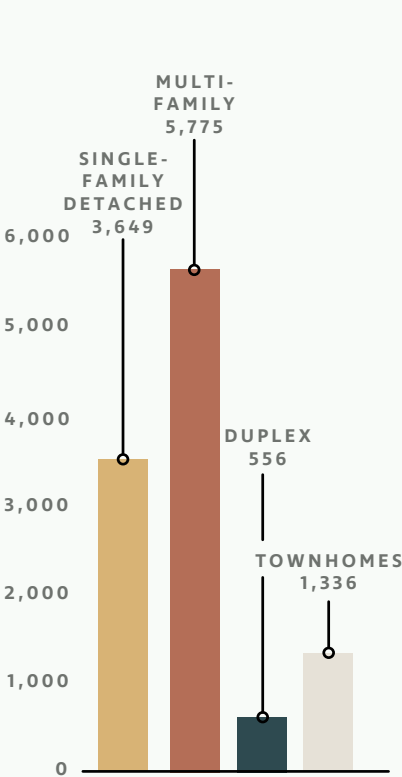
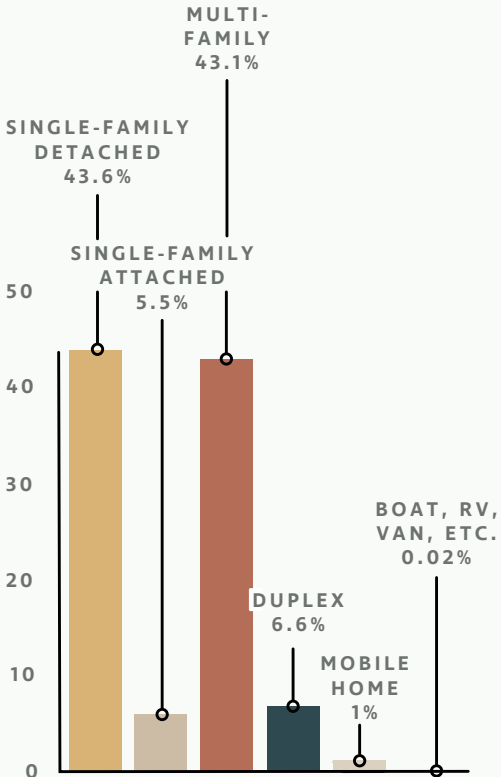


FIG 3.17 - HOUSING STOCK BY TYPE¹



SOURCE: ¹U.S. CENSUS BUREAU, 2016 ACS 5-YEAR ESTIMATE, ²CITY OF COLLEGE STATION PLANNING AND DEVELOPMENT SERVICES

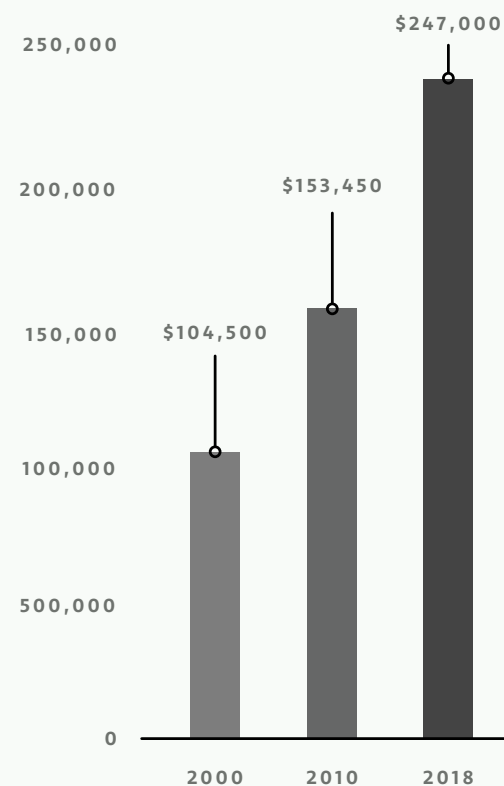


HOUSING MARKET

College Station's median home price is \$247,000.

Based on October 2018 estimates, the median home price is \$247,000¹, with an average of \$283,035—up from \$158,214 in 2013. The estimated monthly inventory, or the amount of time estimated to sell the existing stock, was 4.5 months. With the growing housing market, the total number of annual sales in 2013 has decreased from 1,820 to 1,717 for 2018.

FIG 3.18 - MEDIAN HOME PRICE



SOURCE: 'TEXAS A&M REAL ESTATE CENTER, AS OF OCTOBER 2018



HOUSING ON TEXAS A&M CAMPUS

Texas A&M has an on-campus bed inventory of more than 11,000 in four campus geographic precincts — Northside, Southside, West Campus and The Gardens.

Texas A&M's 2017 Master Plan calls for the construction of 4,245 additional beds in these areas.

5,800
ROOMS

52
AVERAGE AGE (YEARS)
OF HOUSING

11,000
BEDS

22
LIVE LEARN
COMMUNITIES

3.23M
GROSS SQ. FEET

SOURCE: DATA PROVIDED COURTESY OF TEXAS A&M UNIVERSITY AND AYERES SAINT GROSS VIA THE 2017 MASTERPLAN

OCCUPANCY AND TENURE

According to the 2016 American Community Survey, College Station’s estimated occupancy rate is 90.1 percent, a decline from 94.1 percent and 94.7 percent in 2000.

Of the total population, 39 percent owned the housing unit they lived in and 61 percent rented the unit. The chart below is the breakdown of each type of housing unit every person in College Station lived in and if it was owner or renter occupied. According to the data, 37 percent of the total population (34,952) lived in a single-family (attached or detached) home in 2016 in almost 96 percent of all owner-occupied housing units. Multi-family housed 25 percent (23,617) of the population and made up 41.4 percent of renter-occupied housing units.

FIG. 3.19 - POPULATION IN OWNER-OCCUPIED HOUSING UNITS BY TYPE

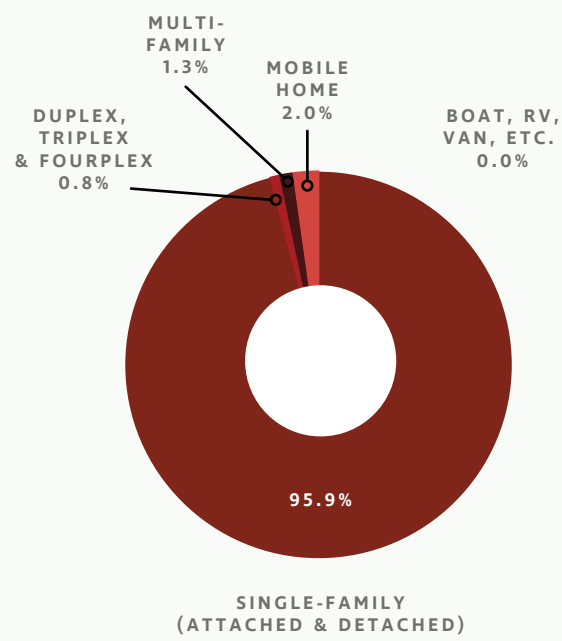


FIG. 3.20 - POPULATION IN RENTER-OCCUPIED HOUSING UNITS BY TYPE

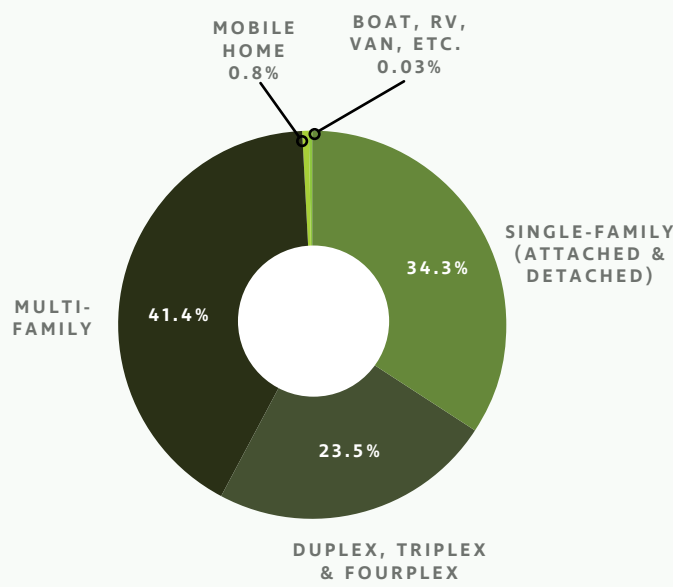
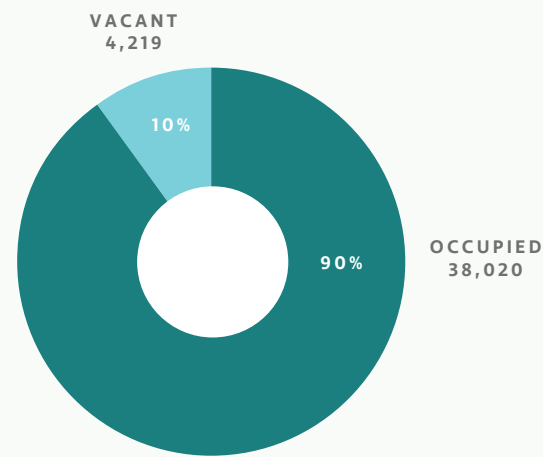


FIG. 3.21 - OCCUPANCY RATE - ALL HOUSING TYPES



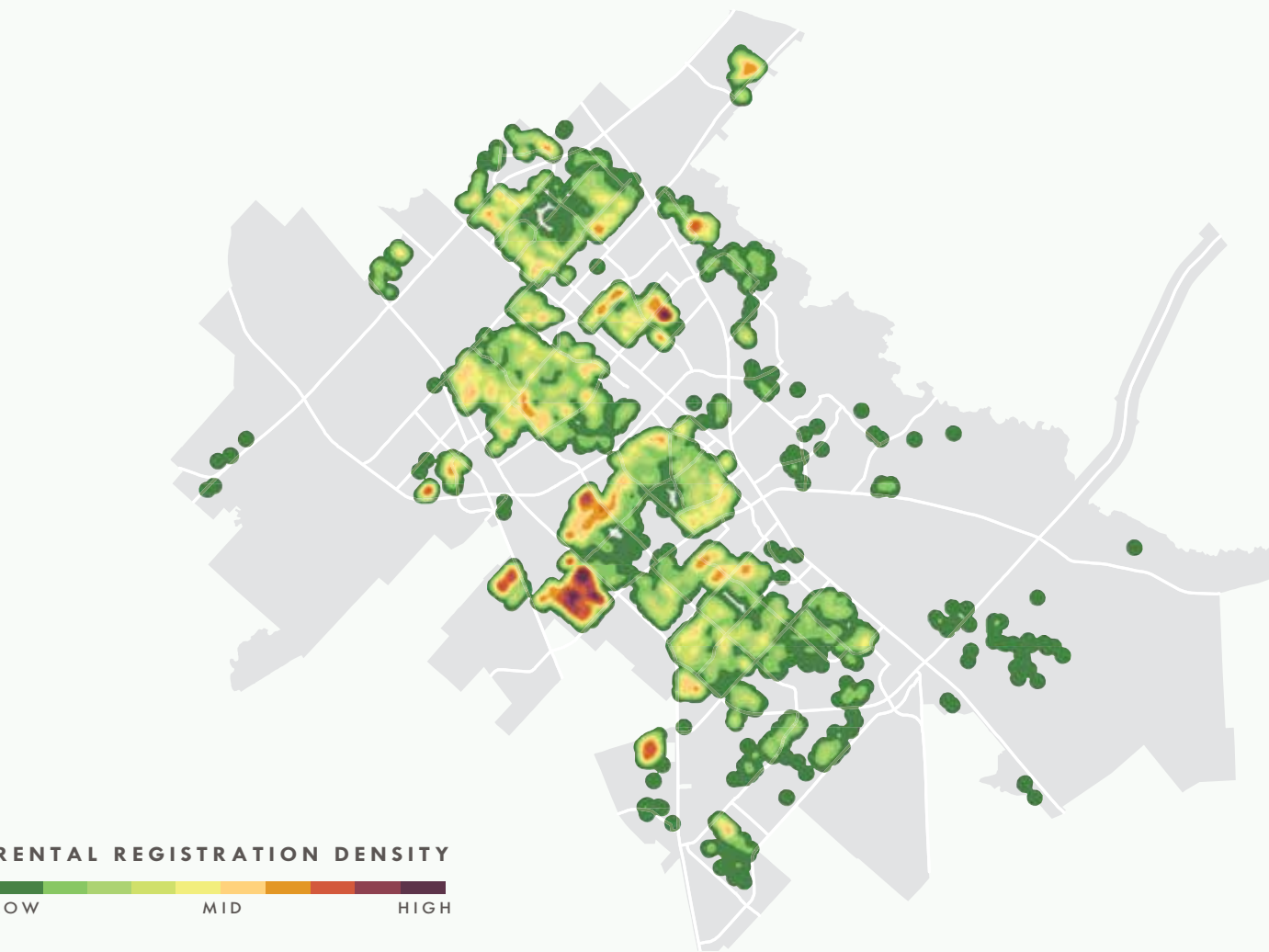
SOURCE: U.S. CENSUS BUREAU 2016, ACS 5-YEAR ESTIMATE



RENTAL REGISTRATION

Since 2014, the City of College Station has tracked rental properties through its Rental Registration program.

In October 2018, there were 6,931 single-family and duplex units registered as active rental properties. The registered properties account for approximately 13.8 percent of College Station’s single-family and duplex units based on the 2016 American Community Survey. Rental properties are located throughout the city but are concentrated near Texas A&M and to the west of State Highway 6, as shown below.



INCOME

In the 2016 American Community Survey, College Station’s estimated average income (per capita) was \$23,218.

The same year, the median household income was estimated at \$36,471—up \$4,236 from 2010—and the median family income was \$72,047, up \$4,595 from 2010.

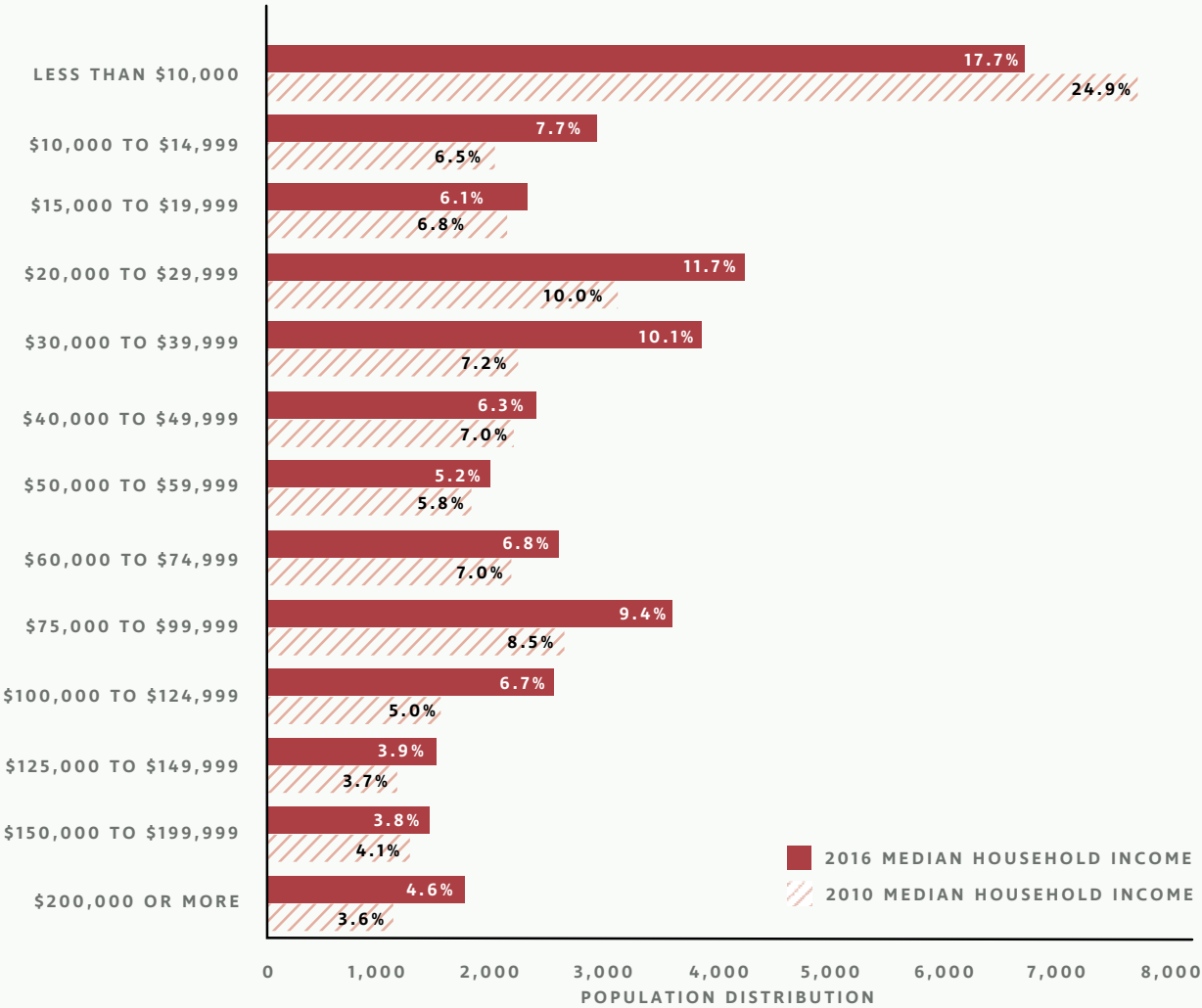
Due to the College Station’s unique demographic makeup where many households are made up of college students, it is important to distinguish the difference between family and household. The Census Bureau defines a household as “people who occupy a housing unit” and a family as “a group of two people or more related by birth, marriage, or adoption and residing together.”

The income statistics include college student households that may have little or no income, which creates a lower median household income. Additionally, the median household income in College Station was lower than the state and Brazos County, which was \$54,727 and \$41,654, respectively. Based on the American Community Survey, only 40 percent of households in College Station had an income of more than \$50,000 and 21.4 percent had an income between \$50,000-100,000.

The College Station Independent School District classified 36.3 percent of its students as economically disadvantaged for the 2018-2019 school year. Under the National School Lunch and Child Nutritional Program, students are eligible for free or reduced-priced meals when they meet the income eligibility guidelines set by the Department of Agriculture’s Food and Nutrition Service.



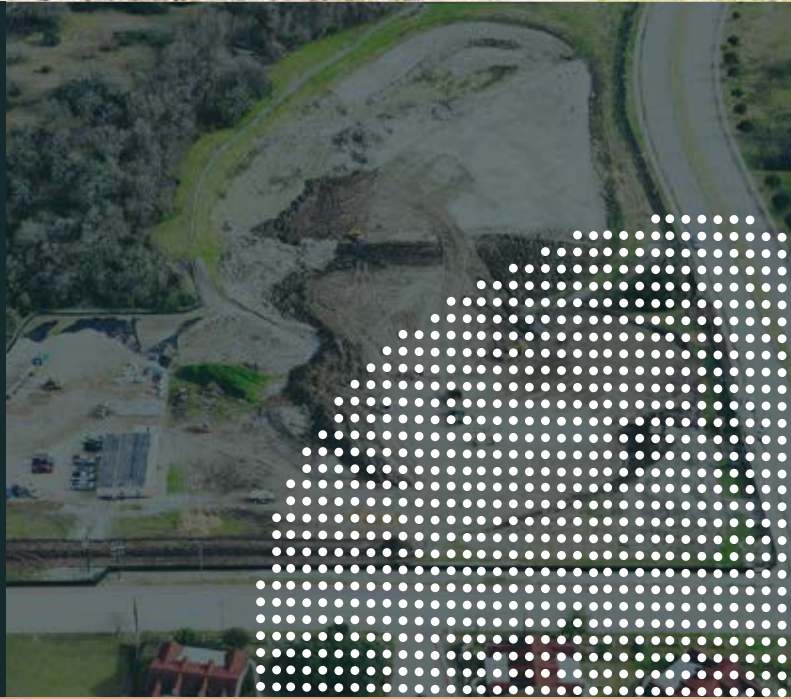
FIG. 3.22 - MEDIAN HOUSEHOLD INCOME DISTRIBUTION
2010 VS 2016

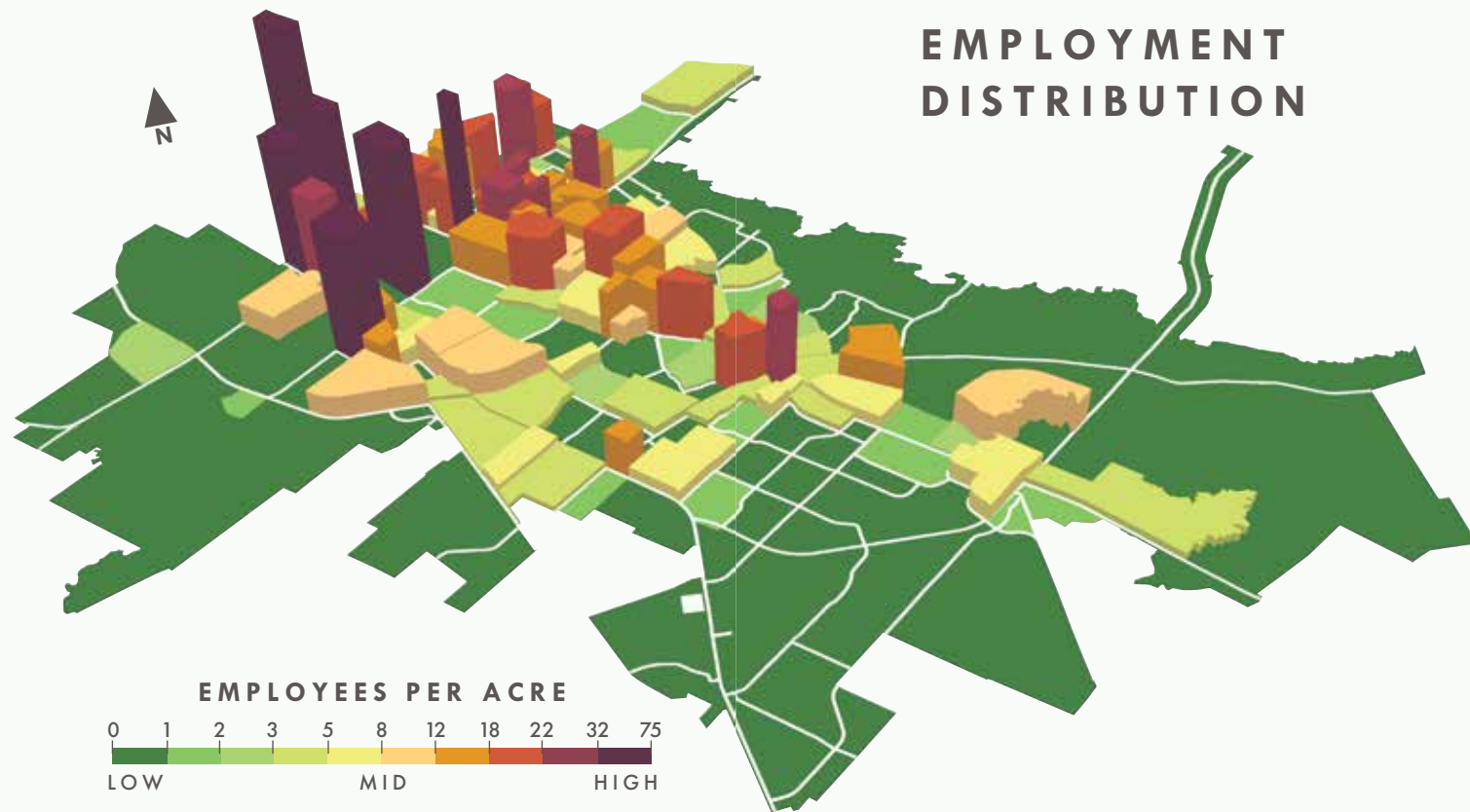


SOURCE: U.S. CENSUS, 2010 AND 2016 ACS (5-YEAR ESTIMATE)



ECONOMIC DEVELOPMENT





EMPLOYMENT DISTRIBUTION

EMPLOYERS

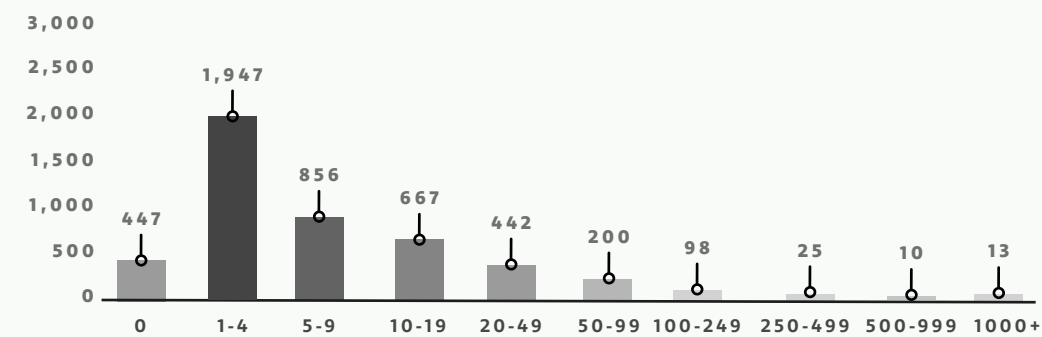
The College Station-Bryan Metropolitan Statistical Area has a growing, educated labor force and low unemployment rate.

The growth of Texas A&M is a significant driver in the positive expansion of the local economy.

FIG. 4.1¹ - TOP 10 EMPLOYERS IN BRAZOS COUNTY IN 2017

BLINN COLLEGE
BRYAN ISD
CHI ST. JOSEPH'S REGIONAL HOSPITAL
COLLEGE STATION ISD
HEB GROCERY
REYNOLDS & REYNOLDS
SANDERSON FARMS
TEXAS A&M HEALTH SCIENCE CENTER
TEXAS A&M UNIVERSITY
WALMART/SAM'S CLUB

FIG. 4.2² - MSA NUMBER OF FIRMS BY INDUSTRY SIZE CLASS



SOURCES:

¹CITY OF COLLEGE STATION 2017 COMPREHENSIVE ANNUAL FINANCIAL REPORT,

²TEXAS WORKFORCE COMMISSION, DATA AS OF OCTOBER 2018

FIG. 4.3 - METRO STATISTICAL AREA (MSA) EMPLOYMENT BY FIRM'S EMPLOYMENT CLASS

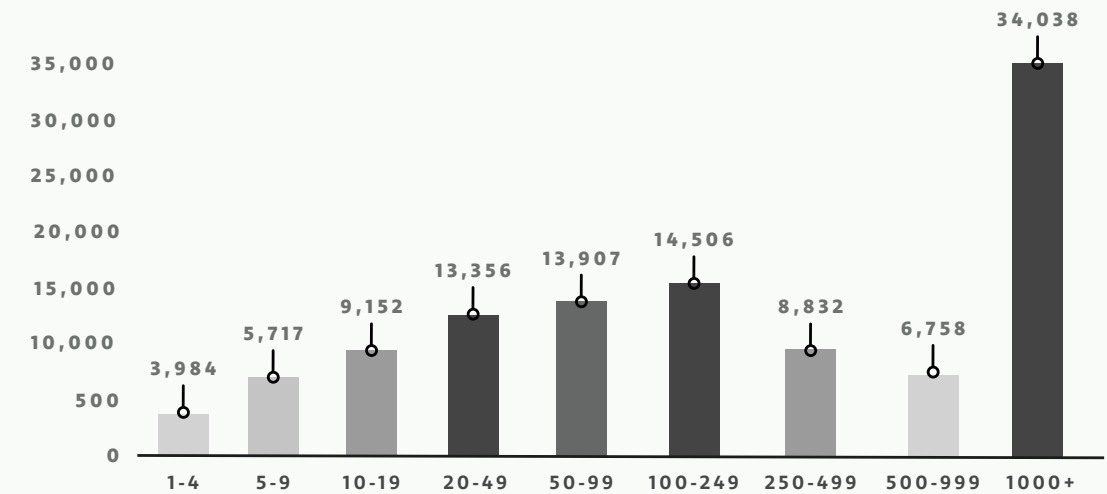


FIG. 4.4 - MSA WAGES BY INDUSTRY

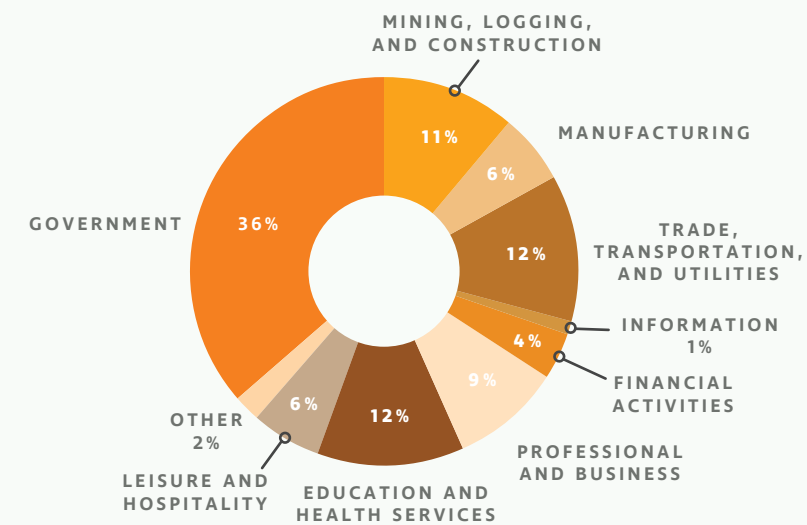
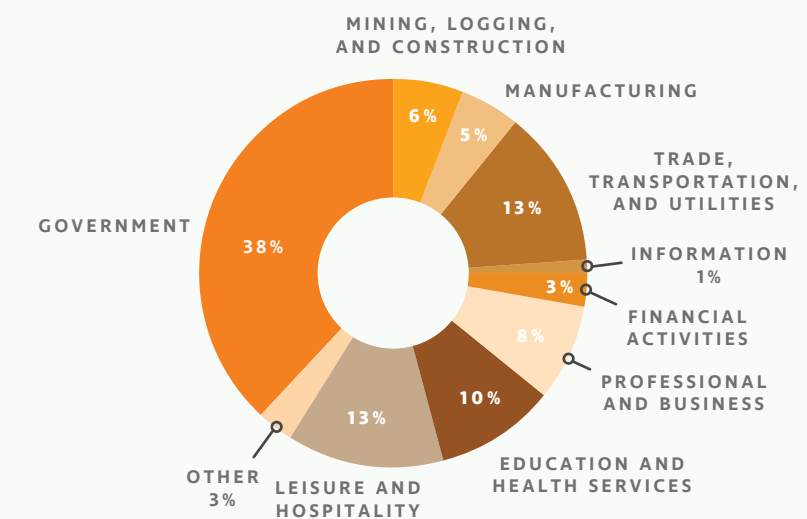


FIG. 4.5 - MSA EMPLOYMENT BY INDUSTRY



SOURCES: TEXAS WORKFORCE COMMISSION, DATA AS OF OCTOBER 2018

\$1.7B

WAGES IN THE COLLEGE STATION-BRYAN MSA

124,200

JOBS IN THE COLLEGE STATION-BRYAN MSA

FIG. 4.6² - MSA UNEMPLOYMENT (BY YEAR)

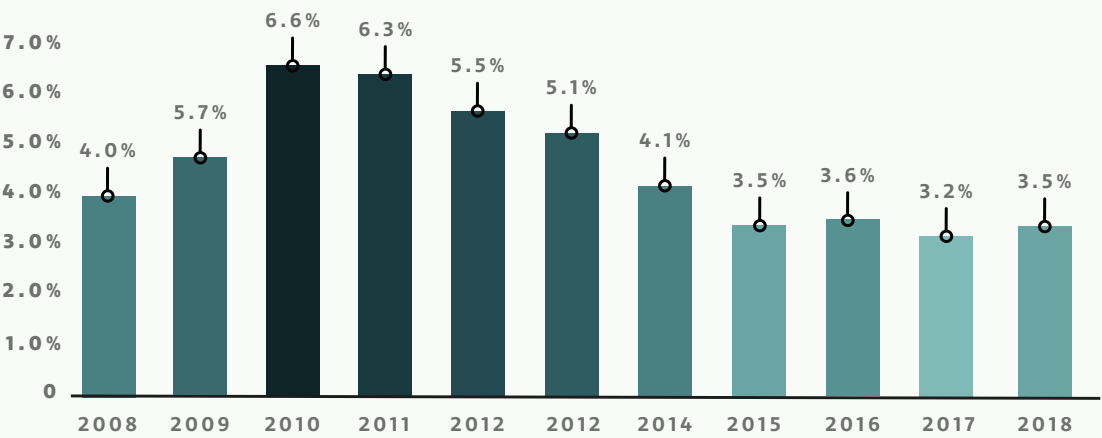
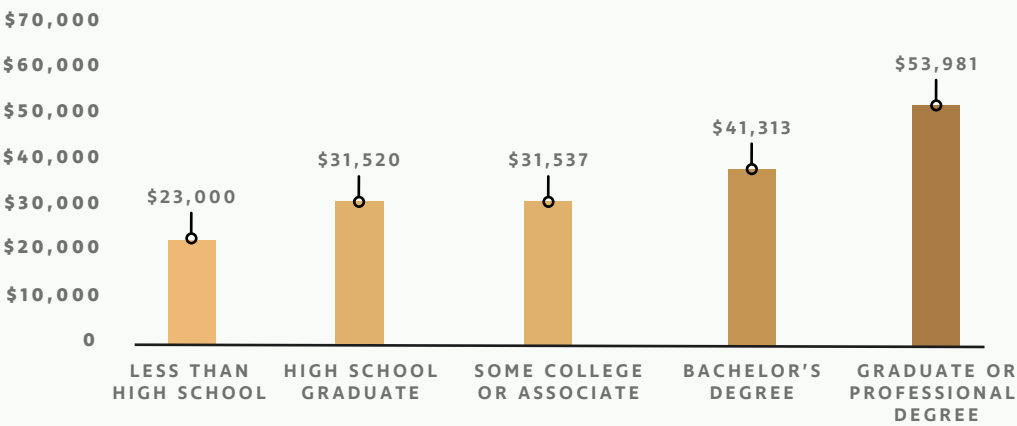


FIG. 4.7² - MSA NON-FARM EMPLOYMENT

YEAR	EMPLOYMENT	% CHANGE FROM PREVIOUS YEAR
2008	98,900	
2009	100,600	1.7%
2010	101,700	1.1%
2011	101,200	-0.5%
2012	102,000	0.8%
2013	105,900	3.8%
2014	109,200	3.1%
2015	111,800	2.4%
2016	113,800	1.8%
2017	116,500	2.4%
2018	124,200	6.6%

FIG. 4.9¹ - MEDIAN EARNINGS IN THE PAST 12 MONTHS BY EDUCATIONAL ATTAINMENT



SOURCES:
¹U.S. CENSUS 2016 AMERICAN COMMUNITY SURVEY ²TEXAS WORKFORCE COMMISSION, DATA AS OF OCTOBER 2018

College Station-Bryan MSA

#1

IN TEXAS FOR THE NUMBER OF MOVERS AS A PERCENTAGE OF POPULATION¹

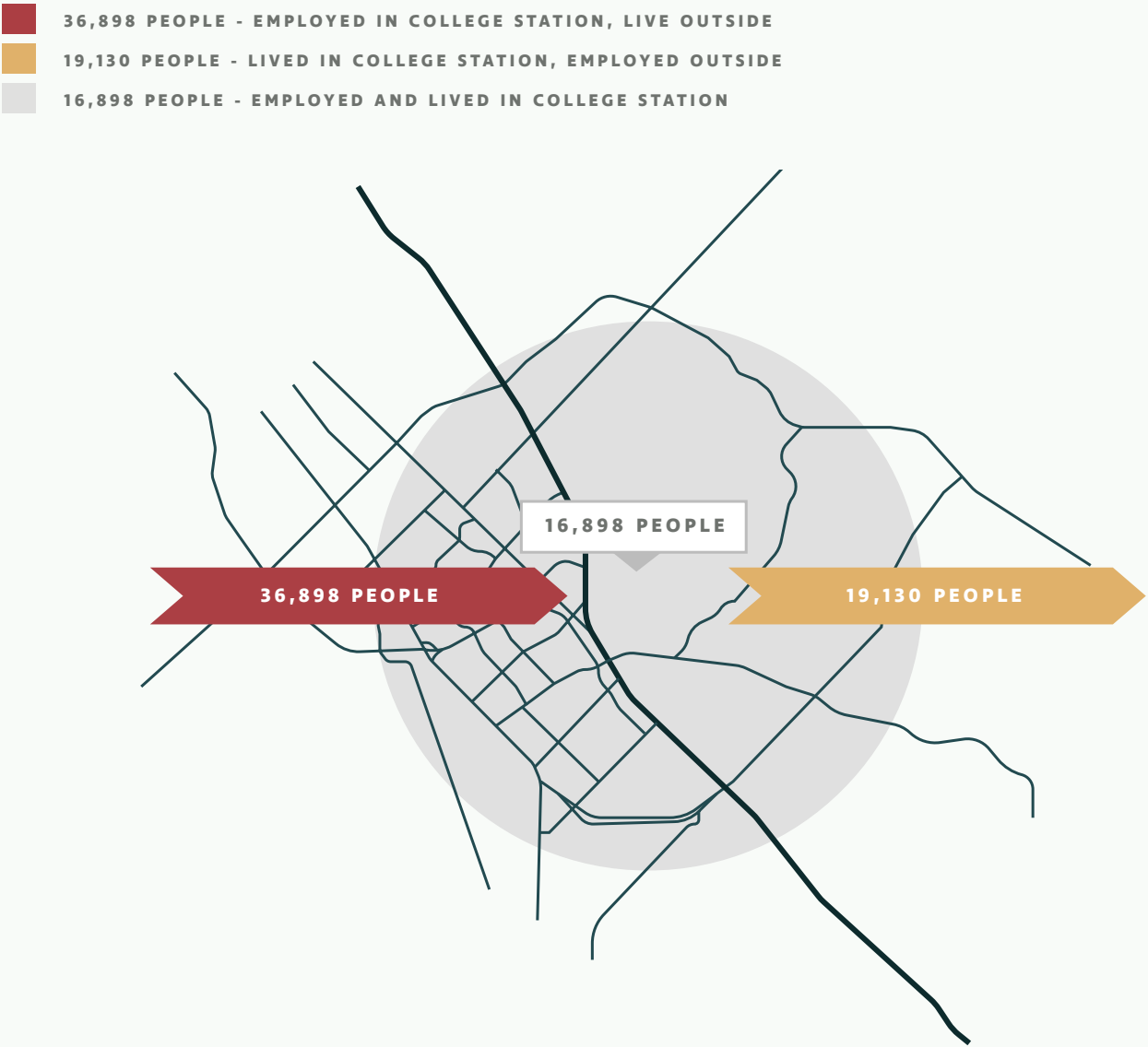
29%

OF THE POPULATION MOVED ANNUALLY BETWEEN 2011-2015¹

#2

IN TEXAS FOR MOVERS FROM ABROAD AS A PERCENTAGE OF POPULATION¹

FIG. 4.10² - EMPLOYMENT INFLOW AND OUTFLOW FOR BRAZOS COUNTY



SOURCE:
¹"ALL THE RIGHT MOVES," TIERRA GRANDE, JANUARY 2018 - TEXAS A&M REAL ESTATE CENTER,
²U.S. CENSUS BUREAU, 2LEHD 2015 COLLEGE STATION

TOURISM

Visitors can experience a variety of enjoyable activities.

College Station is home of Texas A&M University, the George H.W. Bush Presidential Library and Museum, and several unique entertainment districts and venues, including Northgate and Wolf Pen Creek. Since much of the area’s tourism revolves around Texas A&M, the majority of College Station’s hotels are located along University Drive and Texas Avenue.

992,000

HOTEL ROOM NIGHTS
SOLD IN 2017²

1.26M

HOTEL ROOM NIGHTS
AVAILABLE IN 2017²

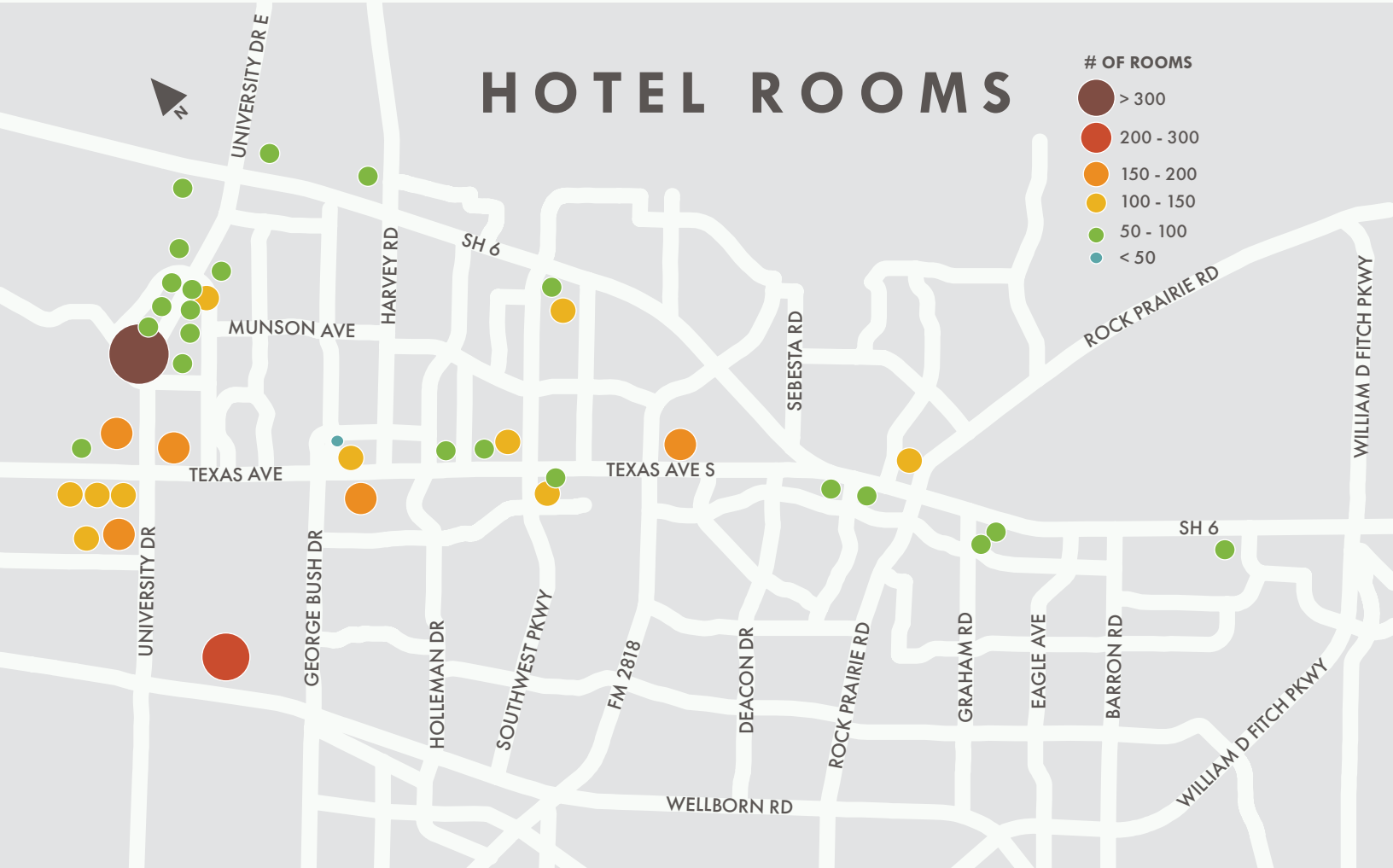
\$5.4M

HOTEL TAX FUND
REVENUES IN FY 2017¹

78%

OF HOTEL ROOM NIGHTS
WERE OCCUPIED IN 2017²

SOURCES:
¹CITY OF COLLEGE STATION COMPREHENSIVE ANNUAL FINANCIAL REPORT
²OFFICE OF THE GOVERNOR – ECONOMIC DEVELOPMENT



\$336M

VISITOR SPENDING IN
COLLEGE STATION IN 2017

70%

OF BRAZOS COUNTY
VISITOR SPENDING
OCCURRED IN
COLLEGE STATION

4,340

TOURISM-GENERATED
JOBS IN
COLLEGE STATION

\$109M

TOURISM-GENERATED
PAYROLL IN
COLLEGE STATION

\$21.1M

STATE SALES TAX
REVENUE GENERATED
BY VISITORS TO
COLLEGE STATION

\$7.5M

COLLEGE STATION
SALES TAX REVENUE
GENERATED
BY VISITORS

COLLEGE STATION-BRYAN MSA RANKED NO. 4 OF 26 MSAS IN TEXAS WITH
AVERAGE VISITOR TRAVEL SPENDING GROWTH OF 4.6 PERCENT FROM 2000-2017.

SOURCE: OFFICE OF GOVERNOR - ECONOMIC DEVELOPMENT



PROPERTY TAX AND ASSESSED VALUE

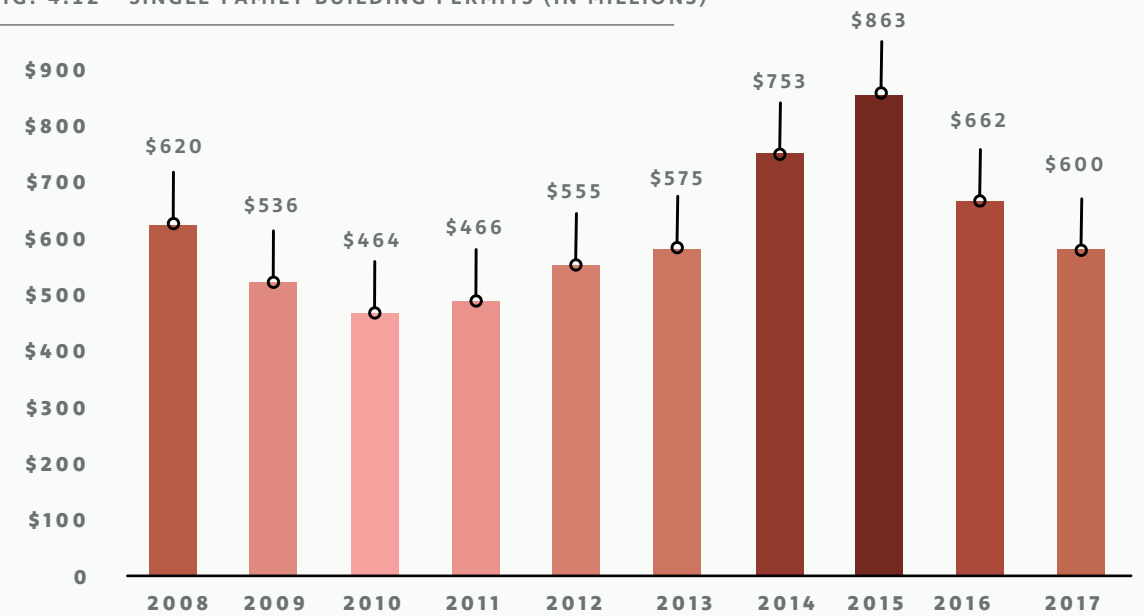
College Station has achieved steady, healthy growth.

The city has experienced a 77 percent increase in total taxable assessed value over the last decade because of rising prices and increases in new construction. The growing assessed values have allowed College Station to maintain a low property tax rate. On a per acre basis, the highest property valuations are in the Northgate area.

FIG. 4.11 - CONSTRUCTION VALUATION (IN MILLIONS)



FIG. 4.12 - SINGLE-FAMILY BUILDING PERMITS (IN MILLIONS)



SOURCE: CITY OF COLLEGE STATION PLANNING AND DEVELOPMENT SERVICES

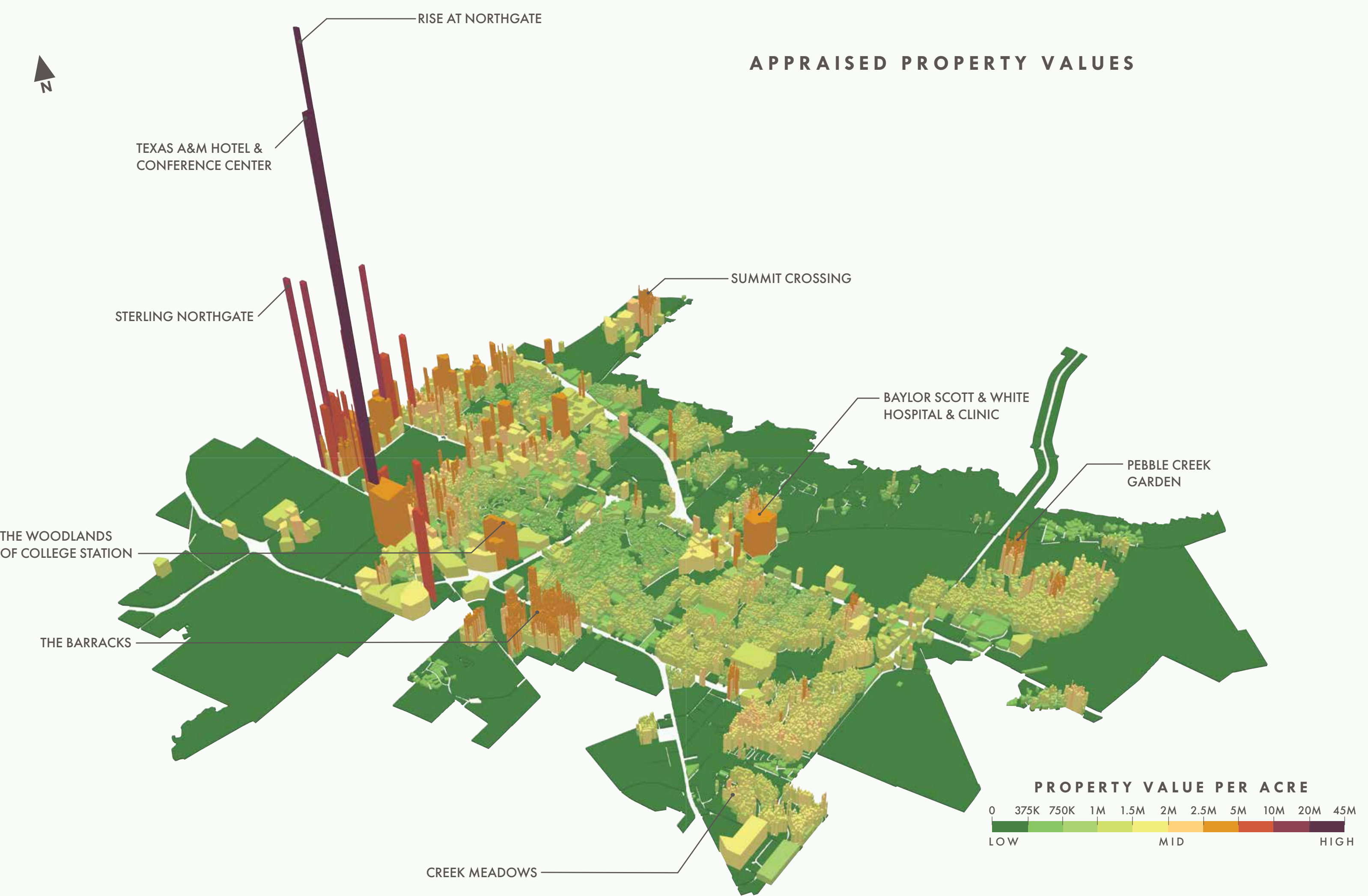


FIG. 4.13 - TOTAL TAXABLE ASSESSED VALUE (IN BILLIONS)

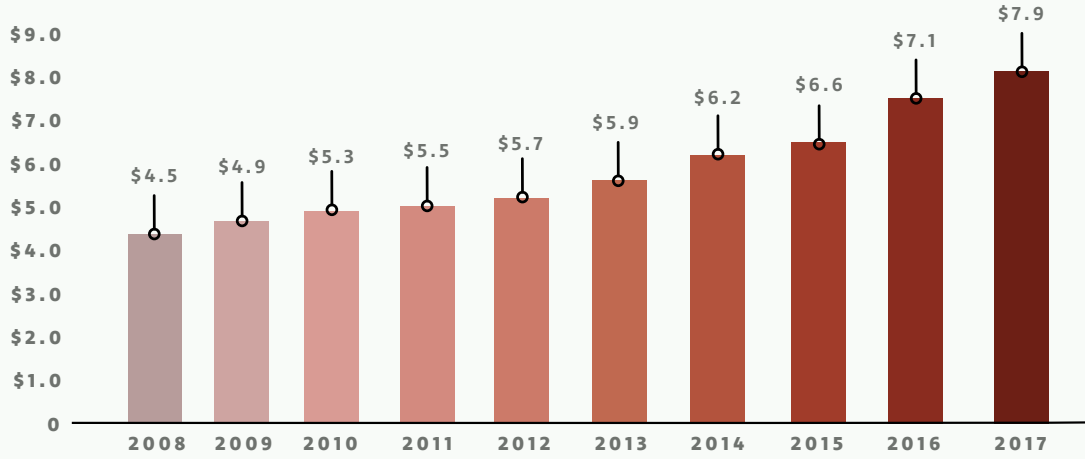


FIG. 4.14 - CITY PROPERTY TAX RATE

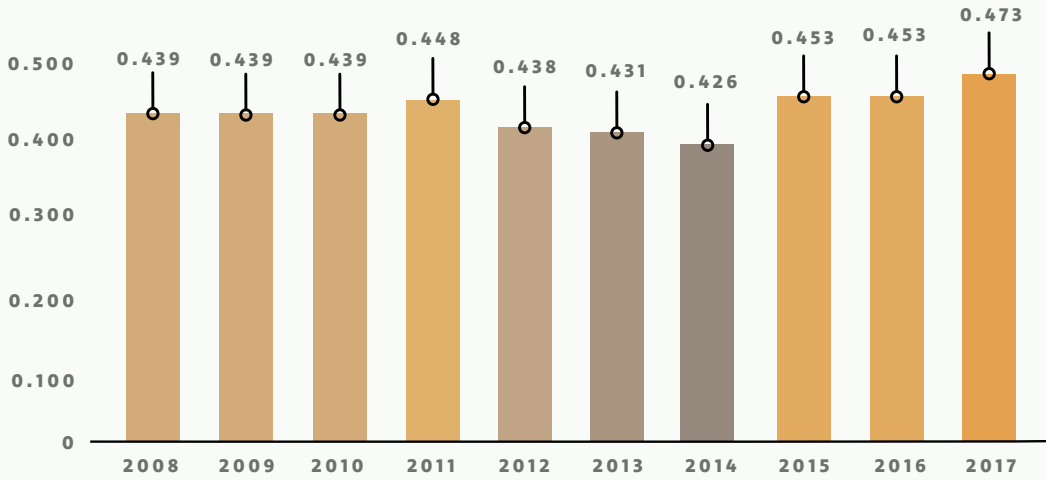


FIG. 4.15 - PROPERTY TAX COLLECTIONS (IN MILLIONS)



SOURCE: CITY OF COLLEGE STATION COMPREHENSIVE ANNUAL FINANCIAL REPORT

FIG. 4.16¹ - FY 2018 PROPERTY TAX RATE PER \$100 OF ASSESSED VALUATION (IN CENTS)

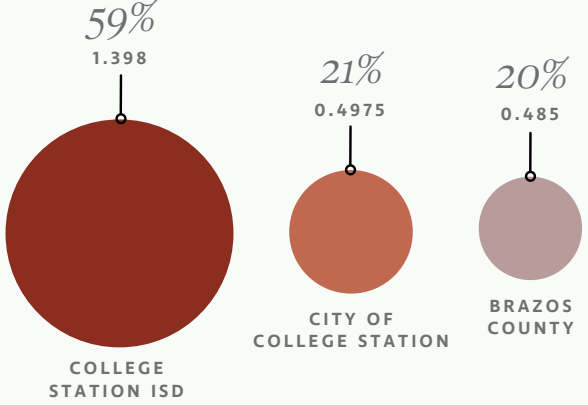


FIG. 4.17² - HOME SALES AVERAGE PRICE

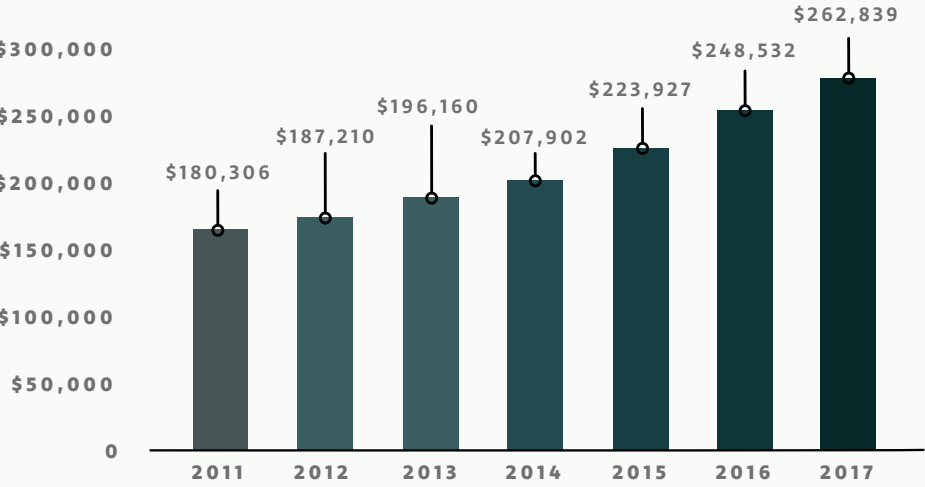
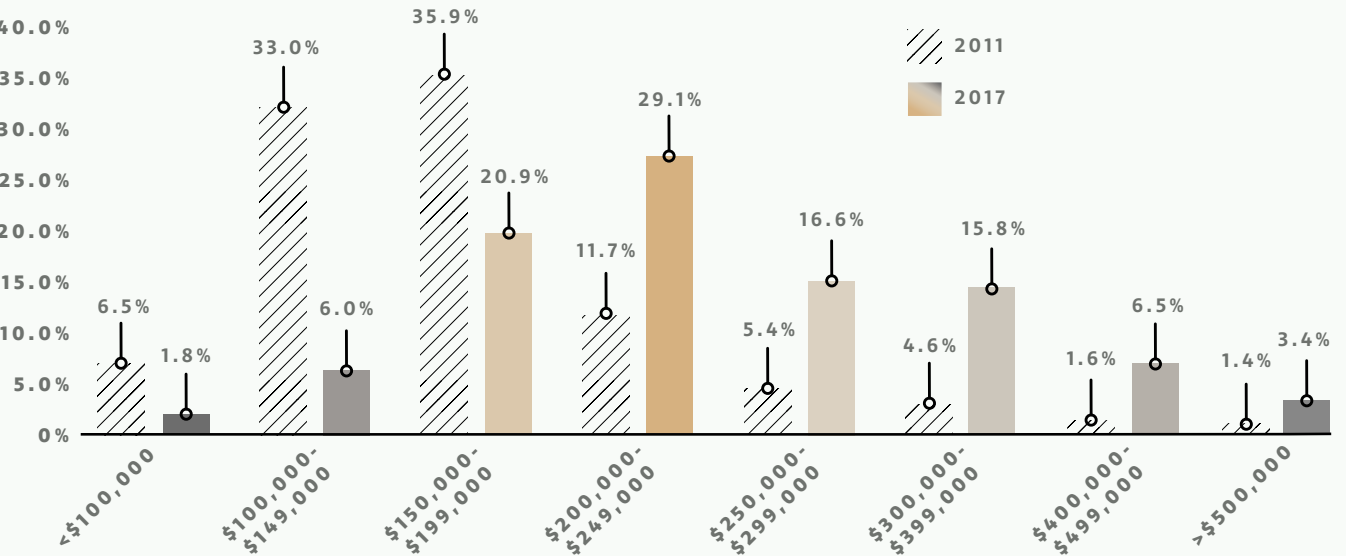


FIG. 4.18² - HOUSING SALES PRICE DISTRIBUTION



SOURCES:
¹CITY OF COLLEGE STATION FISCAL SERVICES, ²TEXAS A&M REAL ESTATE CENTER

SALES TAX

With its expanding economy, College Station has experienced a steady increase in sales tax revenue.

About 80 percent of taxable sales come from retail, accommodation and food services.

FIG. 4.19¹ - SALES TAX RATE BREAKDOWN

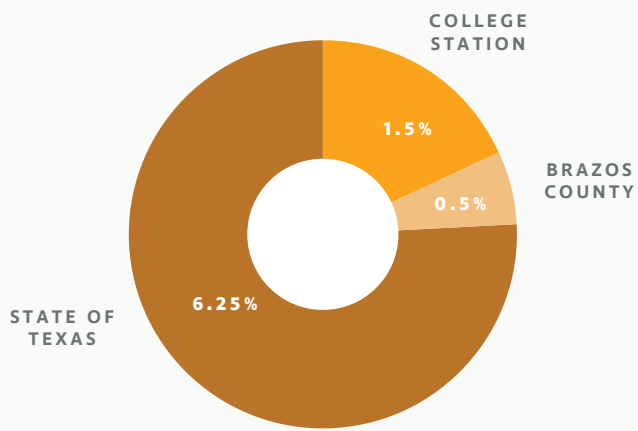


FIG. 4.20² - 2017 TAXABLE SALES BY CATEGORY (IN MILLIONS)

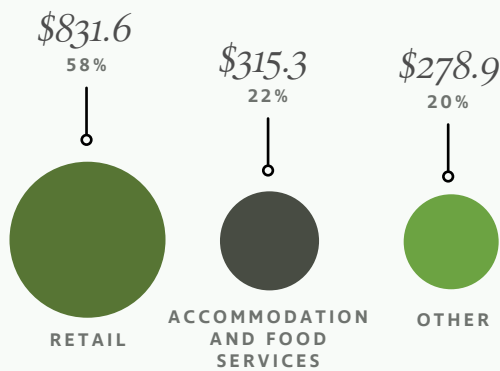
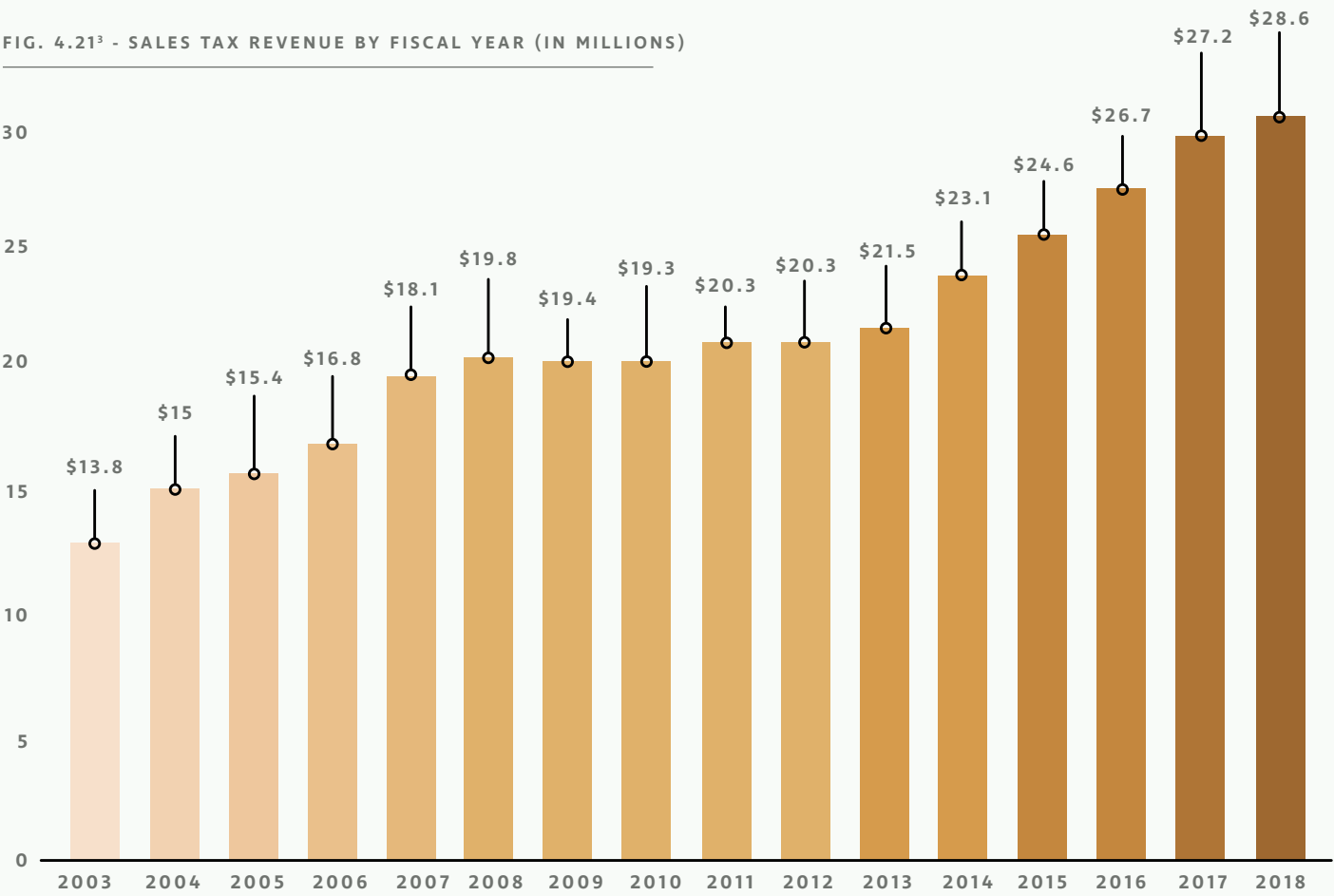
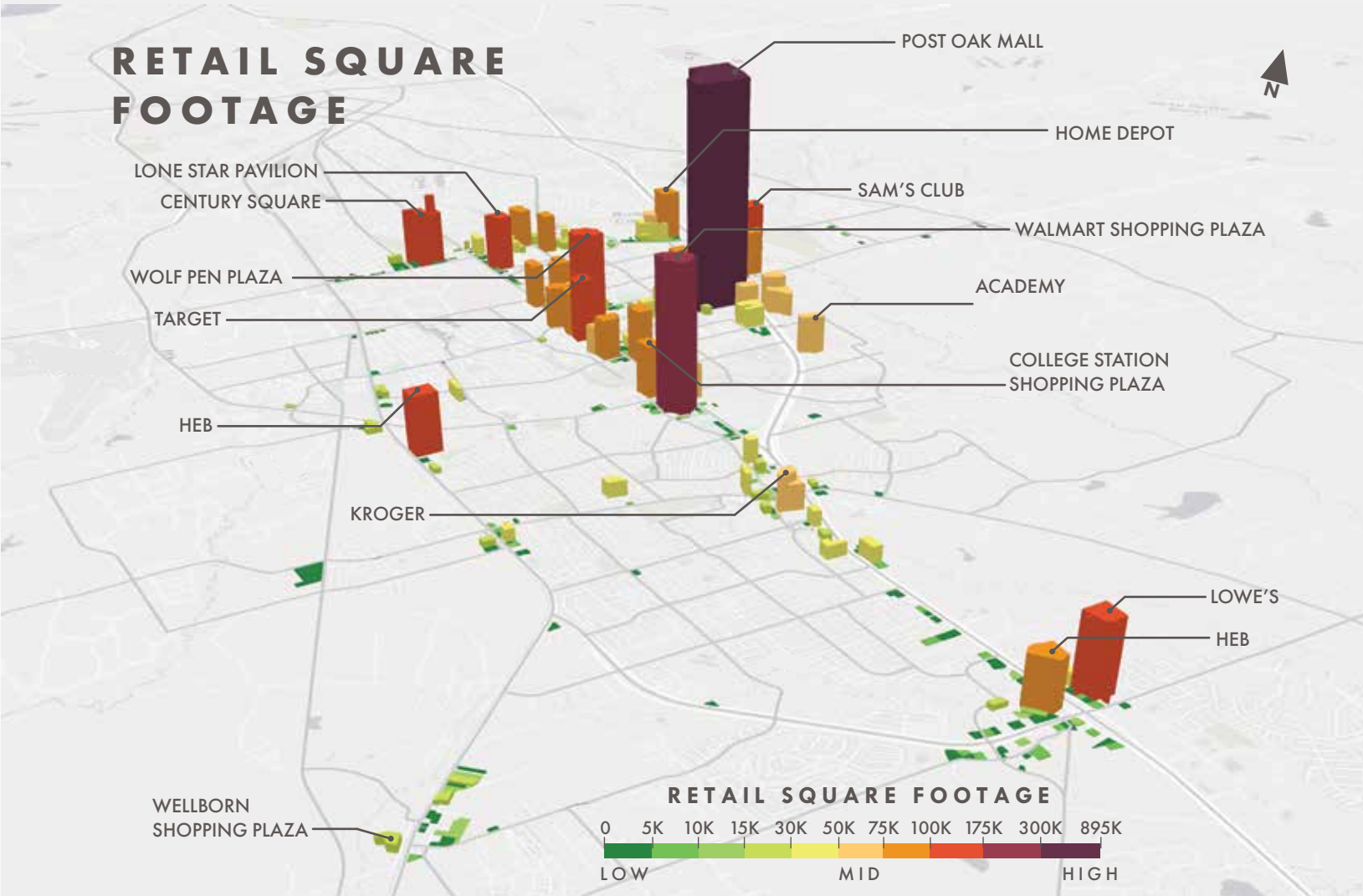


FIG. 4.21³ - SALES TAX REVENUE BY FISCAL YEAR (IN MILLIONS)



SOURCES
¹CITY OF COLLEGE STATION FISCAL SERVICES, ²³CITY OF COLLEGE STATION COMPREHENSIVE ANNUAL FINANCIAL REPORT

RETAIL SQUARE FOOTAGE





CITY GROWTH AND ANNEXATION

32,814

ACRES WITHIN THE CITY LIMITS

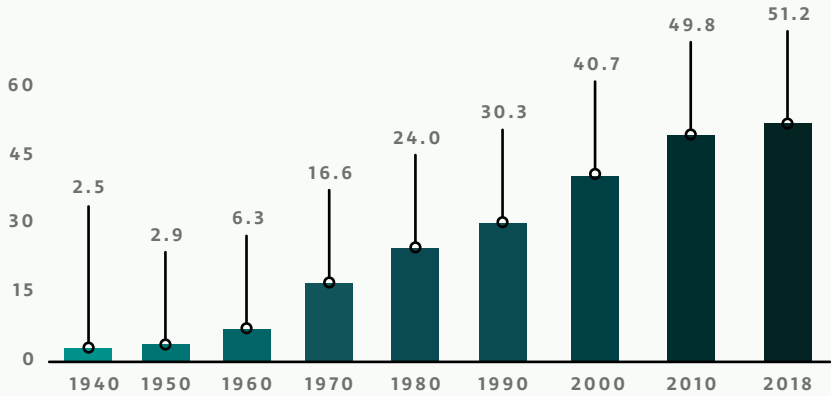
102,978

ACRES WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION

2,211

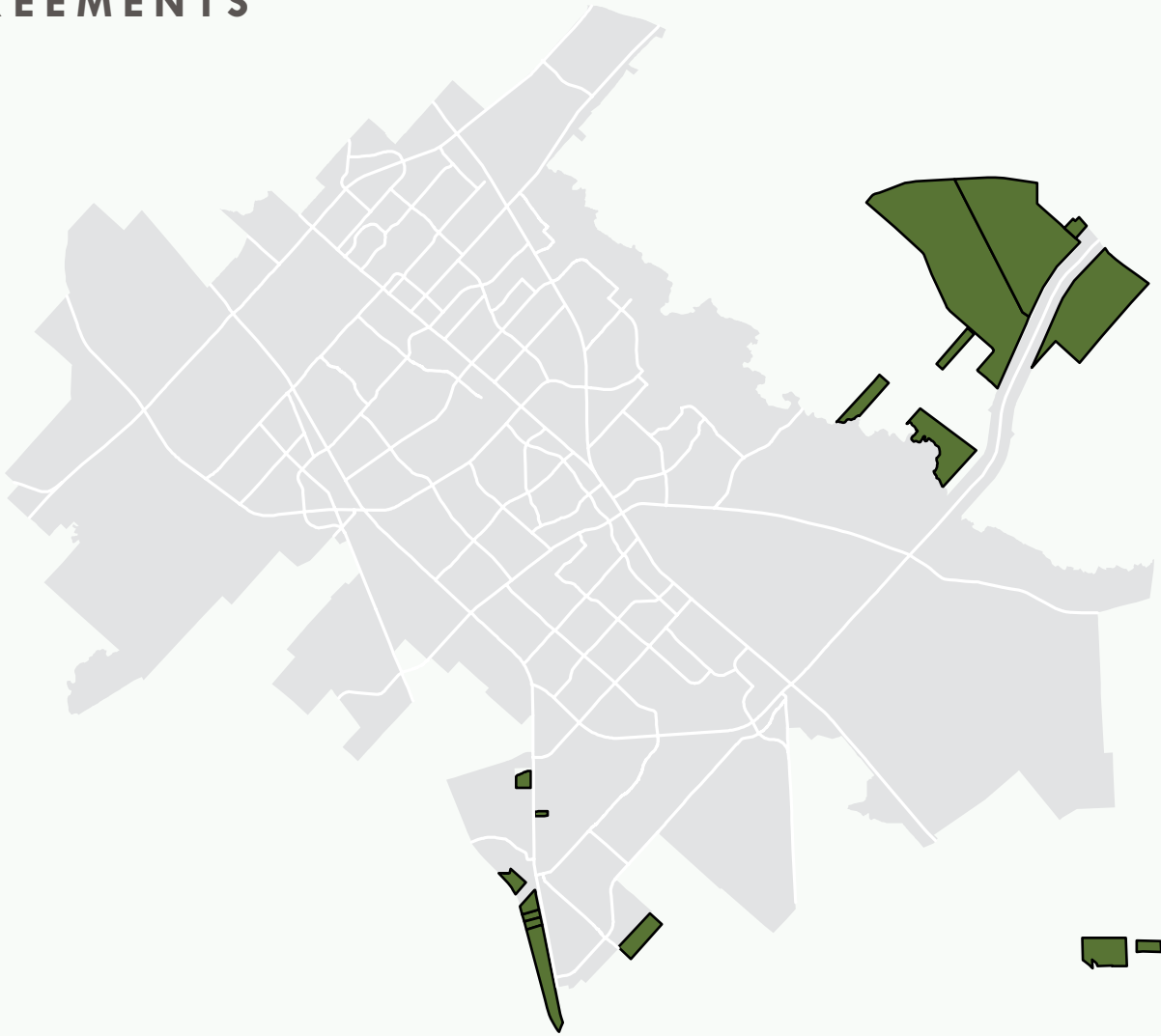
ACRES OF AGRICULTURAL LAND COVERED IN NON-ANNEXATION AGREEMENTS

FIG. 5.1 - CITY LIMITS IN SQUARE MILES AS OF 2018



- DECADE ANNEXED**
- 1940s
 - 1950s
 - 1960s
 - 1970s
 - 1980s
 - 1990s
 - 2000s
 - 2010-2018

NON-ANNEXATION DEVELOPMENT AGREEMENTS



Since being incorporated in 1938, the City of College Station has actively annexed property into its city limits.

Properties in the city limits are subject to zoning, which regulates land use, lot dimensions, and building form. The city continues to offer development agreements according to the Texas Local Government Code to the property owners of agriculturally appraised land, which protects the land from annexation for 10 years if the property maintains agricultural status and remains undeveloped. Upon completion of that 10-year term, the city can choose to extend the agreement or annex the property.

PLATTED GROWTH

Prior to developing property, platting is generally required.

The platting process prepares a property for development and subdivision by ensuring it can be served by utilities, can access the transportation network, and meets applicable zoning dimensional standards. Platting is also the principal way the city obtains necessary right-of-way and utility easements to meet the demands of growth. Growth and platting activity during College Station’s early years reflects the influence of Texas A&M as the physical, economic, and social center. Over the years, platting activity has steadily expanded outward, particularly to the south. The city is expected to process more plats in the extra-territorial jurisdiction (ETJ) with its recent expansion from 3½ to 5 miles. Under interlocal agreements, the city and Brazos County both review plats in the city’s Brazos County ETJ, while the city does not review plats in Grimes or Burleson Counties.

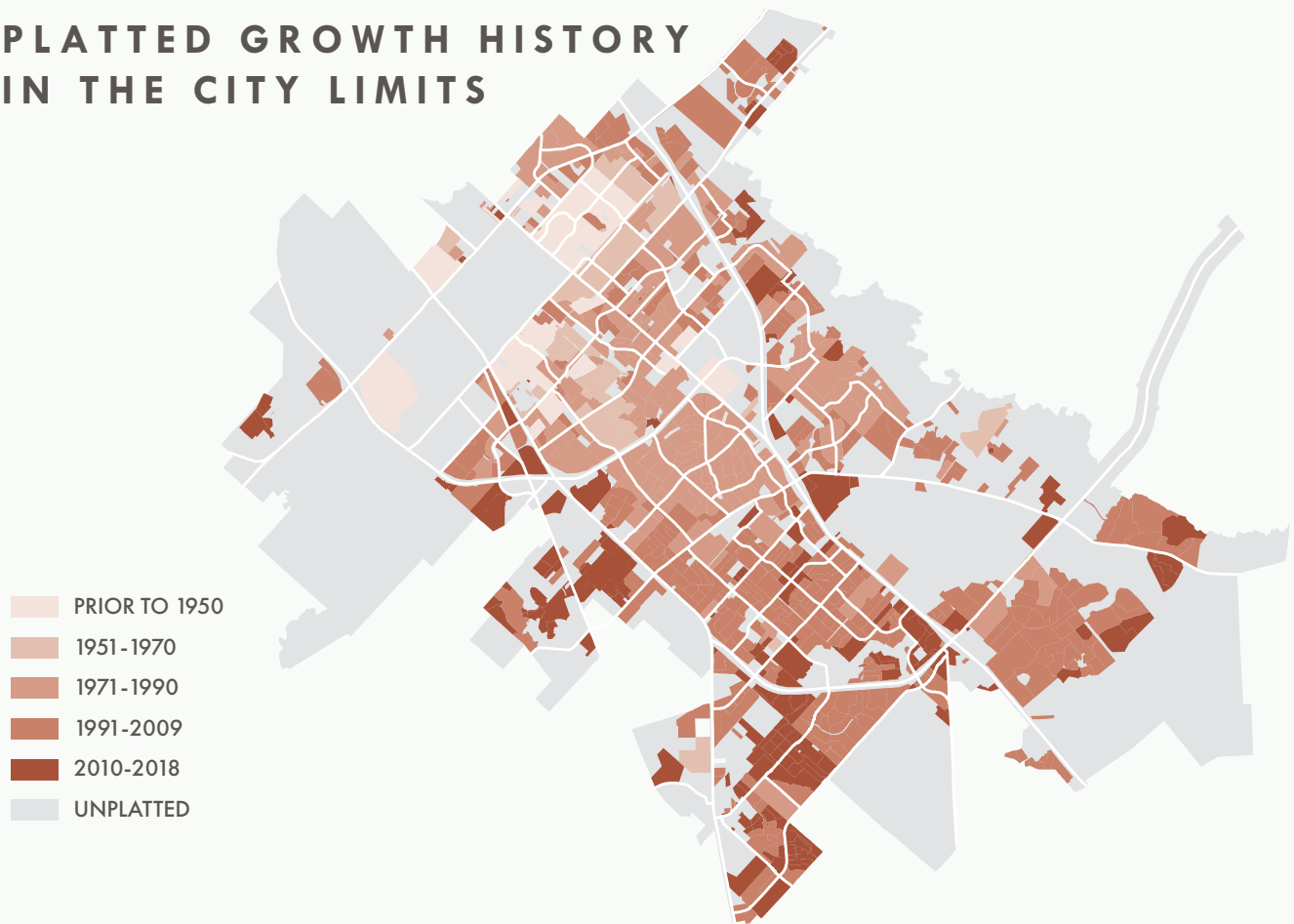


FROM 2010 THROUGH
SEPTEMBER 2018, THE
CITY PROCESSED 414
PLATS COVERING

4,192

ACRES WITHIN THE
CITY LIMITS

PLATTED GROWTH HISTORY IN THE CITY LIMITS





FUTURE LAND USE AND CHARACTER

The Future Land Use and Character Map is the part of the city’s Comprehensive Plan that represents the community’s desired future land use pattern.

Those who seek a zoning change either need to comply with the Future Land Use and Character Map or seek a Comprehensive Plan amendment.

PLEASE NOTE

FOR THE FOLLOWING GRAPHS THE TOTAL AREA OF THE COMBINED CITY LIMITS AS OF SEPTEMBER 2018 IS 32,814 ACRES. THE TOTAL AREA IN THE ZONING CATEGORIES IS 28,785 ACRES. THE DIFFERENCE IS THAT THESE GRAPHS DO NOT INCLUDE THE AREA FOR STREETS AND HIGHWAY RIGHTS-OF-WAY.

FIG. 5.2 - APPROVED COMPREHENSIVE PLAN FUTURE LAND USE AMENDMENTS BY ACREAGE (2010-SEPTEMBER 2018)

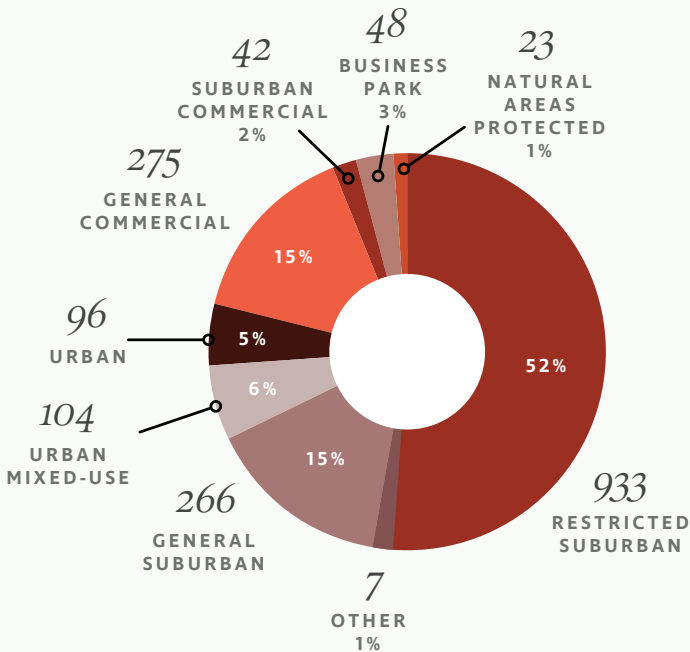


FIG. 5.3 - FUTURE LAND USE ACREAGE WITHIN CITY LIMITS

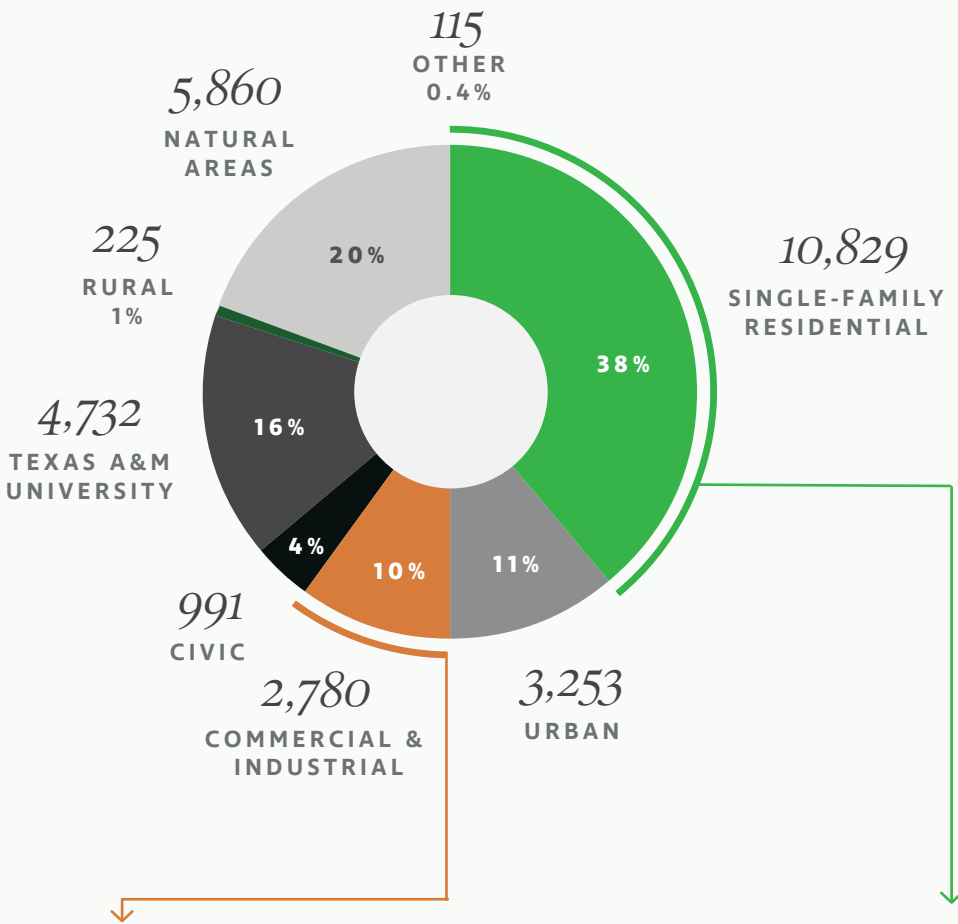


FIG. 5.4 - ACRES OF COMMERCIAL AND INDUSTRIAL FUTURE LAND USES

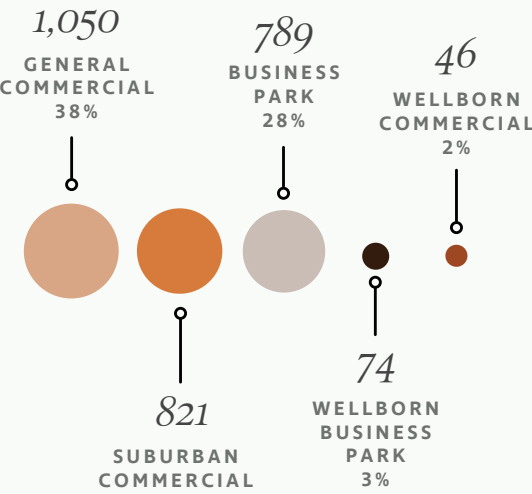
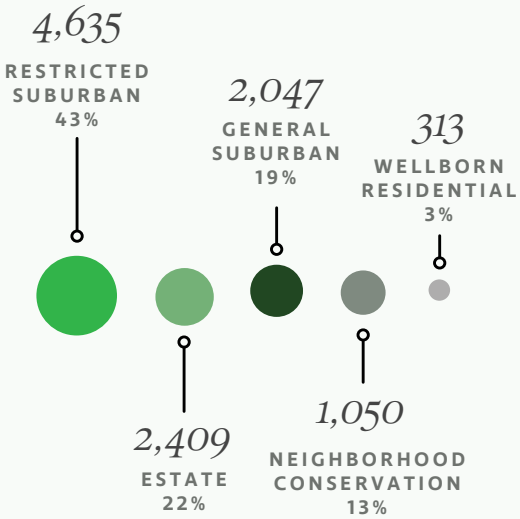
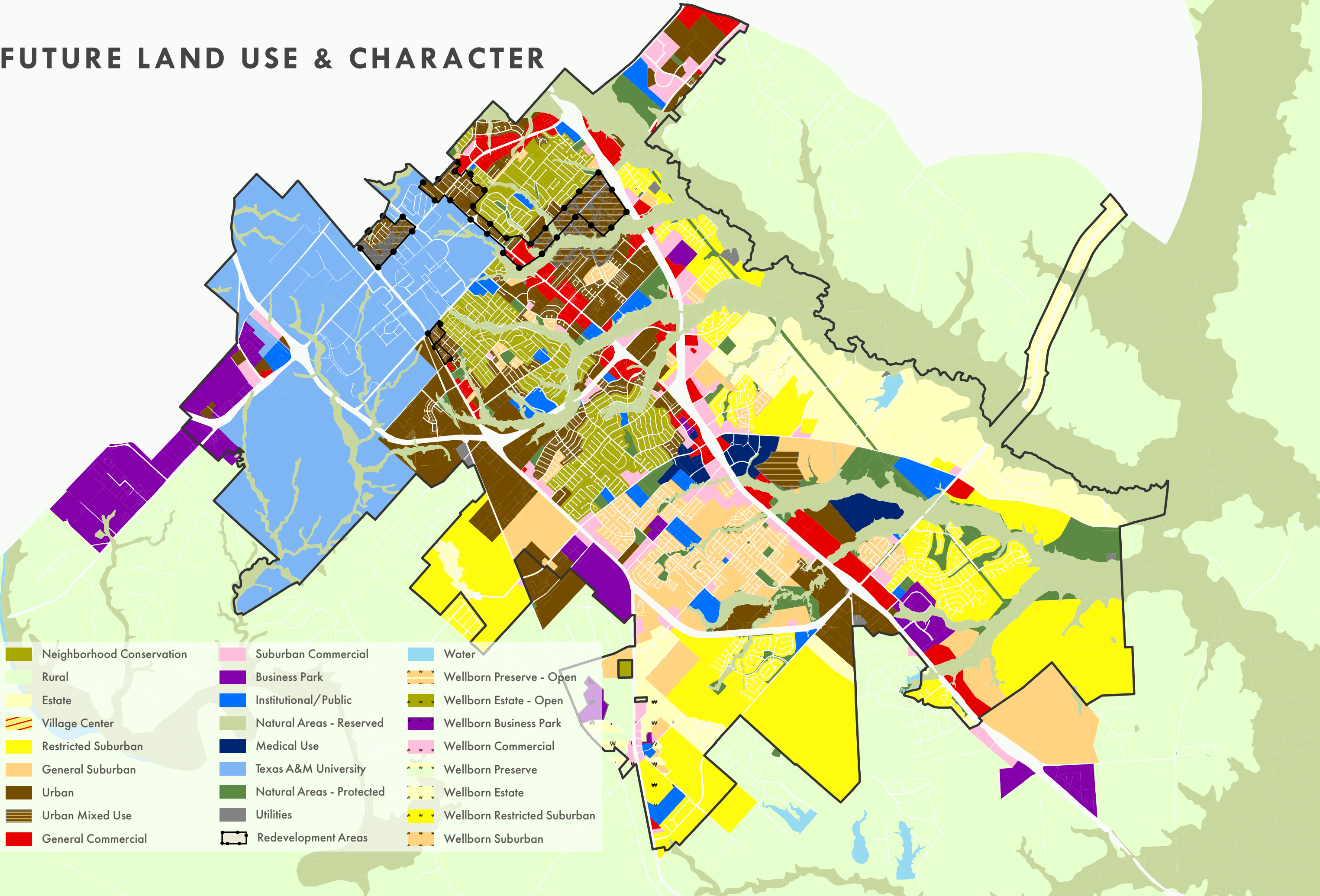


FIG. 5.5 - ACRES OF SINGLE-FAMILY RESIDENTIAL FUTURE LAND USES WITHIN THE CITY LIMITS



SOURCE: CITY OF COLLEGE STATION PLANNING AND DEVELOPMENT SERVICES

FUTURE LAND USE & CHARACTER





ZONING

Zoning provides a property’s legal entitlements regarding the types of allowed land uses, dimensional standards, and form.

At the time of annexation, land is given the residential/agricultural zoning classification of Rural, with the expectation that a rezoning request will be made for new development that requires a more intense classification.

PLEASE NOTE

FOR THE FOLLOWING GRAPHS THE TOTAL AREA OF THE COMBINED CITY LIMITS AS OF SEPTEMBER 2018 IS 32,814 ACRES. THE TOTAL AREA IN THE ZONING CATEGORIES IS 28,785 ACRES. THE DIFFERENCE IS THAT THESE GRAPHS DO NOT INCLUDE THE AREA FOR STREETS AND HIGHWAY RIGHTS-OF-WAY.

FIG. 5.6 - MAXIMUM DWELLING UNITS PER ACRE

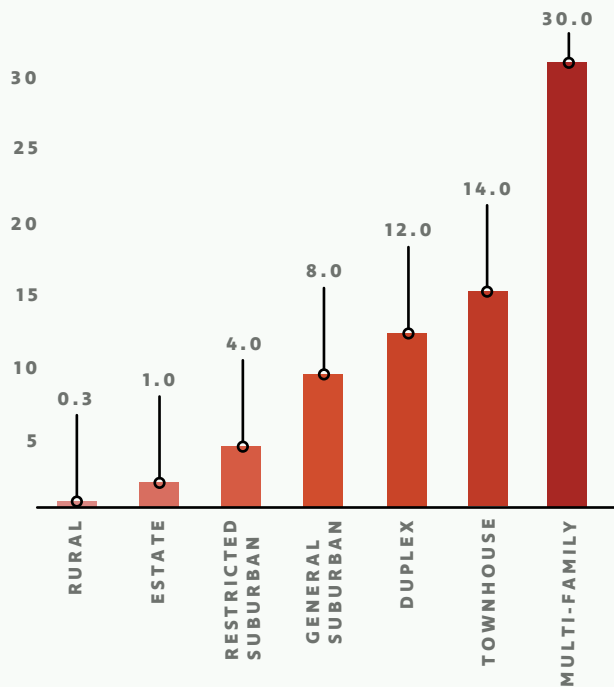


FIG. 5.7 - APPROVED REZONINGS BY ACRES, 2010-SEPTEMBER 2018

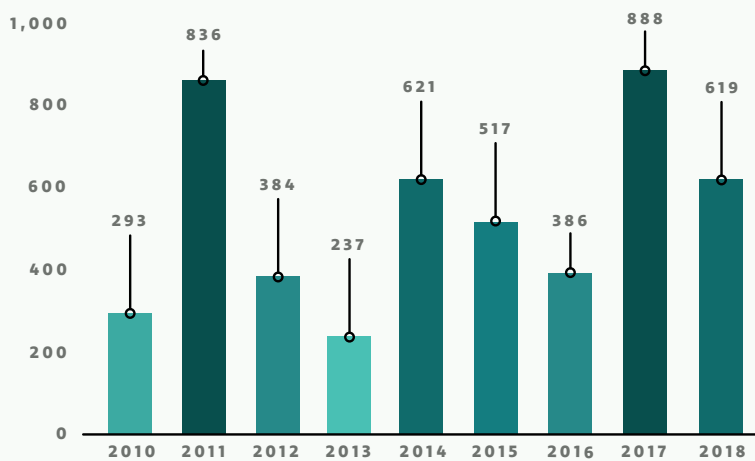


FIG. 5.8 - ACRES BY ZONING

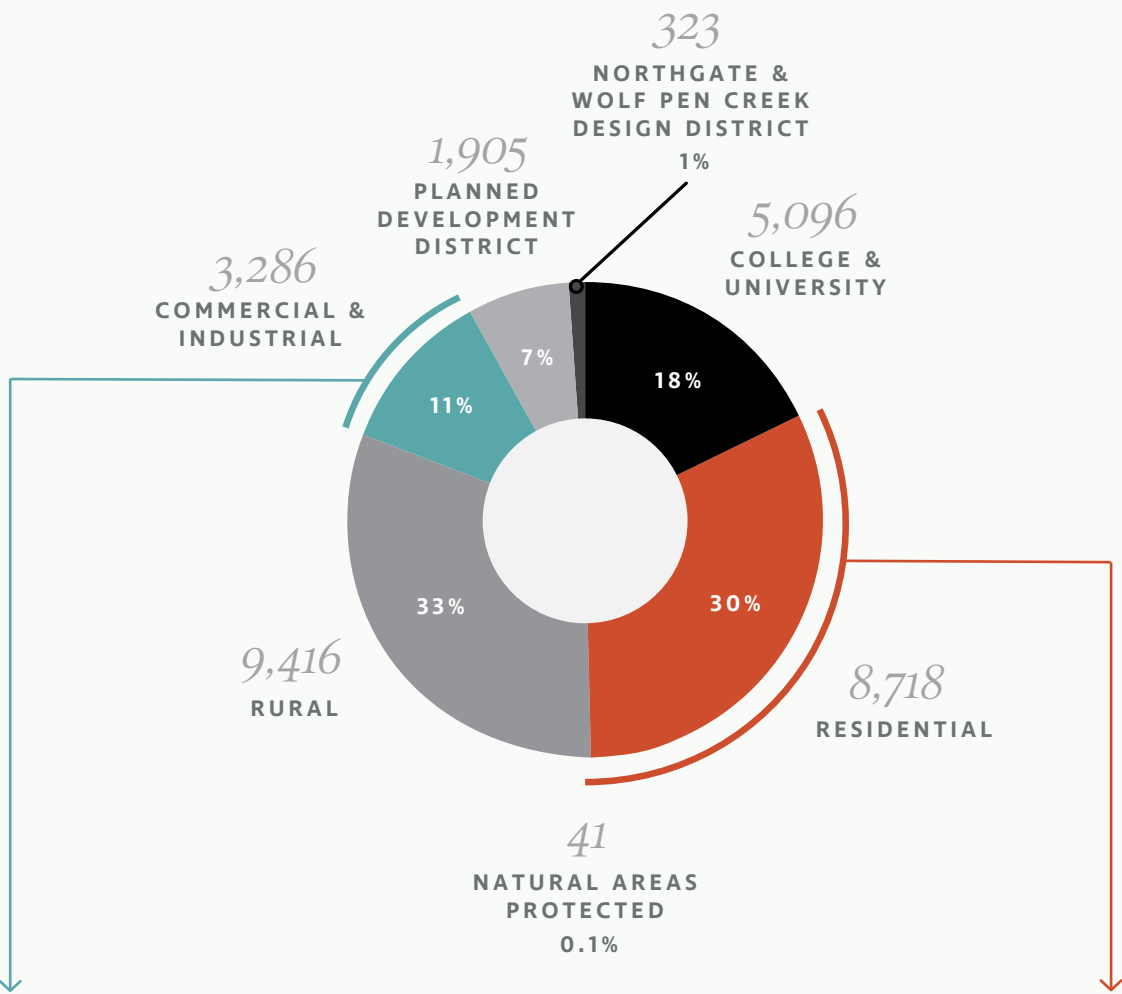


FIG. 5.9 - ACRES OF COMMERCIAL AND INDUSTRIAL ZONING

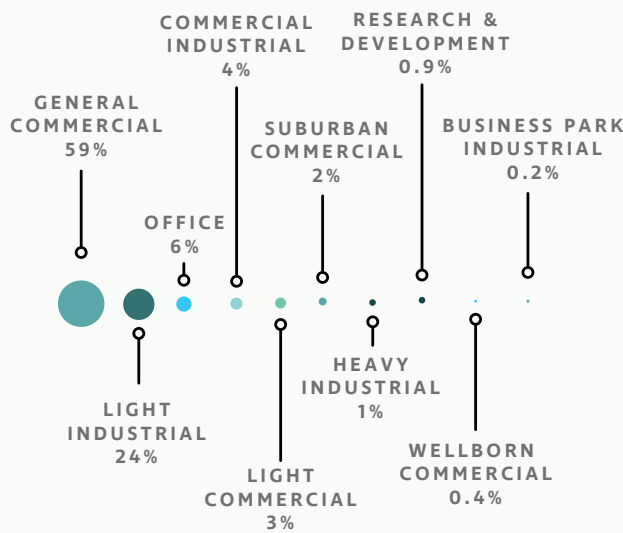
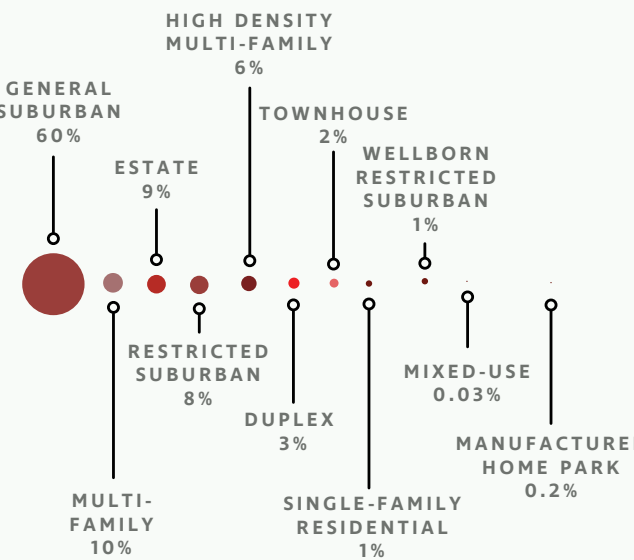
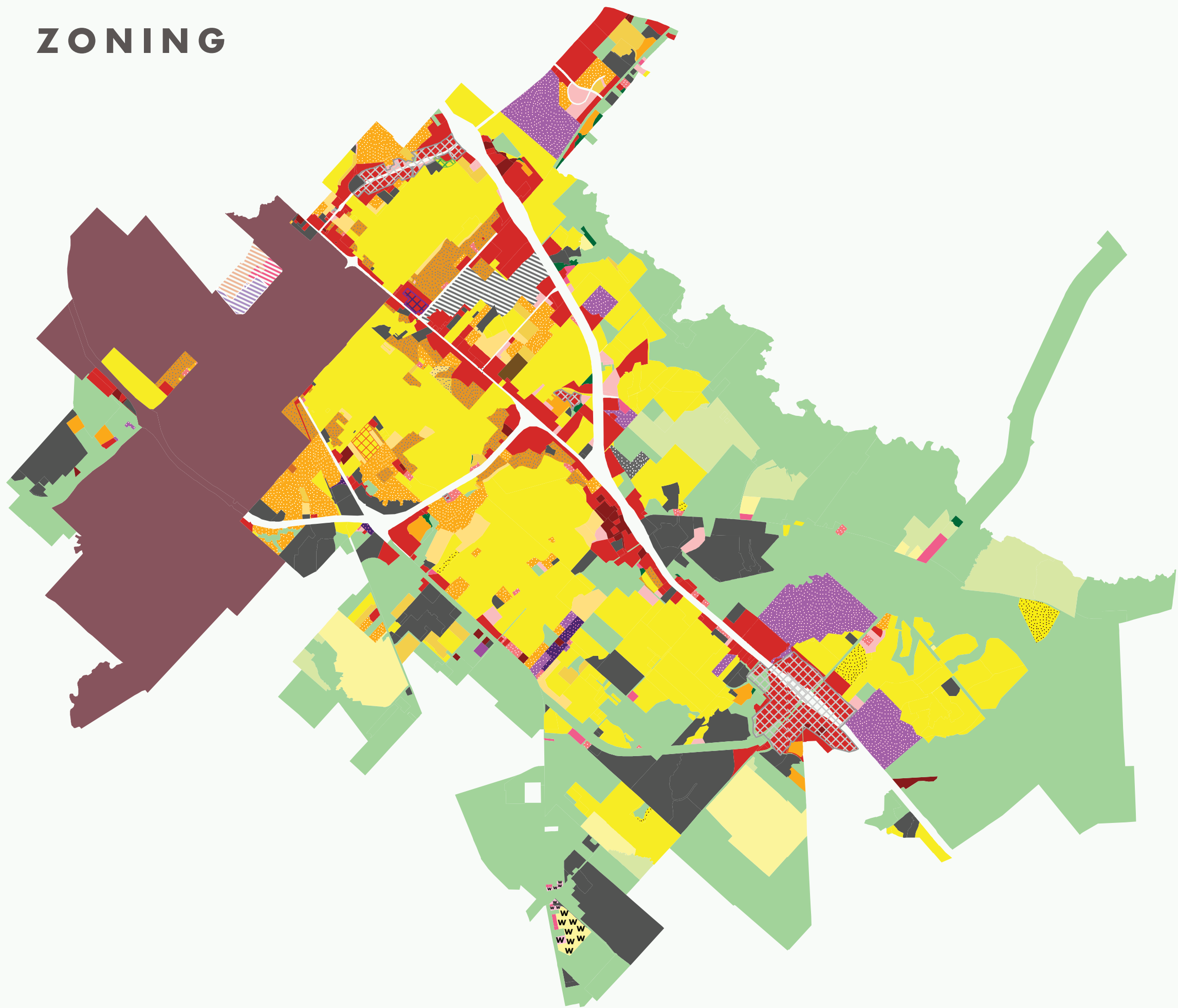


FIG. 5.10 - ACRES OF NON-RURAL RESIDENTIAL ZONING



SOURCES: CITY OF COLLEGE STATION PLANNING AND DEVELOPMENT SERVICES

ZONING

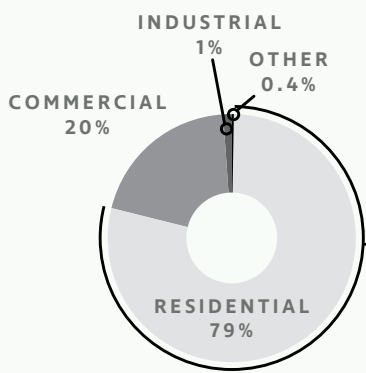


- NAP Natural Areas Protected
- R Rural
- WE Wellborn Estate
- E Estate
- WRS Wellborn Restricted Suburban
- RS Restricted Suburban
- GS General Suburban
- D Duplex
- T Townhouse
- MF Multi-Family
- MU Mixed-Use
- MHP Manufactured Homes
- O Office
- WC Wellborn Commercial
- SC Suburban Commercial
- GC General Commercial
- CI Commercial Industrial
- BP Business Park
- BPI Business Park Industrial
- C-U College and University
- P-MUD Planned Mixed-Use Development
- PDD Planned Development District
- NG-1 Core Northgate
- NG-2 Transitional Northgate
- NG-3 Residential Northgate
- WPC Wolf Pen Creek
- OV Corridor Overlay
- RDD Redevelopment District
- NPO Neighborhood Prevailing Overlay
- NCO Neighborhood Conservation Overlay
- C-3 Light Commercial
- M-1 Light Industrial
- M-2 Heavy Industrial
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- R&D Research and Development

EXISTING LAND USE

As adequate infrastructure becomes available and properties are available for development over the next 10-year planning horizon, the amount of undeveloped land is expected to decrease and the discrepancy between the existing and the proposed future land uses as defined in the Comprehensive Plan will decrease.

FIG. 5.11 - EXISTING BUILDING SQUARE FOOTAGE IN CITY LIMITS*



PLEASE NOTE

FOR THESE GRAPHS THE TOTAL AREA OF THE COMBINED CITY LIMITS AS OF SEPTEMBER 2018 IS 32,814 ACRES. THE TOTAL AREA IN THE EXISTING LAND USE CATEGORIES IS 28,785 ACRES. THE DIFFERENCE IS THAT THESE GRAPHS DO NOT INCLUDE THE AREA FOR STREETS AND HIGHWAY RIGHTS-OF-WAY. THE FOLLOWING DATA IS AS OF JANUARY 2018.

FIG 5.11: 84.1 BILLION SQUARE FEET OF EXISTING BUILDINGS IN CITY LIMITS

FIG. 5.12 - RESIDENTIAL BUILDING SQUARE FOOTAGE

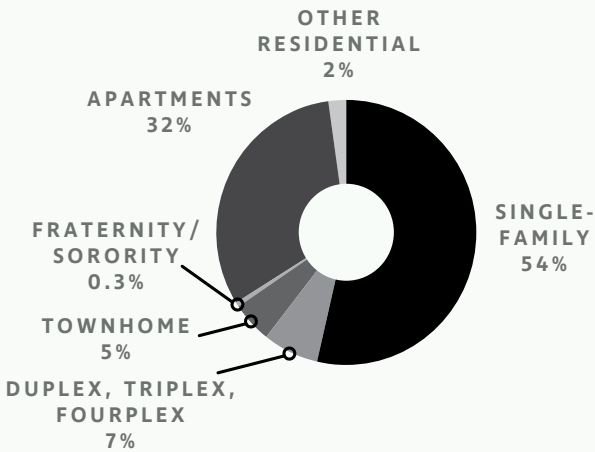


FIG. 5.13 - EXISTING LAND USE ACRES

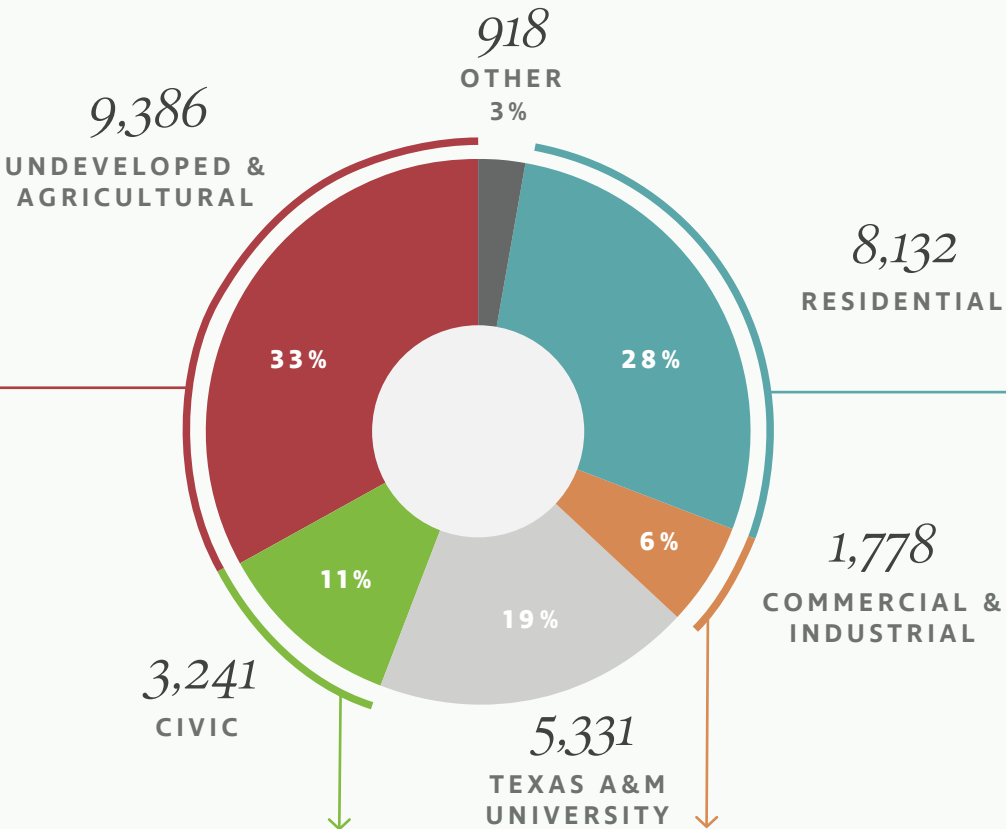


FIG. 5.14 - ACRES OF EXISTING PUBLIC AND SEMI-PUBLIC LAND USES

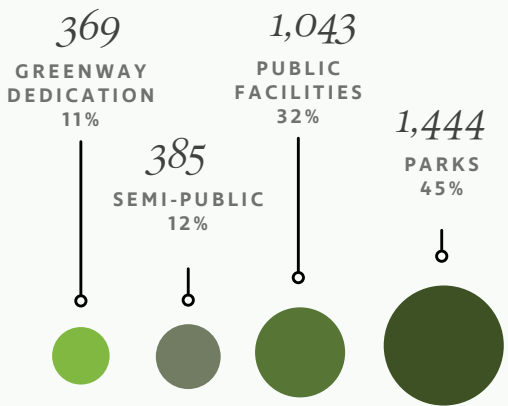


FIG. 5.16 - ACRES OF EXISTING RURAL, AGRICULTURAL, AND UNDEVELOPED LAND USES

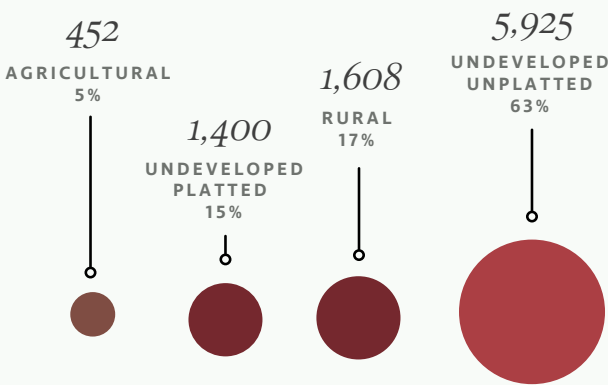


FIG. 5.15 - ACRES OF EXISTING COMMERCIAL AND INDUSTRIAL LAND USES

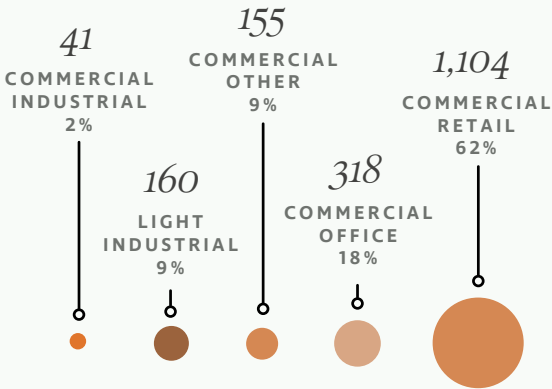
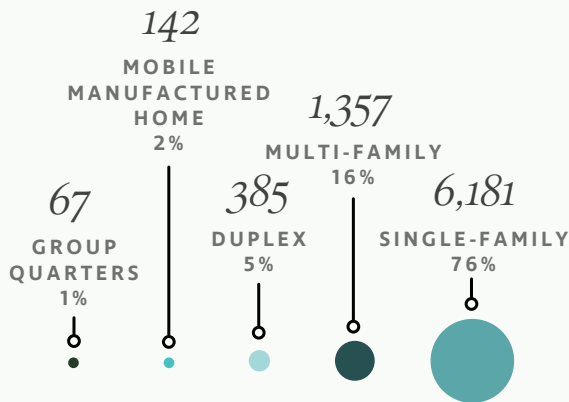
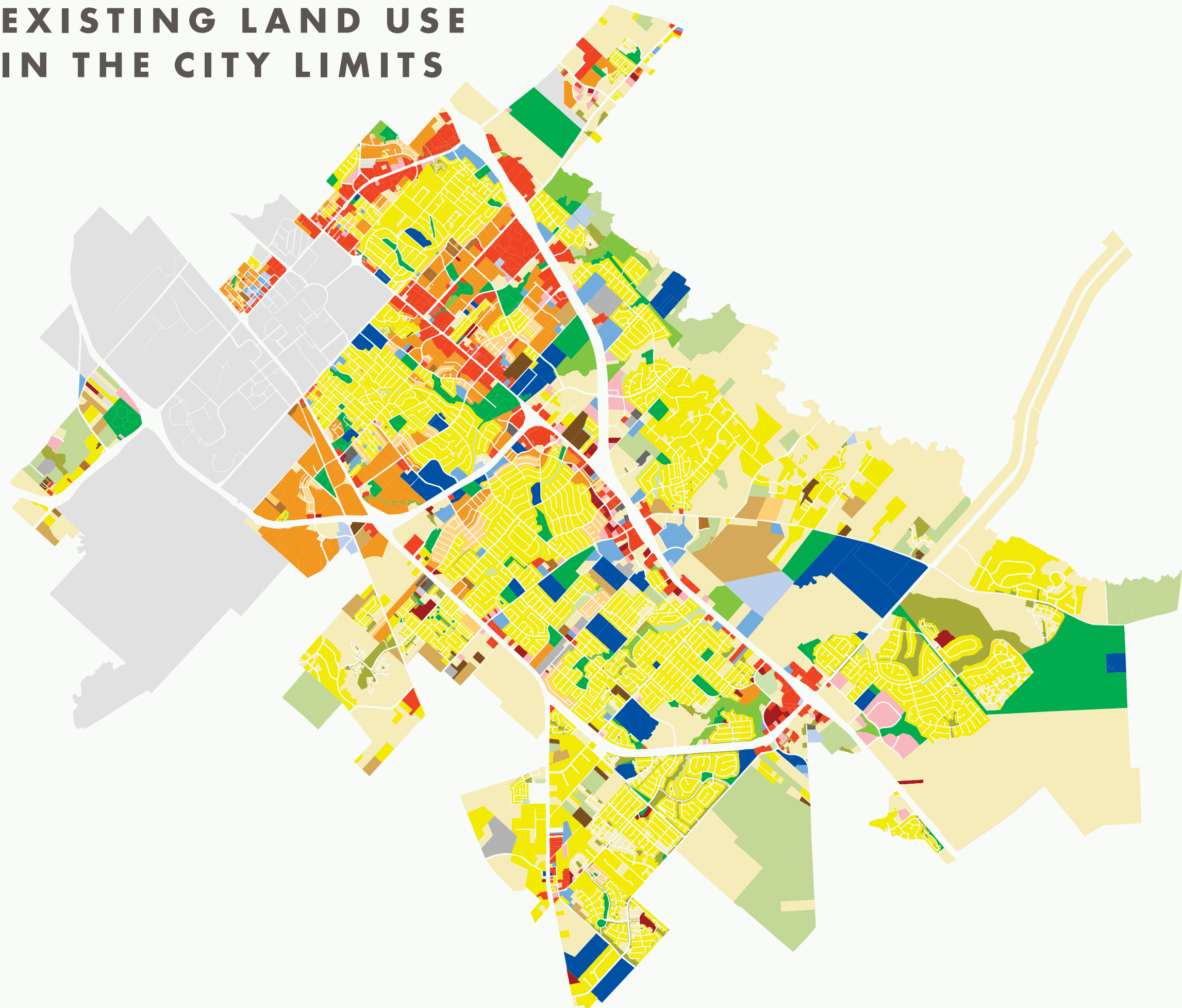


FIG. 5.17 - ACRES OF EXISTING RESIDENTIAL LAND USES (NON-RURAL)



*SOURCE: BRAZOS COUNTY APPRAISAL DISTRICT

EXISTING LAND USE IN THE CITY LIMITS



- Single-Family Residential (Including Townhouse)
- Duplex Residential
- Multi-Family
- Mixed-Use
- Group Quarters (Nursing Home, Dorm, etc)
- Mobile/Manufactured Home
- Commercial Retail (Banks, Hotels, etc)
- Commercial Office
- Commercial Other (Amusement, Service Station, etc)
- Commercial - Industrial (Warehousing/Distribution)
- Light Industrial
- Public Facilities (COCS, CSISD, Library, etc)
- Semi-Public (Religious, Hospitals, etc)
- TAMU (Easterwood)
- Transportation, Utilities & Communication
- Park (Private & Public)
- Greenway
- Drainage
- Common Area
- Agricultural
- Rural (Large lot, >= 5 acres)
- Unimproved



Residential Land Use

College Station offers a variety of housing types, from single-family homes on a variety of lot sizes to apartments, duplexes, and townhomes.

About 28 percent of land in College Station is used for non-rural residential while the Comprehensive Plan anticipates that this could increase to 49 percent at buildout. In addition to this increase in residential acreage, the city has also seen projects with increased density, particularly in the Northgate Redevelopment Area. The proximity of Northgate to a large university population has encouraged the development and redevelopment of various residential and commercial uses in the area. Over the past two decades, the city has invested over \$30 million in the area's infrastructure, which has supported and is expected to continue to support multi-story redevelopment.

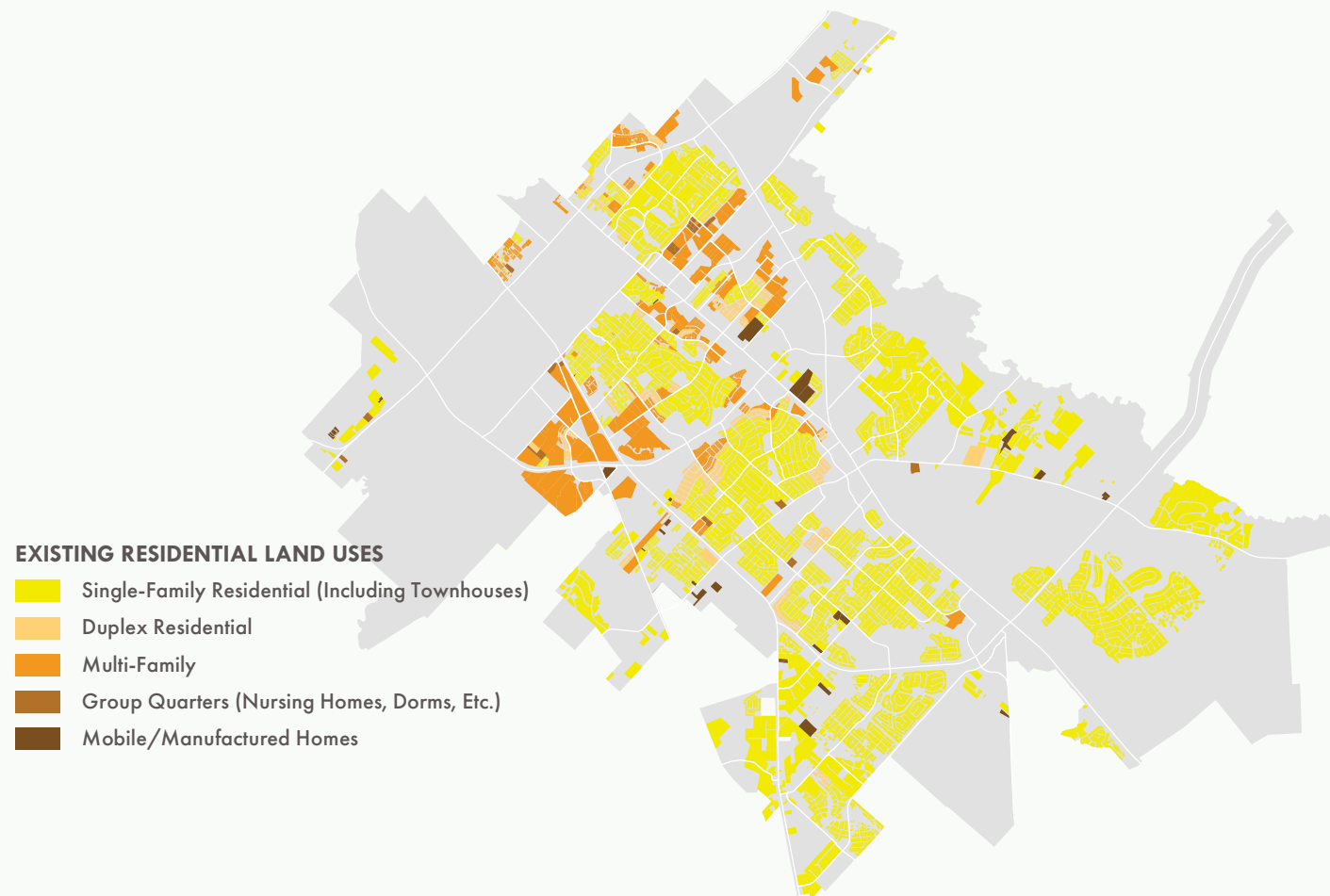


FIG. 5.18 - EXISTING LAND USE ACRES

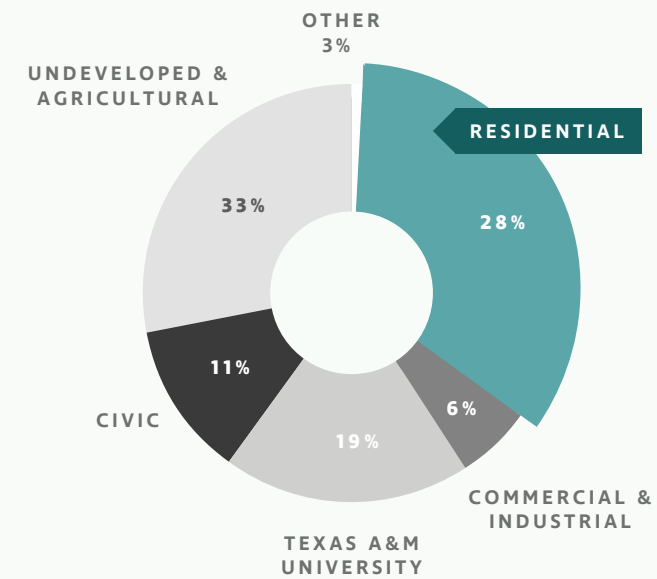
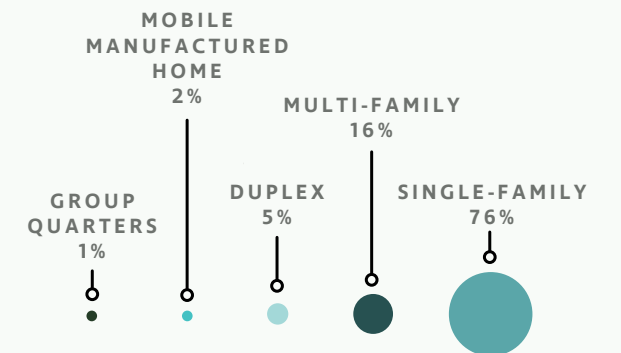


FIG. 5.19 - ACRES OF EXISTING RESIDENTIAL LAND USES (NON-RURAL)





Commercial and Industrial Land Uses

Just over half of the land area that has been planned for commercial and industrial uses has been developed for such uses.

The Future Land Use and Character Plan calls for approximately 2,780 acres (or roughly 10 percent of the city) of commercial and industrial land use, including Business Park, General Commercial, Suburban Commercial, Wellborn Commercial, and Wellborn Business Park designations. Because of the plan’s flexibility, commercial can also be developed on properties designated as General Suburban, Urban, and Urban Mixed Use, in certain circumstances. Approximately 1,778 acres have been commercially and industrially developed, the majority for retail commercial uses that cater to the general population and attract regional sales tax dollars.

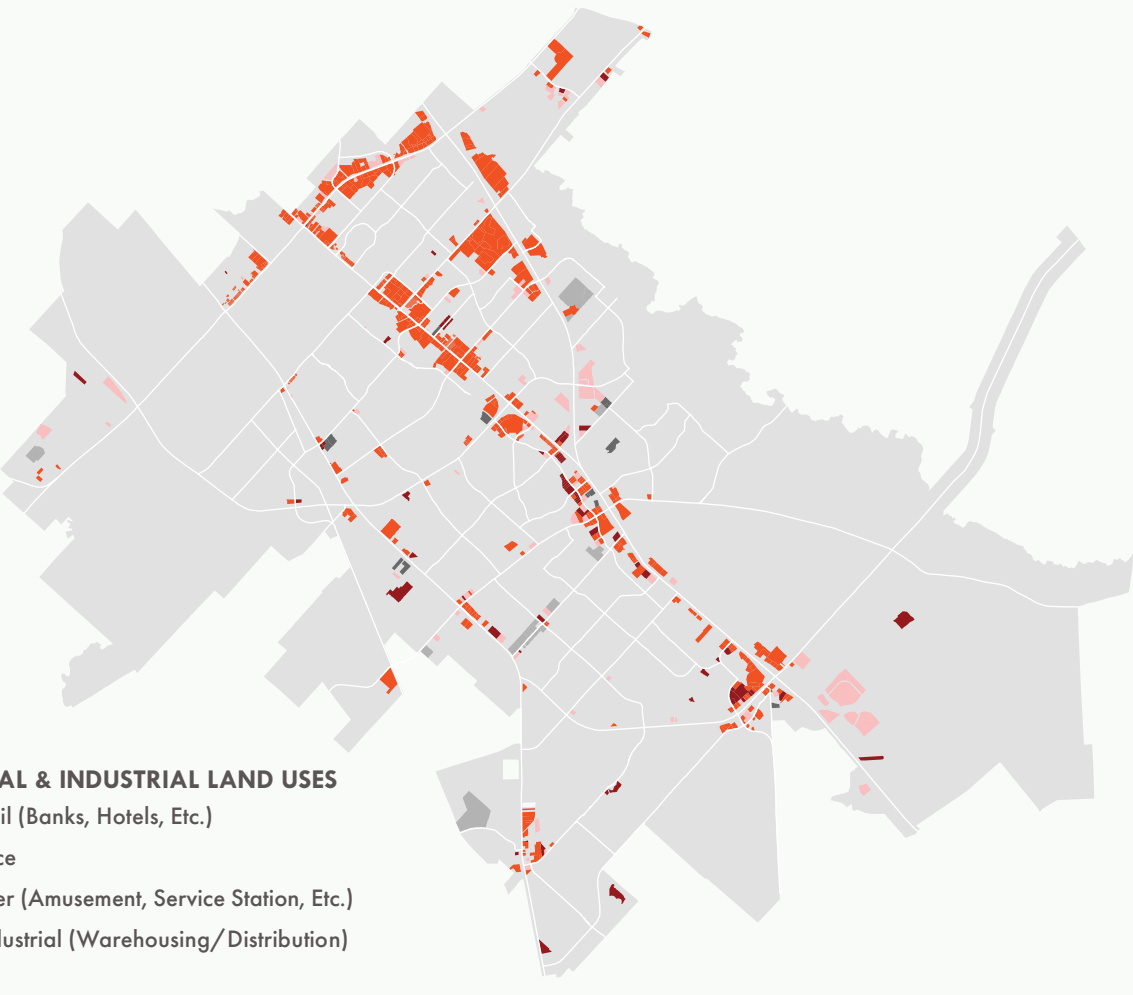


FIG. 5.20 - EXISTING LAND USE ACRES

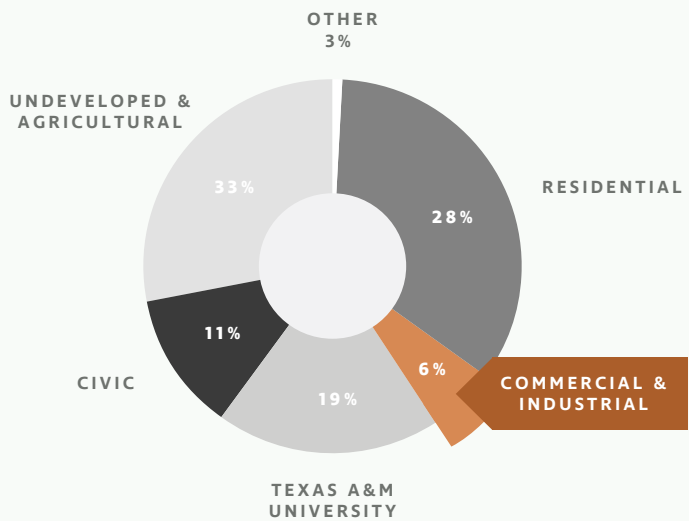
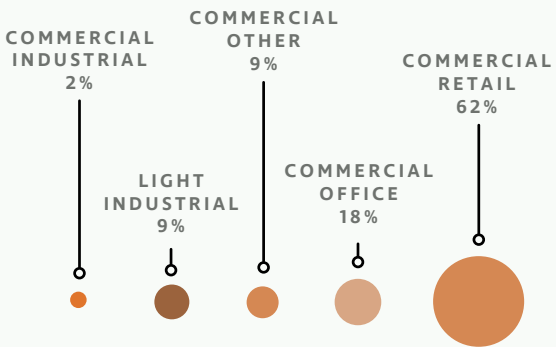


FIG. 5.21 - ACRES OF EXISTING COMMERCIAL AND INDUSTRIAL LAND USES



Undeveloped and Agricultural Land Uses

Approximately, 9,386 acres of the city are undeveloped or have rural or agriculture uses.

The majority of this land is unplatted and has a zoning designation of Rural. The Future and Land Use Character Map shows these areas designated for a mix of future land uses.

FIG. 5.22 - EXISTING LAND USE ACRES

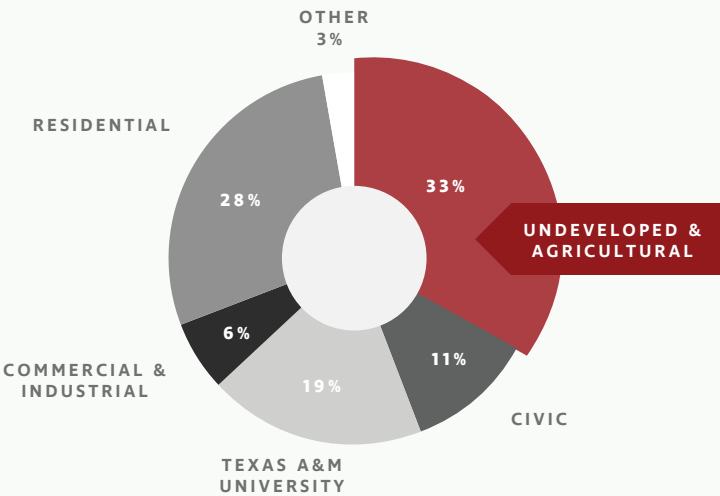
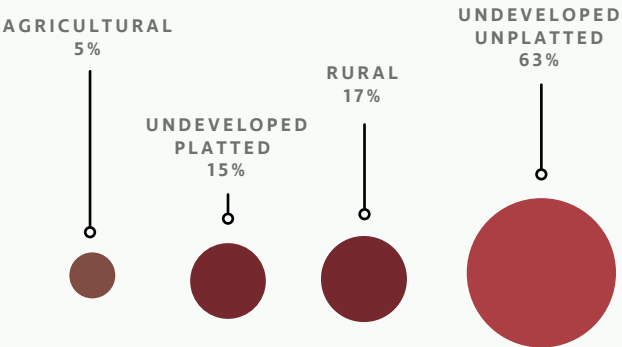


FIG. 5.23 - EXISTING UNDEVELOPED AND AGRICULTURAL LAND USES



EXISTING UNDEVELOPED, RURAL & AGRICULTURAL LAND USES

- Agricultural
- Rural (Large lots, >= 5 acres)
- Unimproved

FIG. 5.24 - ZONING OF UNDEVELOPED, RURAL AND AGRICULTURAL LAND IN CITY LIMITS

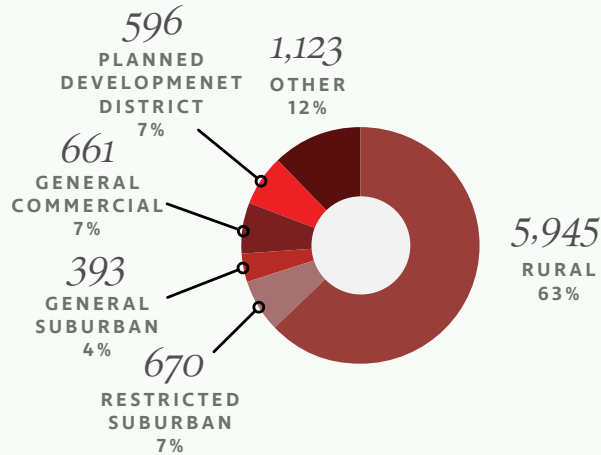
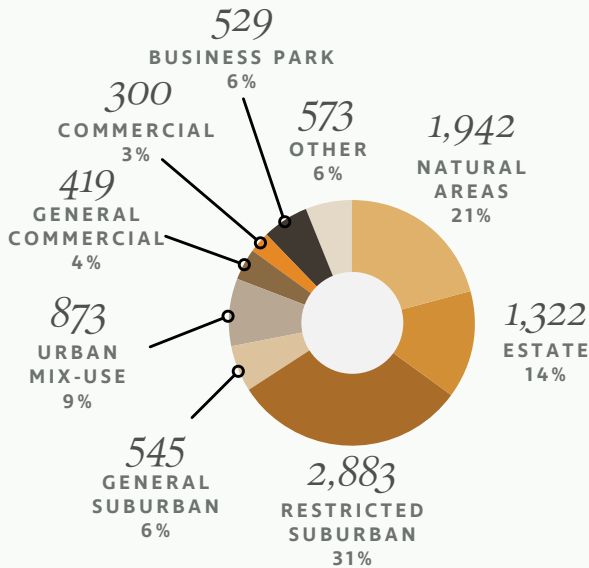


FIG. 5.25 - FUTURE LAND USE OF UNDEVELOPED AND AGRICULTURAL LAND IN CITY LIMITS



ETJ LAND USE

With the expansion of the city limits comes an expansion of the extraterritorial jurisdiction.

In July 2018, the city extended its ETJ boundary from 3½ miles to 5 miles outside the city limits. The city does not have zoning or land use controls in the ETJ but regulates the subdivision of land with the county. Per the Unified Development Ordinance, lots in the ETJ must be a minimum of one acre or be serviced by a Municipal Utility District (MUD).

College Station's ETJ has experienced a significant amount of development in recent years. Southern Pointe and Millican Reserve are two large MUDs starting development in the ETJ. In 2017, Southern Pointe received approval for a preliminary plan with 1,994 single-family lots on 553 acres. Millican Reserve is projected to have about 1,900 single-family homes on 2,354 acres.

FIG. 5.26 - EXISTING LAND USE: ETJ ACREAGE BY TYPE

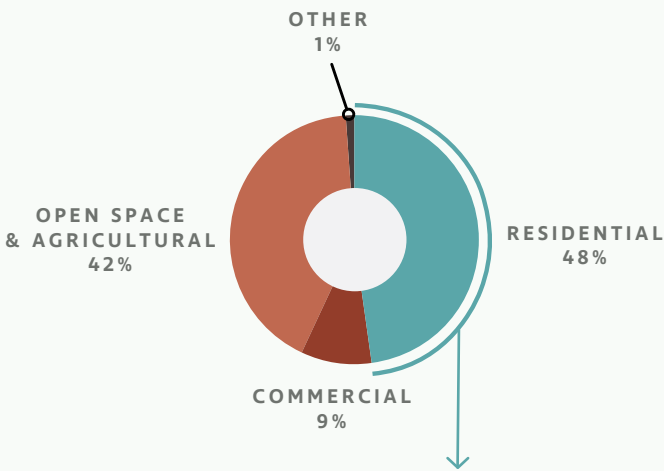


FIG. 5.27 - ETJ FUTURE LAND USE ACREAGE

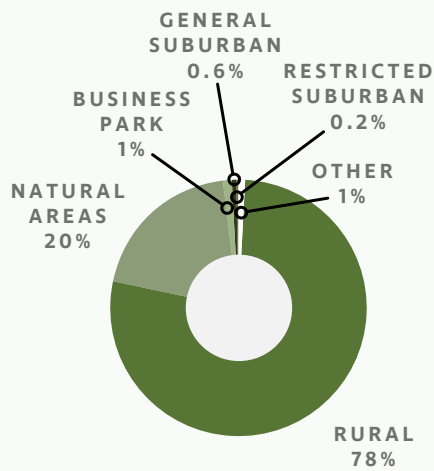
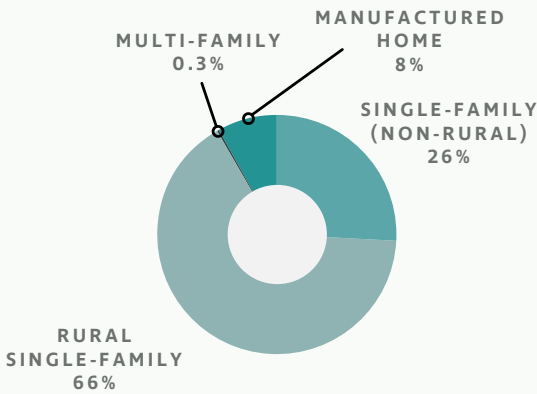
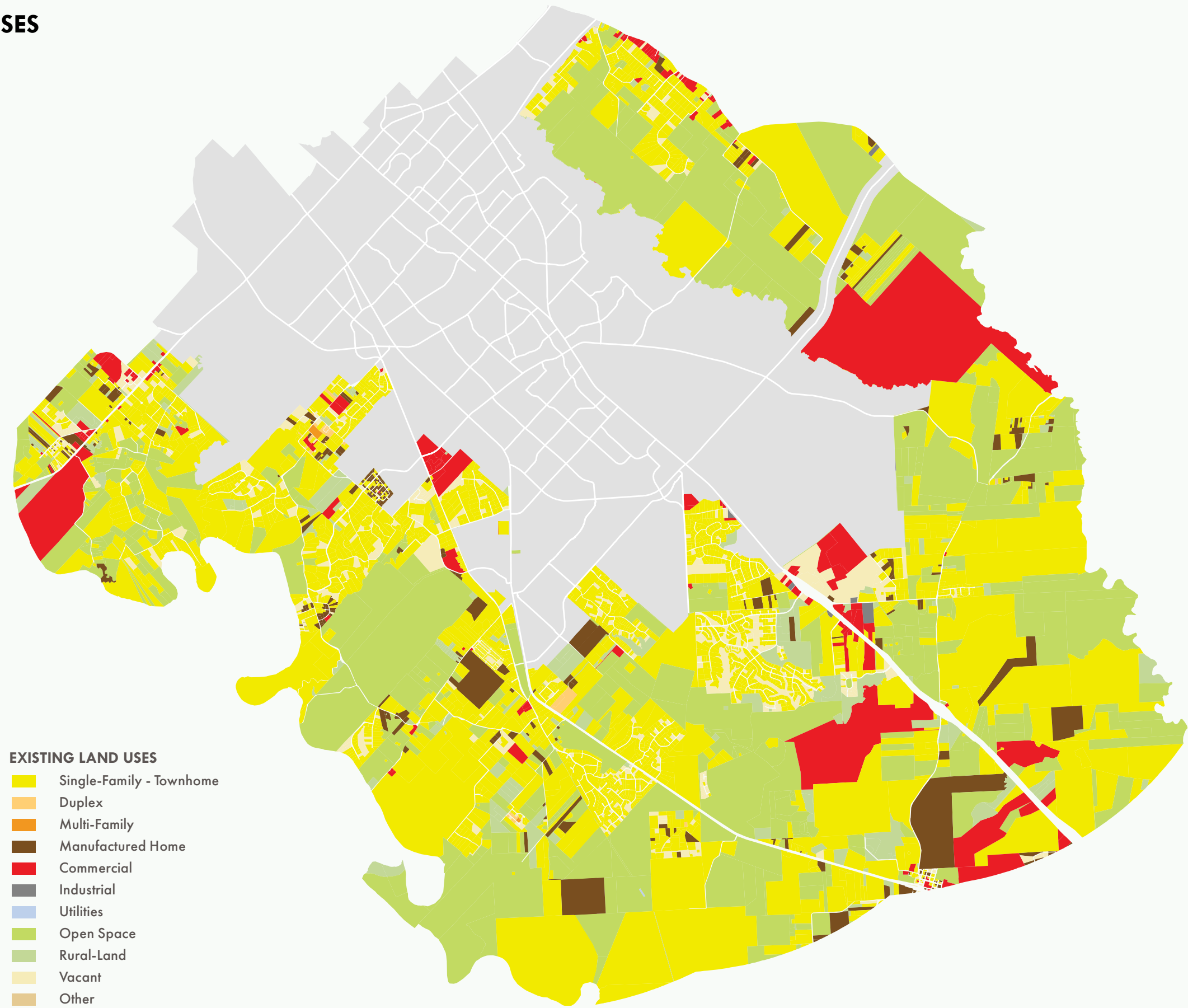


FIG. 5.28 - EXISTING LAND USE: ETJ RESIDENTIAL ACREAGE



ETJ EXISTING LAND USES





PUBLIC FACILITIES



PUBLIC FACILITIES OVERVIEW

College Station is the only city in the nation to simultaneously have national accreditations in police, fire, public safety communications, parks, water, and public works.

The city plans, maintains and invests in the infrastructure, facilities, services, personnel, and equipment required to meet projected needs and opportunities to accommodate growth. This section includes updated information regarding electric, water, wastewater, sanitation, police, fire, parks, K-12 education, and higher education related to the city’s growth and development patterns.

PLEASE NOTE

3,397 ACRES MAKING UP 12% OF THE LAND WITHIN THE CITY LIMITS IS FOR CIVIC USES.

1,043 ACRES OF PUBLIC FACILITIES

1,444 ACRES OF PARKS* (*INCLUDES CEMETERIES)

369 ACRES OF GREENWAYS* (*GREENWAYS NOT DEPICTED IN MAP)

PUBLIC LANDS & CITY FACILITIES

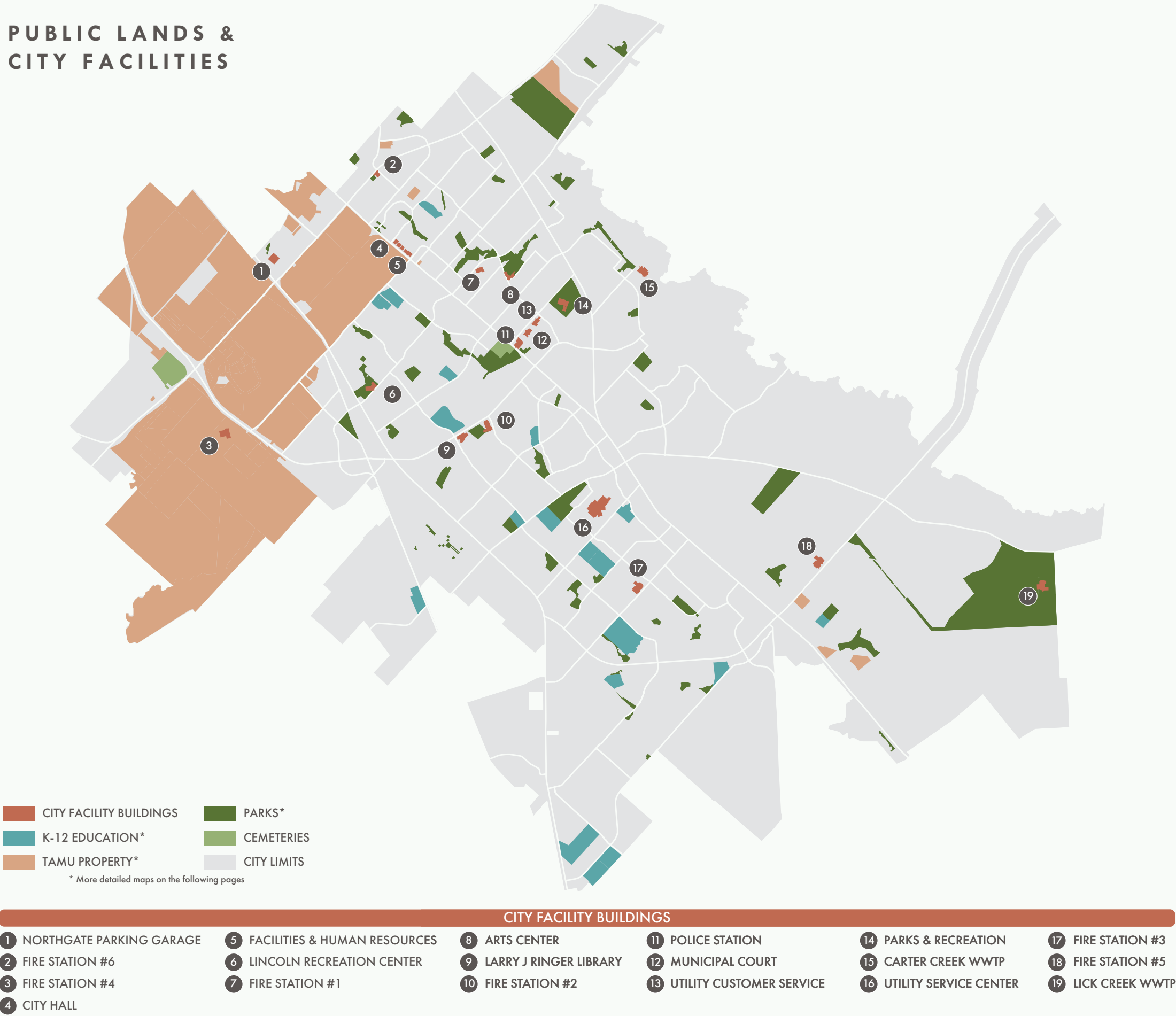
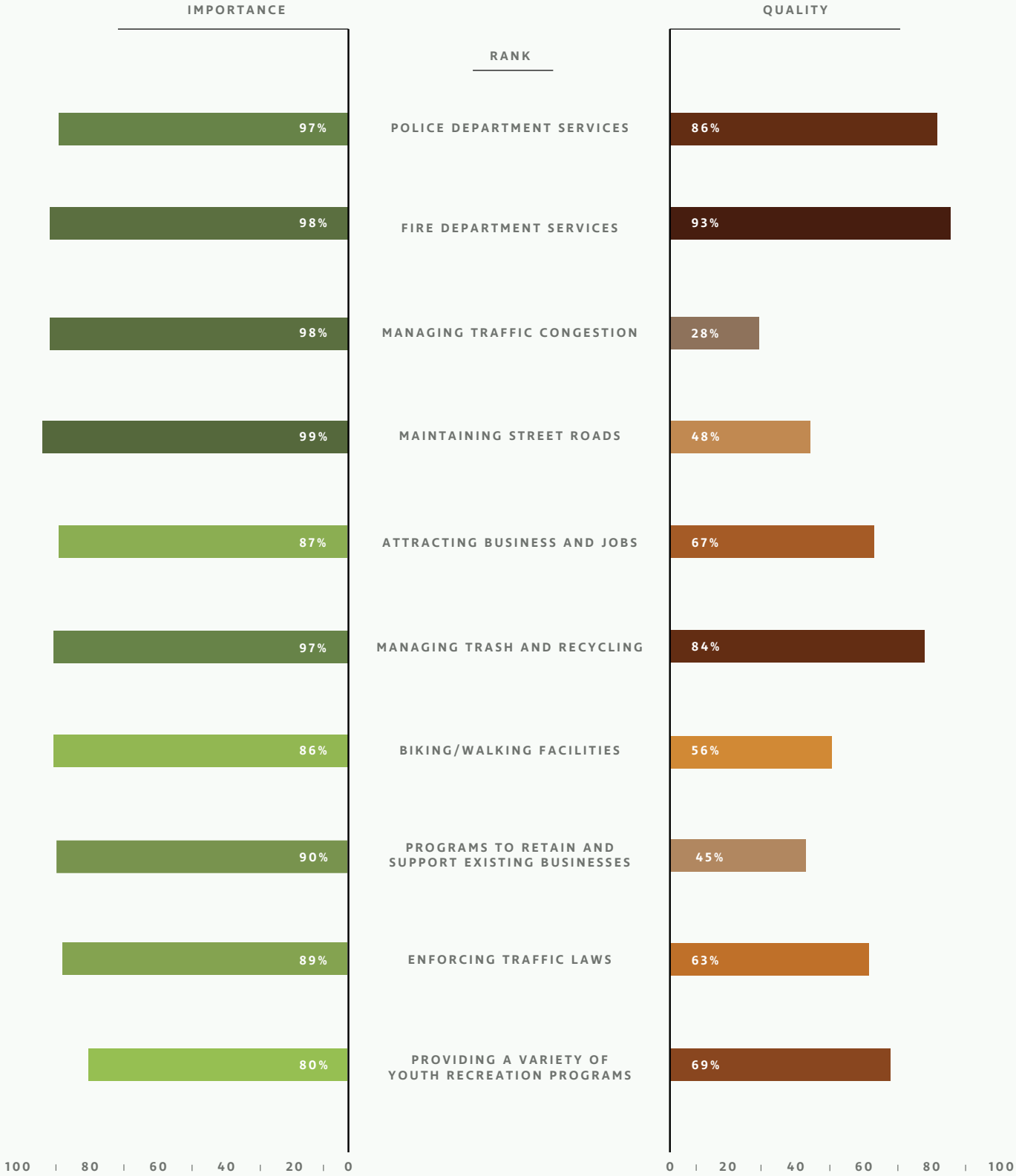


FIG. 6.1 - 2016 CITIZEN SURVEY IMPORTANCE VS. QUALITY RATING RANK



QUALITY RATINGS SHOWN ARE FOR EXCELLENT/GOOD SCORES
RANK LISTS THE CITY SERVICE IN ORDER BASED ON THE RESPONDENTS FIRST, SECOND AND THIRD MOST IMPORTANT SERVICE
IMPORTANCE RATINGS SHOWN ARE FOR VERY IMPORTANT AND SOMEWHAT IMPORTANT SCORES

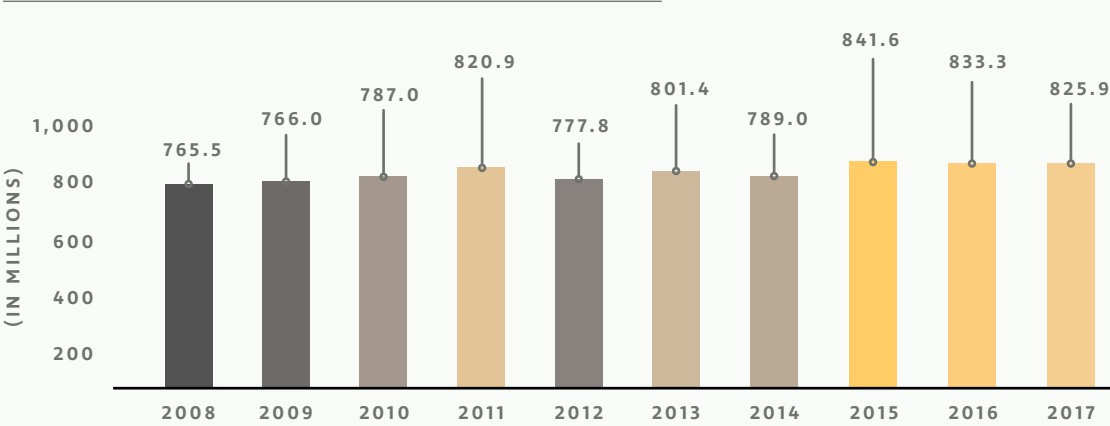


ELECTRIC

College Station’s primary electric provider is College Station Utilities, which is a wholesale power purchaser and does not have generation capabilities.

Power is supplied by American Electric Power and the City of Garland from plants located around Texas. Delivery is on the Electric Reliability Council of Texas (ERCOT) transmission grid. CSU has policies for purchasing excess power produced by customers with forms of distributed generation such as solar panels. Rebate programs are offered as incentives for these types of installations. Since 1992, the city has required that electric lines for new developments and subdivisions to be installed underground.

FIG. 6.2 - ANNUAL COLLEGE STATION UTILITY ELECTRIC CONSUMPTION (KwH)



RESIDENTIAL CONSUMPTION AVERAGE:

925 KwH
(\$119.51/MONTH)

COMMERCIAL CONSUMPTION AVERAGE:

9,937 KwH
(\$1,095.30/MONTH)

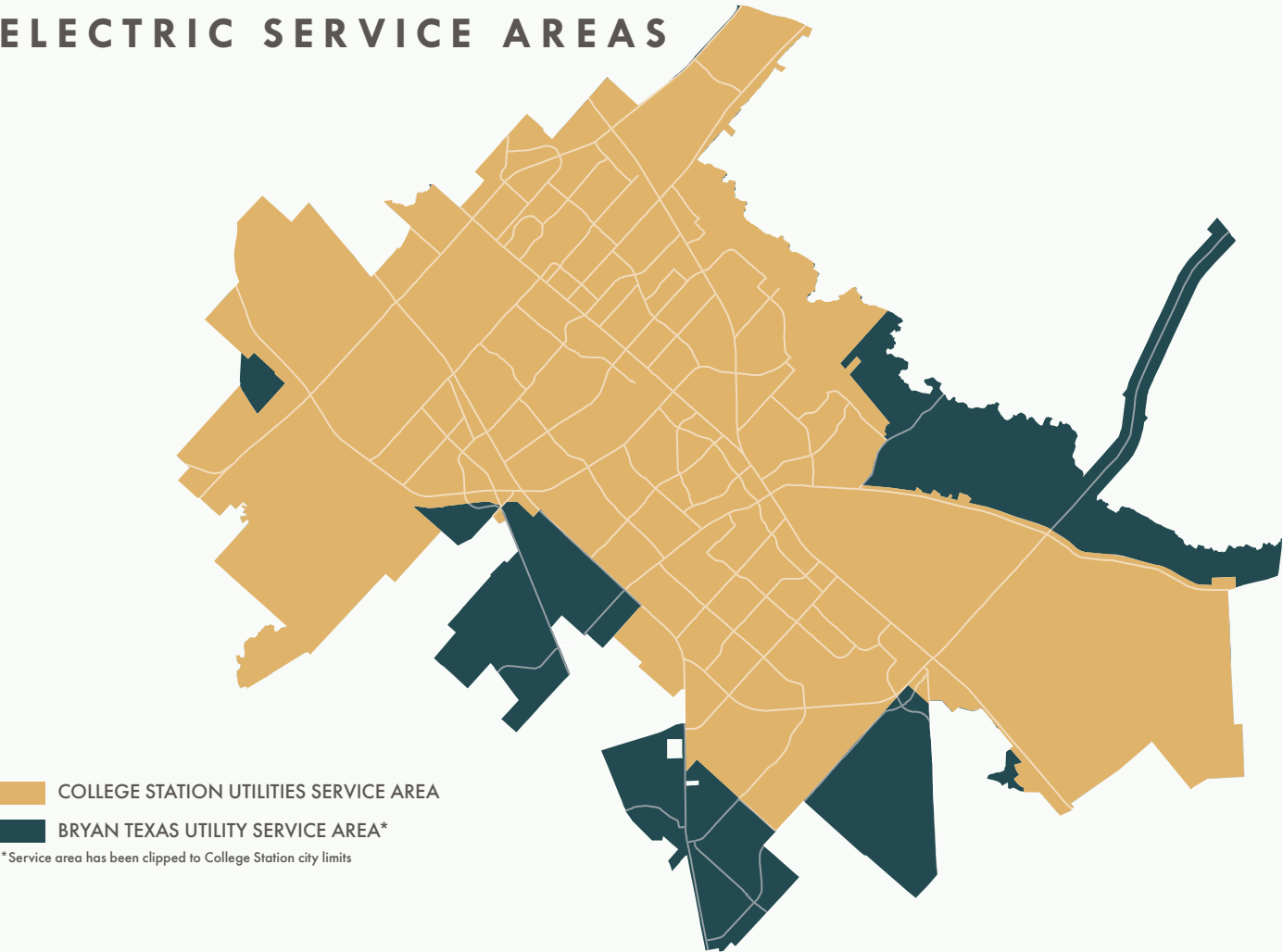
41,000+
CUSTOMERS

490
MILES OF ELECTRICAL LINES
(41% OVERHEAD AND 59% UNDERGROUND)

7
SUBSTATIONS AND ONE
UNDER CONSTRUCTION



ELECTRIC SERVICE AREAS



WATER

College Station’s water system is rated superior by the state and has received awards for outstanding operations and maintenance from the Environmental Protection Agency.

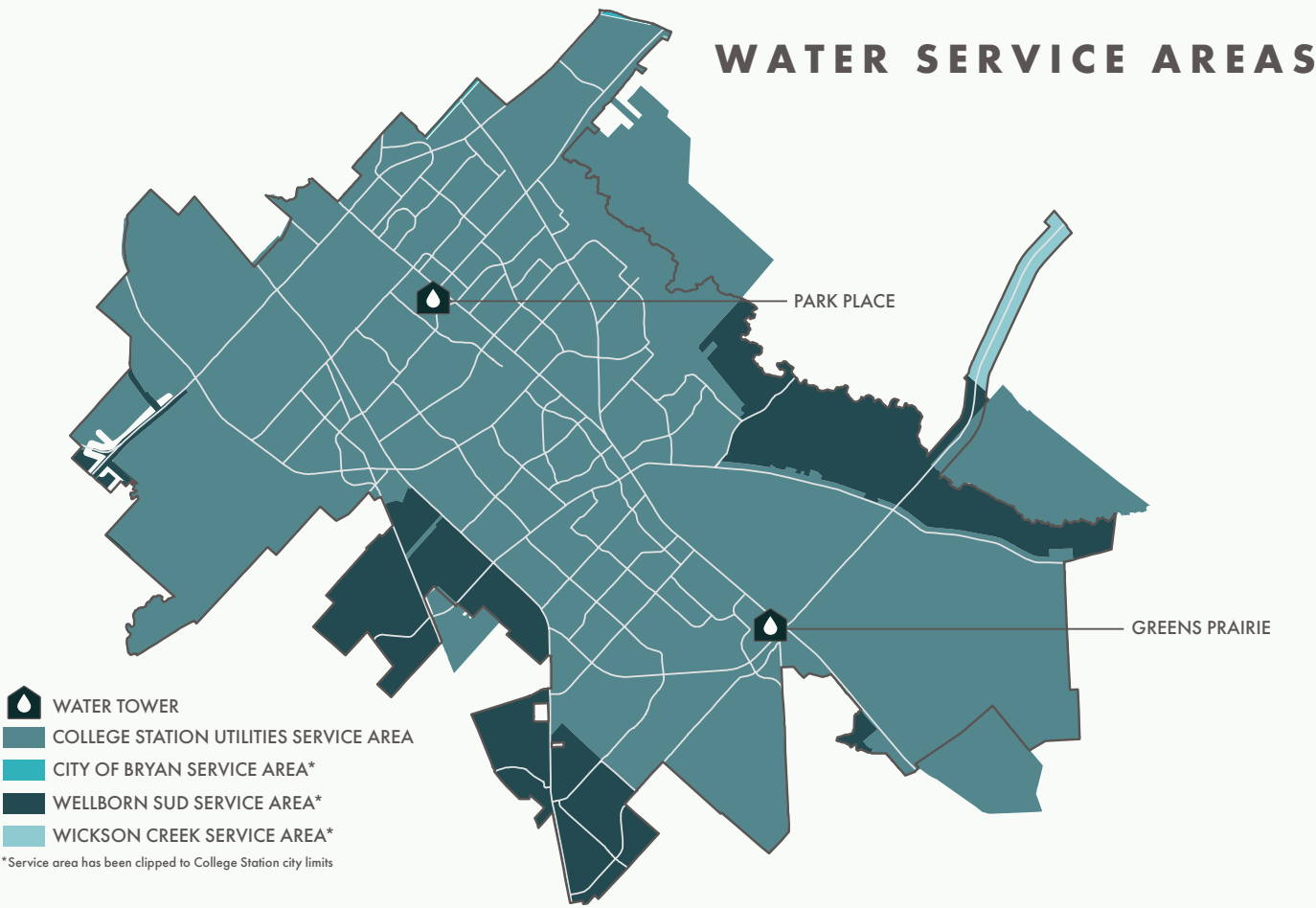
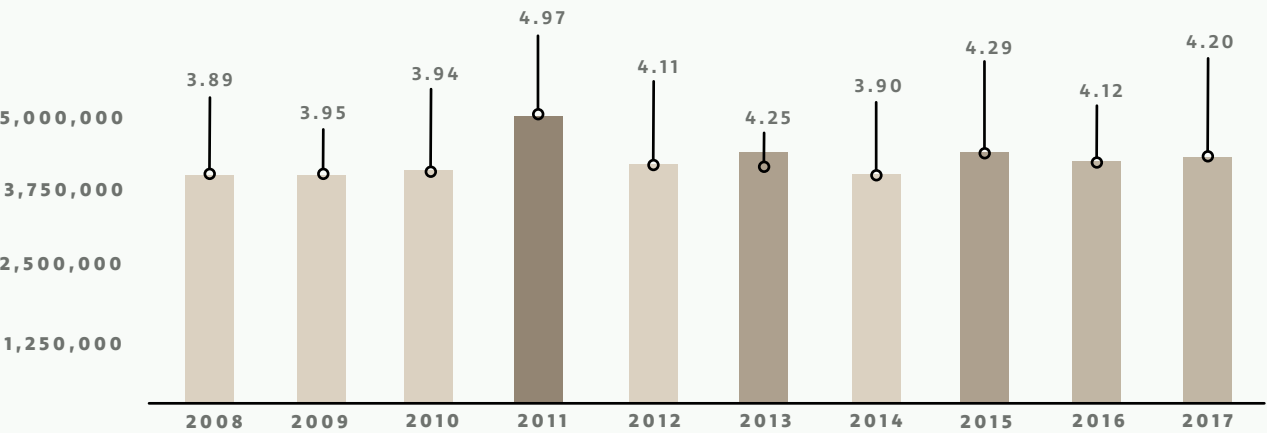


FIG. 6.3 - WATER CONSUMPTION (THOUSAND GALLONS)

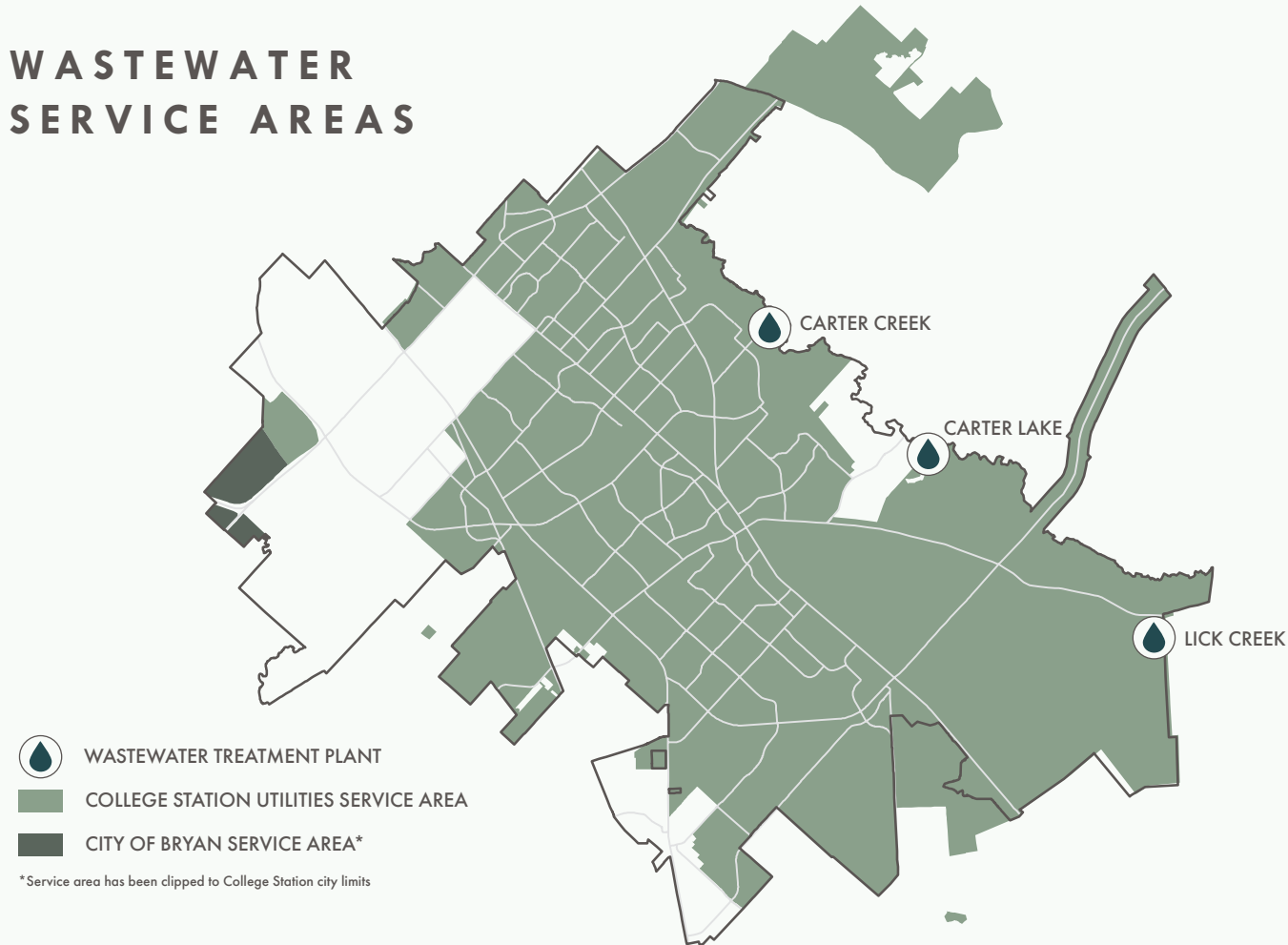


WASTEWATER

The City of College Station uses reclaimed water for irrigation at Veterans Park and Athletic Complex, which saves about 25 million gallons of drinking water each year.

The city also has rainwater harvesting cisterns at the CSU Meeting and Training Facility, Beachy Central Park, and the Lick Creek Park Nature Center.

WASTEWATER SERVICE AREAS



2017 WASTEWATER SNAPSHOT

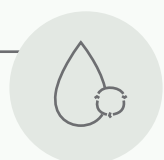
6,774 manholes • 357 miles of collection lines • 15 lift stations

3 WASTEWATER TREATMENT PLANTS

Lick Creek Wastewater Treatment Plant
> 2 million gallons per day of capacity

Carter Creek Wastewater Treatment Plant
> 9.5 million gallons per day of capacity

Carter Lake Wastewater Treatment Facility
> lagoon system with capacity of 8,500 gpd average daily flow



2017 WATER SNAPSHOT

91,000 full-time residential consumers • Average consumption of 125 gallons per day per person • 448 miles of water distribution lines

7 DEEP AND 2 SHALLOW GROUNDWATER WELLS ON THE CARRIZO-WILCOX AQUIFER

2 pump stations

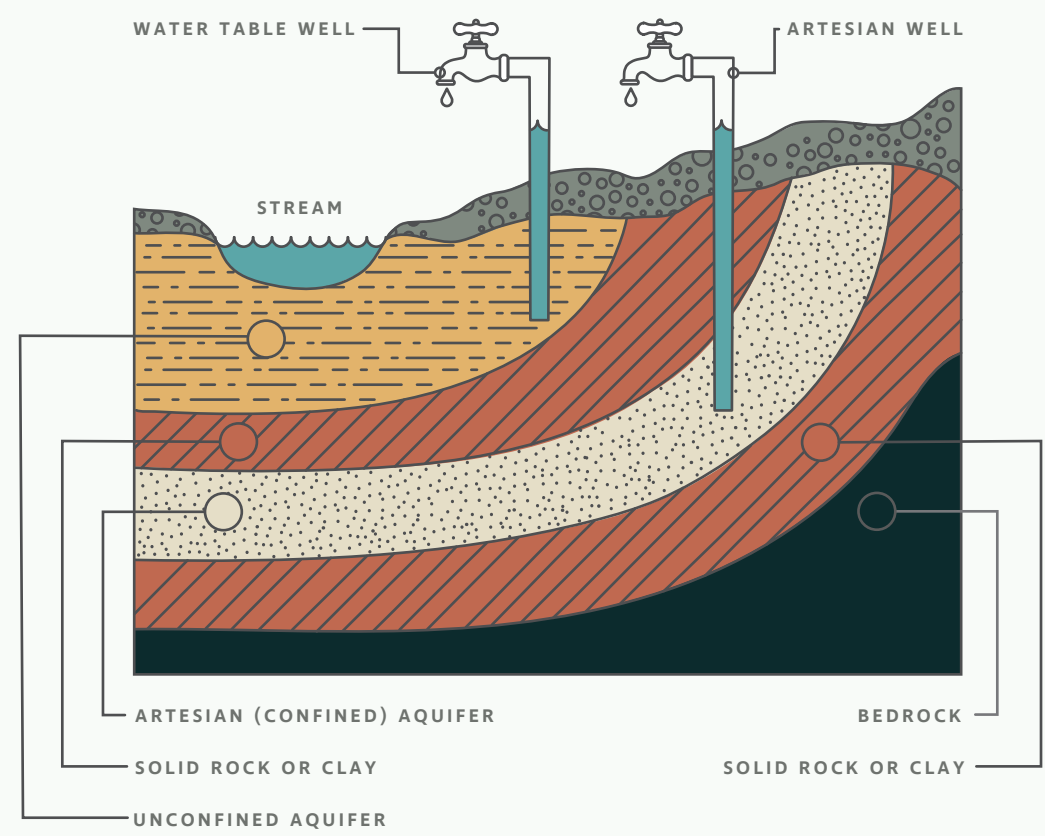
2 ground storage tanks

2 water towers

Other Area Providers: Bryan Texas Utilities, Wellborn Water Supply, Wickson Creek Special Utility District and Brushy Water Supply



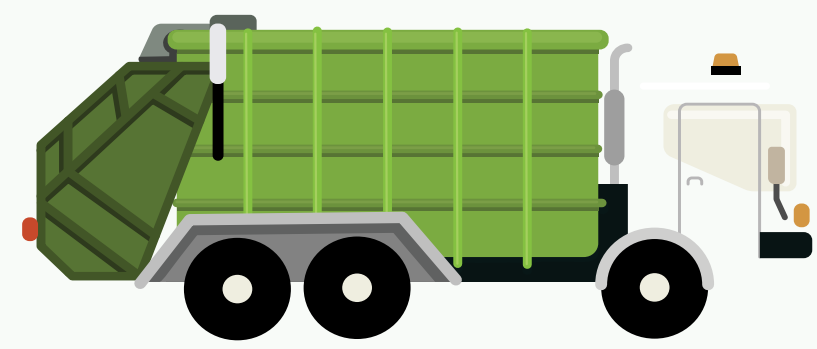
FIG. 6.4 - CARRIZO-WILCOX AQUIFER



SOLID WASTE

The Cities of Bryan and College Station joined in 1990 to create the Brazos Valley Solid Waste Management Agency.

BVSWMA operates from the Twin Oaks Landfill on Highway 30 in Grimes County. In 2011, the old Rock Prairie Landfill closed after reaching its capacity. The Twin Oaks Landfill, a Subtitle D landfill, accepts an estimated 1,000 plus tons of solid waste per day, primarily from Texas A&M and Brazos, Burleson, Grimes, Leon, Madison, Washington, and Robertson counties. Since the landfill is the only Type 1 facility between Austin and Houston, it accepts solid waste from 19 counties. In January 2016, the City of College station partnered with a third-party franchisee to provide single-stream recycling to residents and commercial properties.



RESIDENTIAL GARBAGE

22,355
TONS

RESIDENTIAL
RECYCLING

2,681
TONS

COMMERCIAL
RECYCLING

13,119
TONS

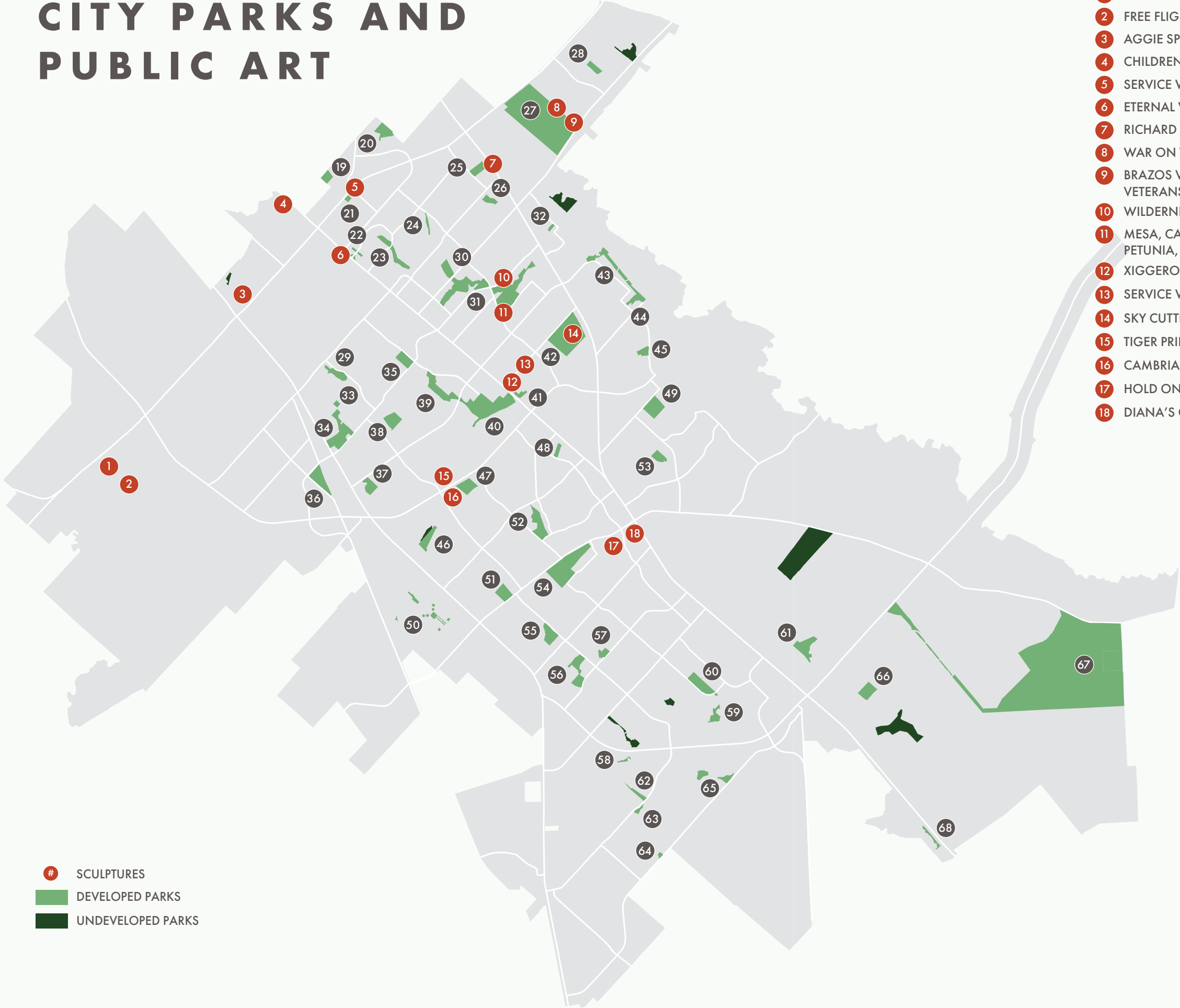
37
FULL-TIME
STAFF

COMMERCIAL
GARBAGE

39,103
TONS

28
COLLECTION
TRUCKS

CITY PARKS AND PUBLIC ART



- # SCULPTURES
- DEVELOPED PARKS
- UNDEVELOPED PARKS

- 1 GENESIS
- 2 FREE FLIGHT
- 3 AGGIE SPIRIT
- 4 CHILDREN OF PEACE
- 5 SERVICE WITH COURAGE
- 6 ETERNAL WINDS
- 7 RICHARD CARTER BRONZE SCULPTURE
- 8 WAR ON TERROR
- 9 BRAZOS VALLEY VETERANS MEMORIAL
- 10 WILDERNESS AWAKENED
- 11 MESA, CACTUS BIRD, SEA CORNUCOPIA, PETUNIA, LIFE RHYTHM
- 12 XIGGEROTTS
- 13 SERVICE WITH HONOR
- 14 SKY CUTTER
- 15 TIGER PRIDE
- 16 CAMBRIA
- 17 HOLD ON
- 18 DIANA'S QUEST

- 19 BILLIE MADELY
- 20 UNIVERSITY
- 21 LIONS
- 22 EASTGATE
- 23 THOMAS
- 24 PARKWAY
- 25 RICHARD CARTER
- 26 MERRY OAKS
- 27 VETERANS PARK & ATHLETIC COMPLEX
- 28 CRESCENT POINTE
- 29 BRISON
- 30 OAKS
- 31 WOLF PEN CREEK
- 32 WINDWOOD
- 33 LUTHER JONES
- 34 W.A. TARROW
- 35 ANDERSON
- 36 JOHN CROMPTON
- 37 SOUTHWEST
- 38 GABBARD
- 39 LEMONTREE
- 40 BEE CREEK & ARBORETUM
- 41 CY MILLER
- 42 STEPHEN C. BEACHY CENTRAL
- 43 ART & MYRA BRIGHT
- 44 CARTER'S CROSSING
- 45 EMERALD FOREST
- 46 STEEPLECHASE
- 47 GEORGIE K. FITCH
- 48 LONGMIRE
- 49 SANDSTONE
- 50 THE BARRACKS II
- 51 JACK & DOROTHY MILLER
- 52 BROTHERS
- 53 WOODCREEK
- 54 BRIAN BACHMANN
- 55 EDELWEISS
- 56 EDELWEISS GARTENS
- 57 CREEK VIEW
- 58 BRIDGEWOOD
- 59 CASTLEROCK
- 60 SOUTHERN OAKS
- 61 WOODLAND HILLS
- 62 PHILLIPS
- 63 WALLACE LAKE
- 64 ETONBURY
- 65 CASTLEGATE
- 66 PEBBLE CREEK
- 67 LICK CREEK
- 68 COVE OF NANTUCKET



PARKS AND RECREATION

The City of College Station provides parks and recreational opportunities through its Parks and Recreation Department, whose mission is “to provide a diversity of facilities and leisure services that are geographically and demographically accessible.”

The department is responsible for the design, construction, and operation of park facilities along with the development and implementation of recreation programs.

A wide array of public art is available throughout the city, including fiber art, sculptures, theater and performing arts, and literature and poetry. More than 60 regional not-for-profit arts, culture, and heritage affiliate organizations are represented by the Arts Council of Brazos Valley.

1,444

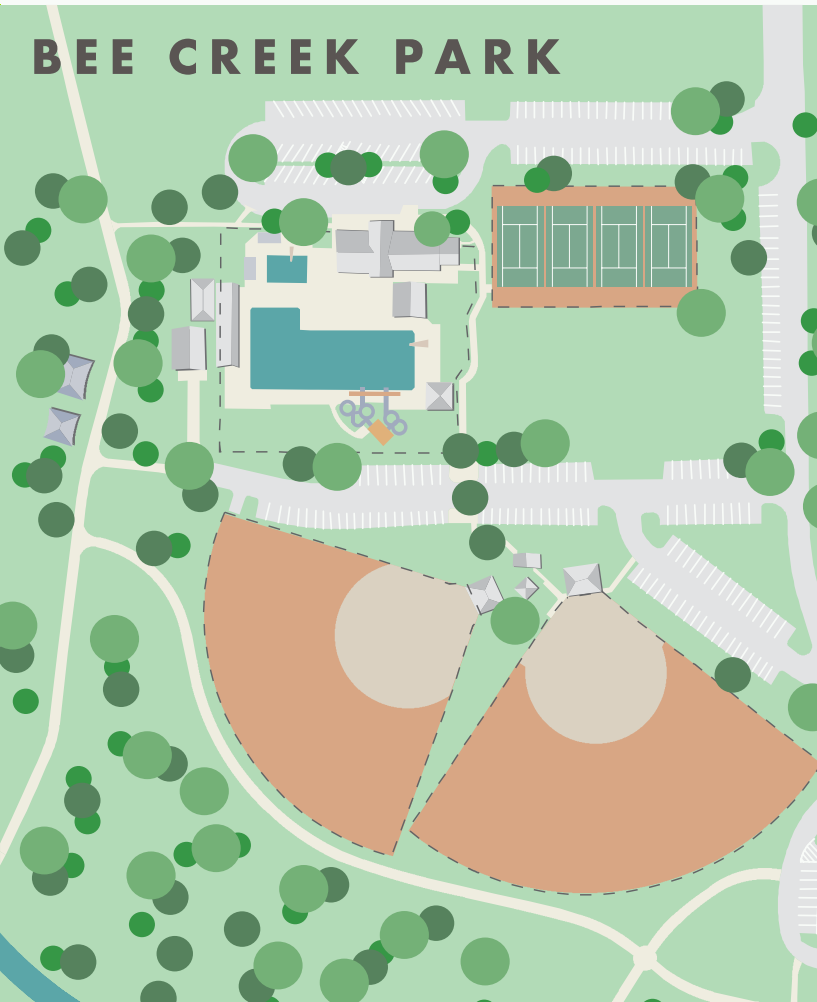
ACRES OF PARKLAND
(INCLUDES CEMETERIES)

57

PARKS

70+

BUILDINGS AND
FACILITIES



Enforcement of criminal laws and ordinances
Providing education • Recovery of property
Animal control • Traffic enforcement
Criminal investigations

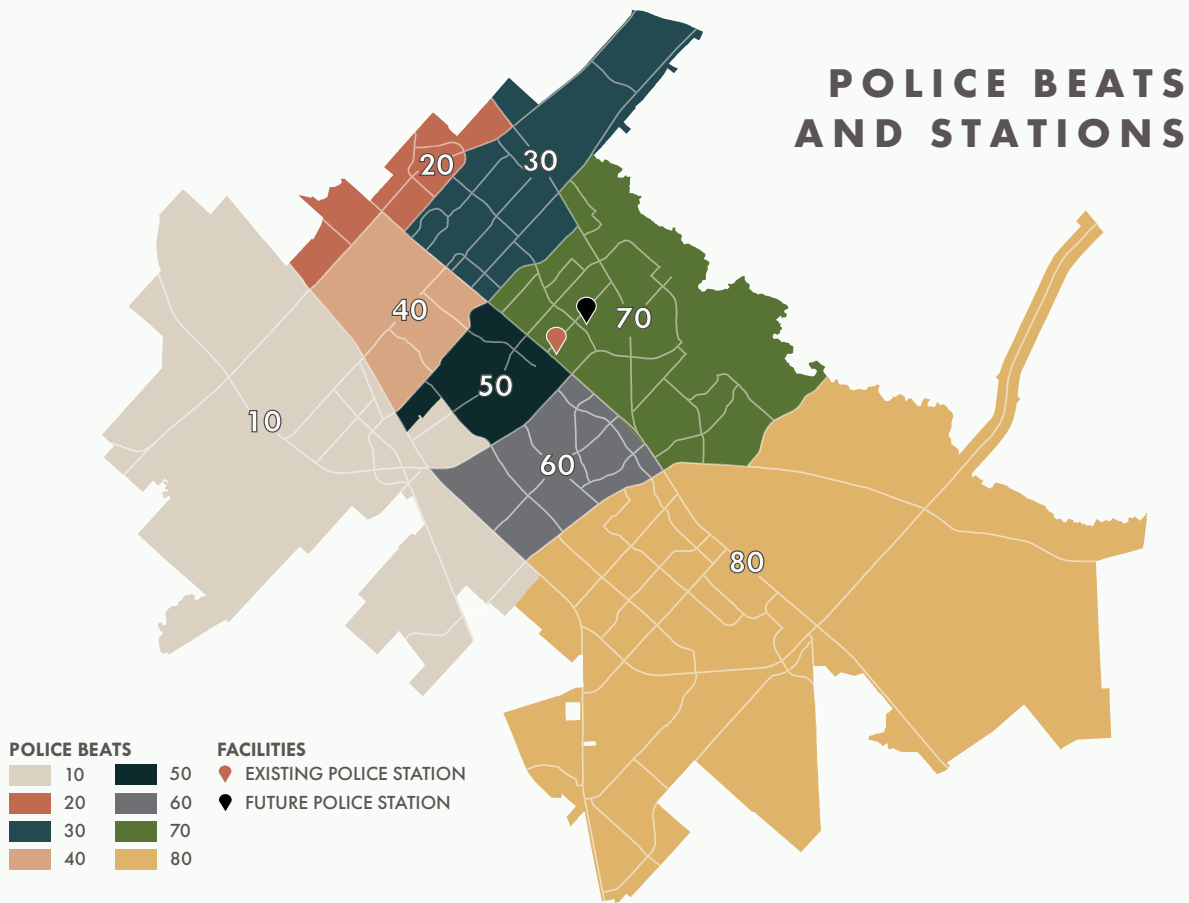
POLICE

About 96 percent of respondents in the 2016 citizen survey reported feeling safe in their neighborhoods.

The College Station Police Department, Texas Department of Public Safety, Texas A&M Police Department, federal law enforcement agencies, Brazos County Sheriff’s Department, and the constables and Justice of the Peace courts have jurisdiction in College Station.

The Police Department is divided into the Operations Support Bureau, Field Operations Bureau, and Administrative Services Bureau. The department has 218 employees with 144 sworn officers and 44 civilian positions.

The city has three sectors, each under the command of a lieutenant. The sectors are divided into a total of eight beats that are assigned a sergeant who is responsible for quality of life and crime issues affecting their beats. The system ensures faster response time to calls for assistance and makes the officers more familiar with specific areas and residents. In 2017, the department handled 106,035 incidents.



2017 CRIMES

FIG. 6.5 - MAJOR OFFENSES

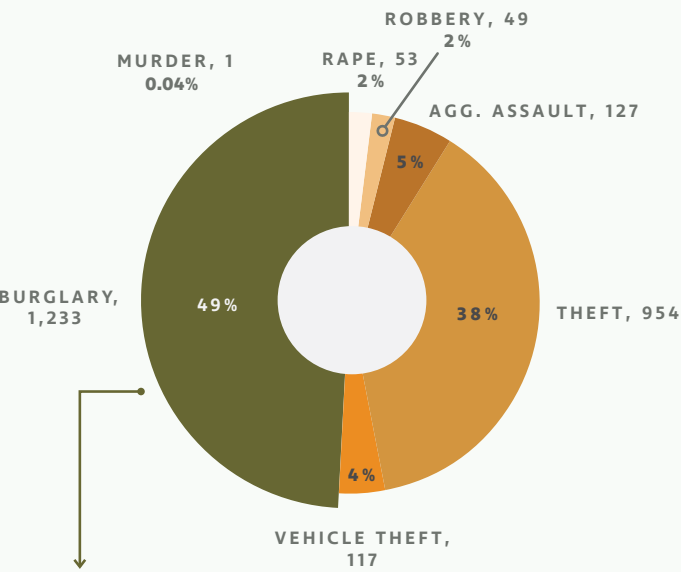


FIG. 6.7 - BURGLARIES

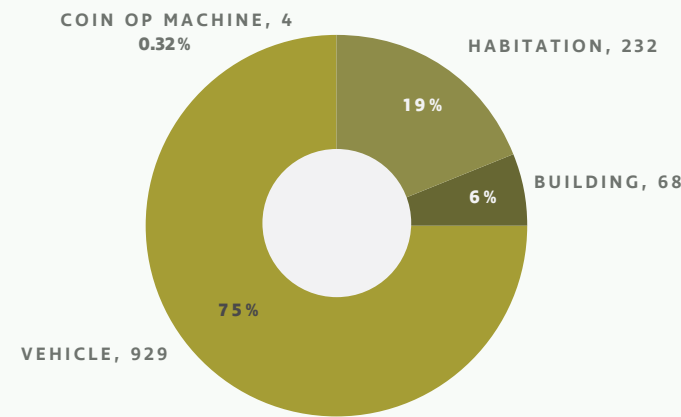


FIG. 6.9 - CITATIONS

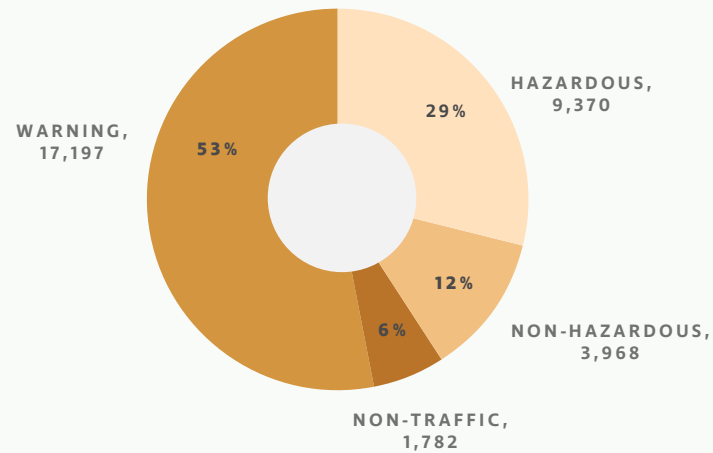
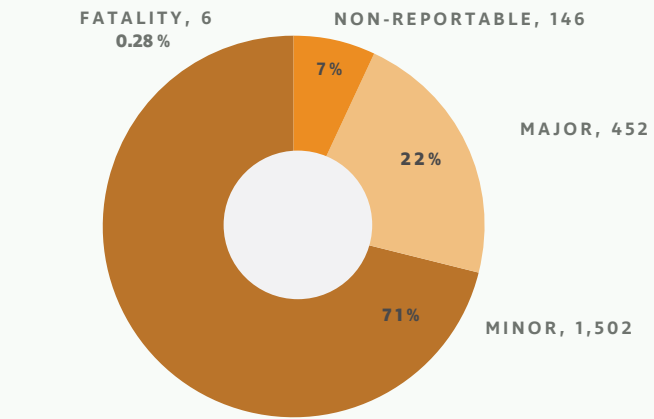


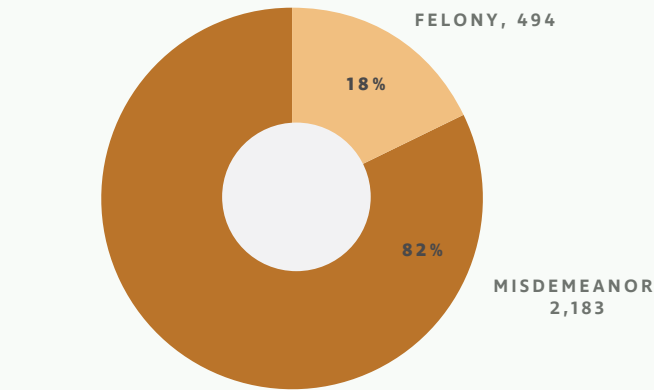
FIG. 6.6 - ACCIDENTS



PLEASE NOTE

5% OF ACCIDENTS WERE ALCOHOL-RELATED

FIG. 6.8 - ARRESTS



PLEASE NOTE

CRIME DATA DOES NOT INCLUDE CRIMES THAT OCCUR ON THE TEXAS A&M CAMPUS.

FIRE

The College Station Fire Department provides prevention, suppression, advanced life support, emergency medical services and transport, community risk reduction programs, and special operations along with Advanced Life Support to the southern half of Brazos County and fire suppression to the Texas A&M campus.

The department has 141 firefighter/paramedics on shift and 19 sworn and civilian administrators. The primary response area for EMS is College Station and southern Brazos County. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid to the Texas A&M campus. The primary fire response is College Station and the A&M campus. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid with Brazos County fire departments. Mutual aid agreements for both EMS and fire are in place with Texas A&M EMS, St. Joseph EMS, Texas A&M Health and Safety, and the Brayton Fire Training School in times of extreme need.

The College Station Fire Department has an Insurance Service Office (ISO) Public Protection Classification (PPC) rating of 2 (1 being best and 10 the worst), which can result in lower insurance premiums.

CSFD became an accredited agency through the Commission on Fire Accreditation International in 2015. The department is one of only seven municipal fire departments in Texas to attain that elite status.



FIG. 6.10 - 2017 CALL BREAKDOWN

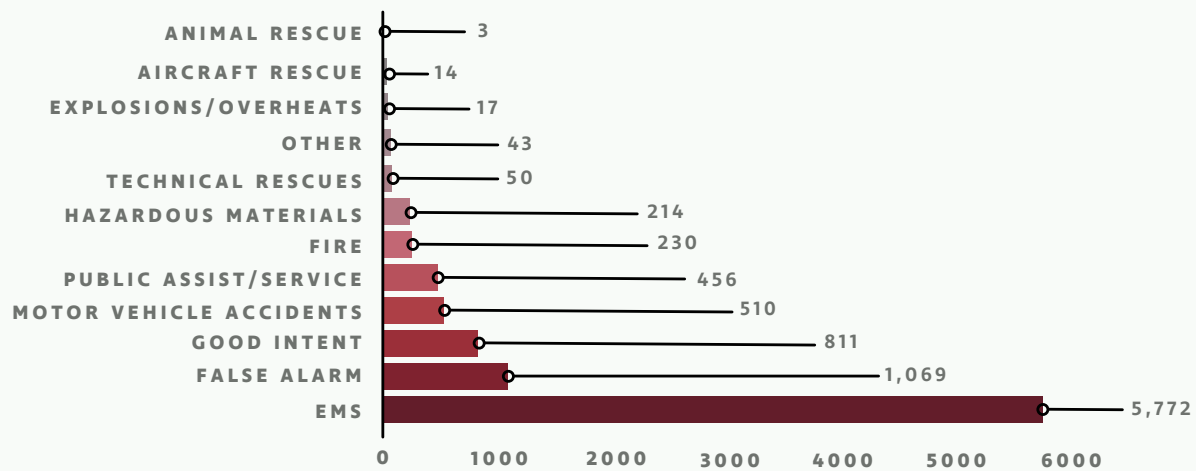
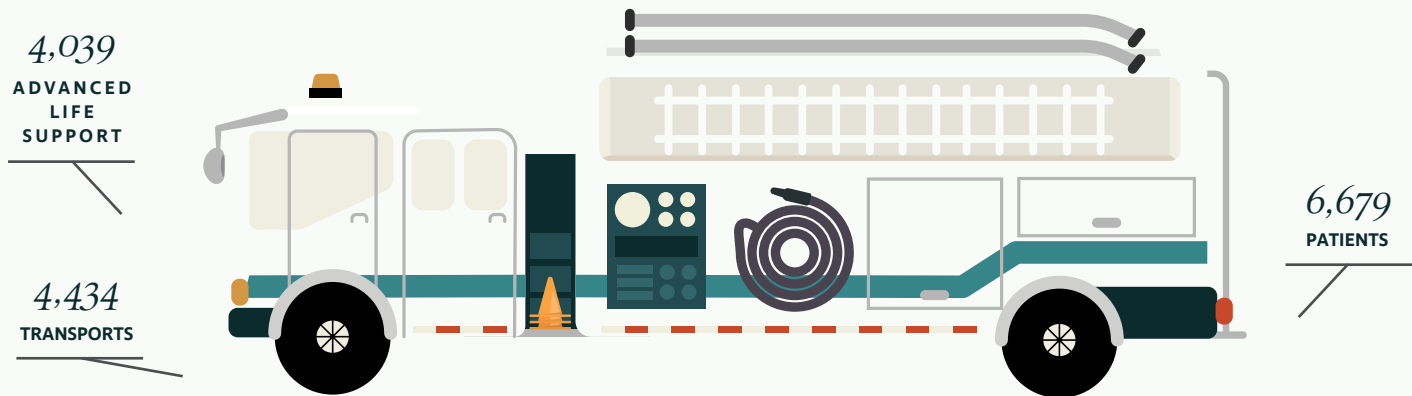
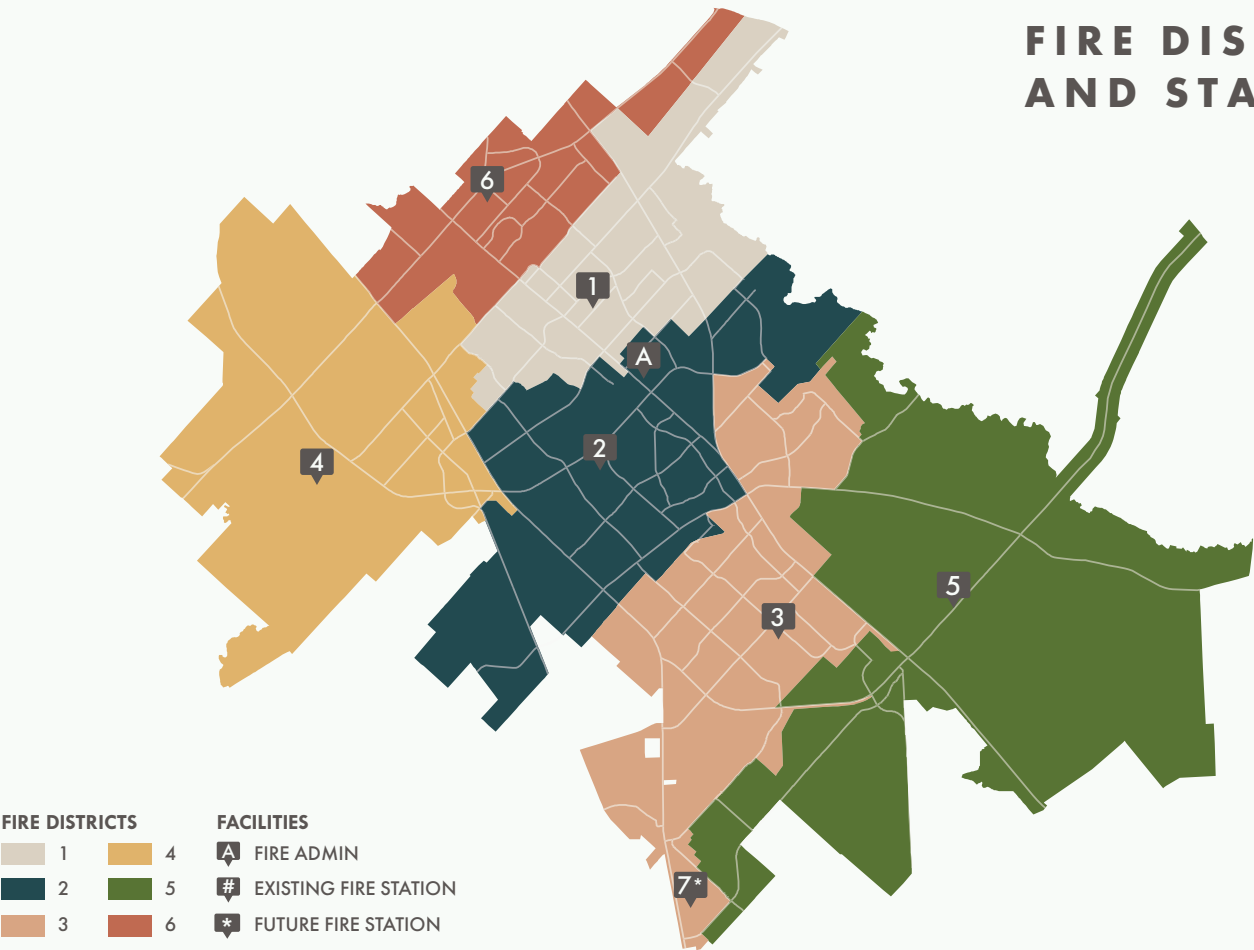


FIG. 6.11 - 2017 EMS STATISTICS



FIRE DISTRICTS AND STATIONS



PUBLIC K-12 EDUCATION

As College Station’s population has surged, the school district has grown accordingly.

Since the adoption of the Comprehensive Plan in 2009, several school facilities have opened or are under construction, including four elementary schools and one each at the intermediate, middle, and high school levels. Elementary schools are set to open off Royder Road for the 2018-2019 school year and off Wellborn Road at Holleman Drive for the 2019-2020 school year. In addition, College Station’s first public charter school off Graham Road is open for the 2018-2019 school year. The school district has also constructed a 44-acre transportation facility off William D. Fitch Parkway.

Two other school districts serve a small proportion of students in College Station and its extraterritorial jurisdiction (ETJ). Generally, Bryan ISD serves College Station residents east of Carter Creek and on the west side of Easterwood Airport. Navasota ISD serves the southernmost portion of College Station’s ETJ, just south of Peach Creek.

FIG. 6.12 - NUMBER OF CSISD STUDENTS PER ACADEMIC LEVEL IN THE 2016-2017 SCHOOL YEAR

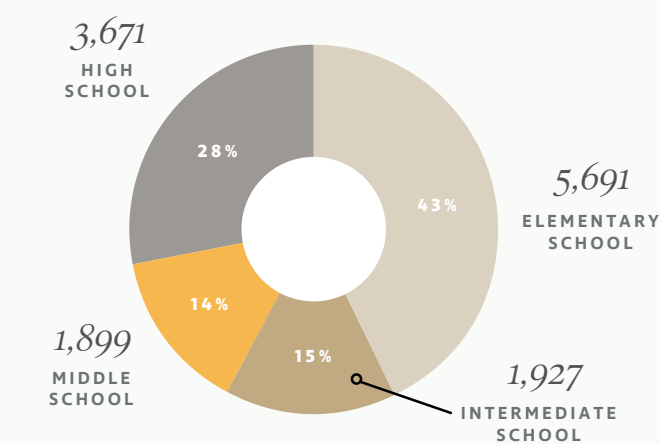
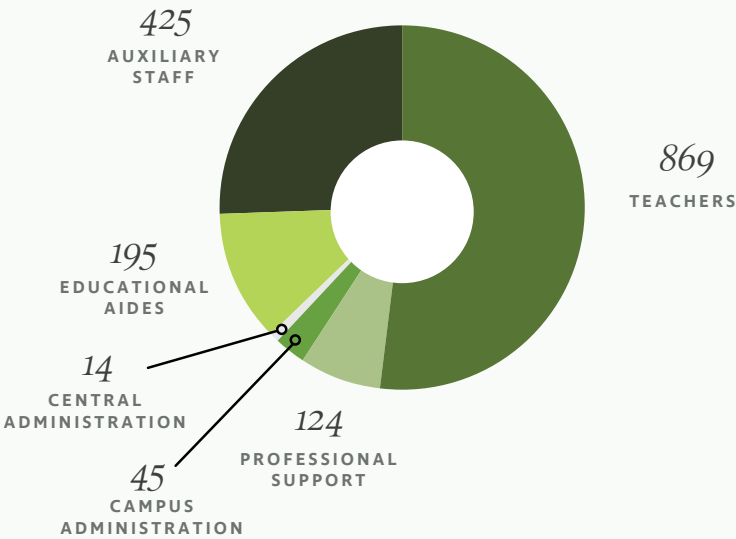
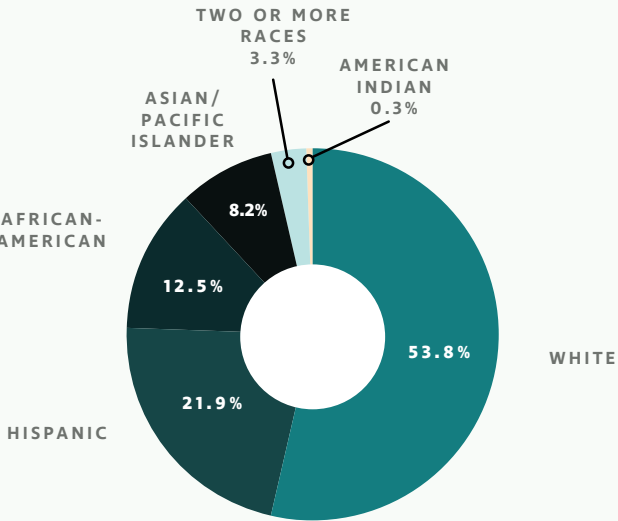


FIG. 6.13 - 2016-2017 CSISD STAFF BREAKDOWN

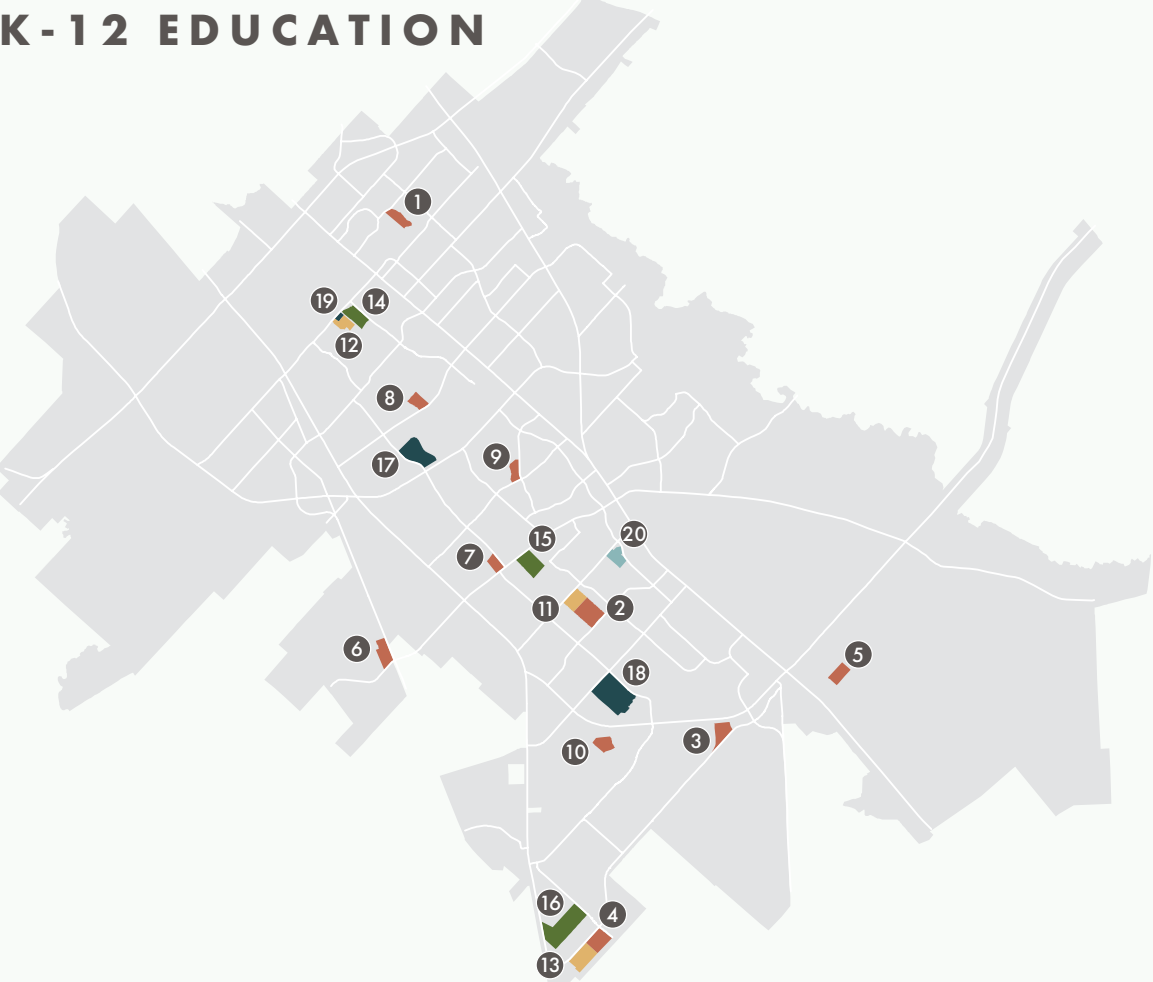


93.1%
GRADUATION RATE FOR
CSISD CLASS OF 2016

FIG. 6.14 - 2016-2017 CSISD STUDENT RACIAL POPULATION



K-12 EDUCATION



ELEMENTARY SCHOOLS

- COLLEGE HILLS 1
- CREEK VIEW 2
- FOREST RIDGE 3
- GREENS PRAIRIE 4
- PEBBLE CREEK 5
- RIVER BEND 6
- ROCK PRAIRIE 7
- SOUTH KNOLL 8
- SOUTHWOOD VALLEY 9
- SPRING CREEK 10

INTERMEDIATE SCHOOLS

- CYPRESS GROVE 11
- OAKWOOD 12
- PECAN TRAIL 13

MIDDLE SCHOOLS

- A&M CONSOLIDATED 14
- COLLEGE STATION 15
- WELLBORN 16

HIGH SCHOOLS

- A&M CONSOLIDATED 17
- COLLEGE STATION 18
- COLLEGE VIEW 19

CHARTER SCHOOL

- INTERNATIONAL LEADERSHIP OF TEXAS SCHOOL 20



100+
BUILDINGS

5,200
ACRES

130+
UNDERGRADUATE
DEGREES

HIGHER EDUCATION

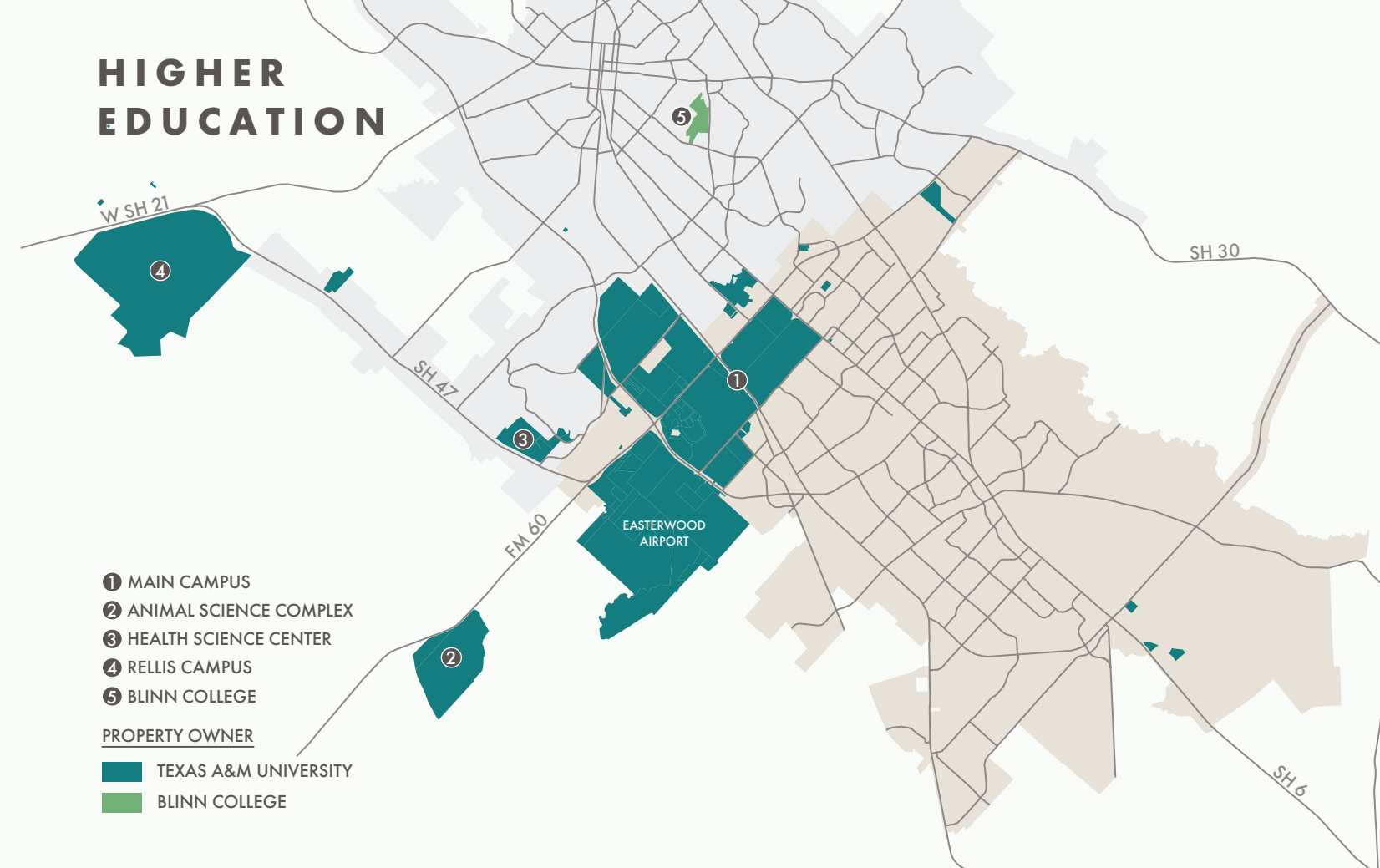
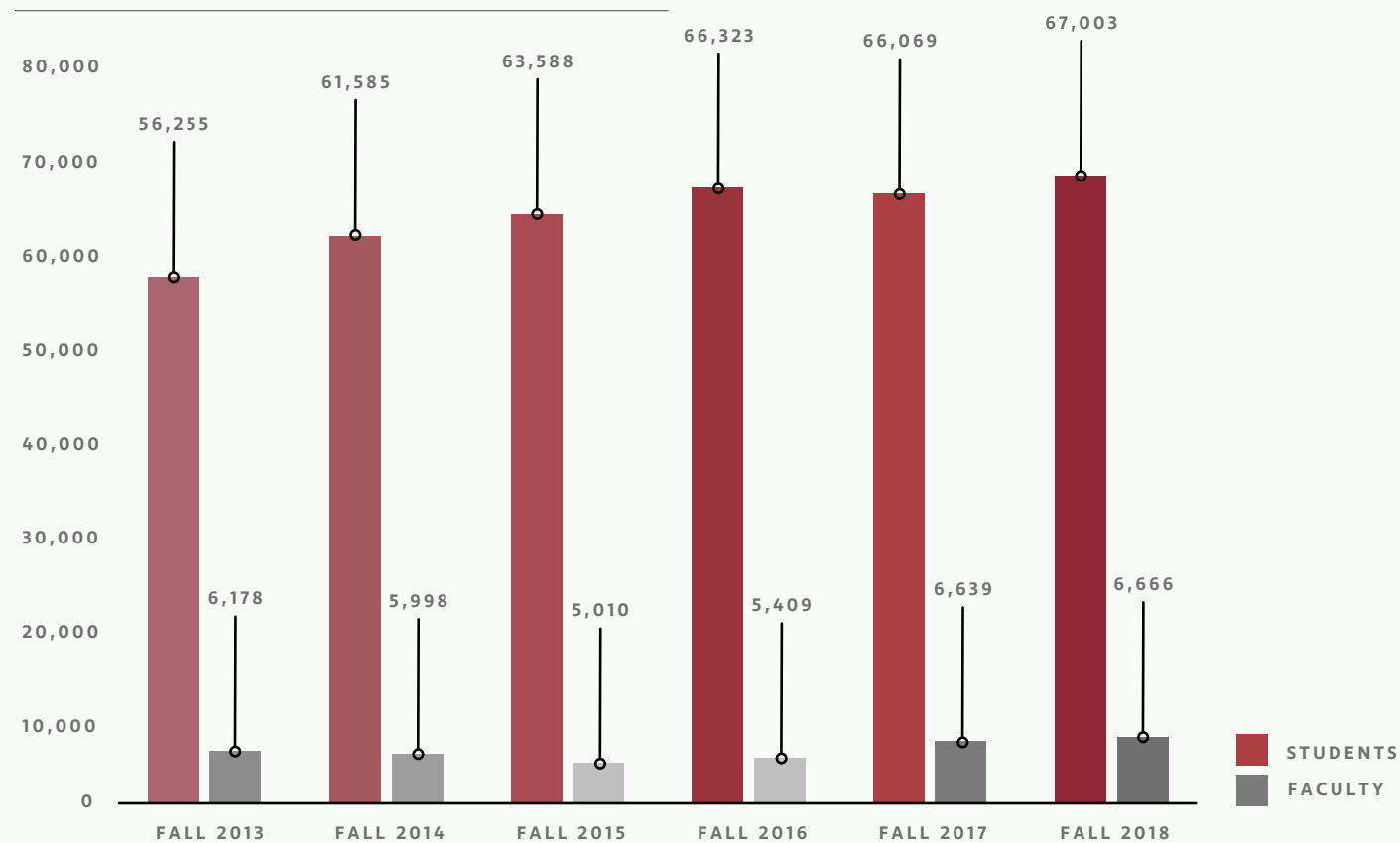
College Station is home to Texas A&M University, a land-grant, sea-grant, and space-grant institution.

During the 2016-2017 school year, 16,513 degrees were awarded at the baccalaureate, masters, doctoral, and professional levels.

Also located within the College Station-Bryan MSA is one of four Blinn College campuses. The local campus is in Bryan and conducts classes for nearly 12,000 students. Blinn offers transfer, technical and workforce education programs. More students transfer from Blinn to Texas A&M than to any other college. The Blinn system has experienced 33.4 percent growth since 2006.

The newest facility in College Station is the RELLIS Campus, which will be home to the Texas A&M Engineering Experiment Station, Texas A&M Transportation Institute, Blinn College, the Texas A&M University System Academic Complex, and the Center for Infrastructure Renewal. The campus is scheduled to be completed by 2020 with more than 560,000 square feet of vertical construction at the corner of state Highway 21 and Riverside Parkway.

FIG. 6.15 - TEXAS A&M ENROLLMENT





TRANSPORTATION

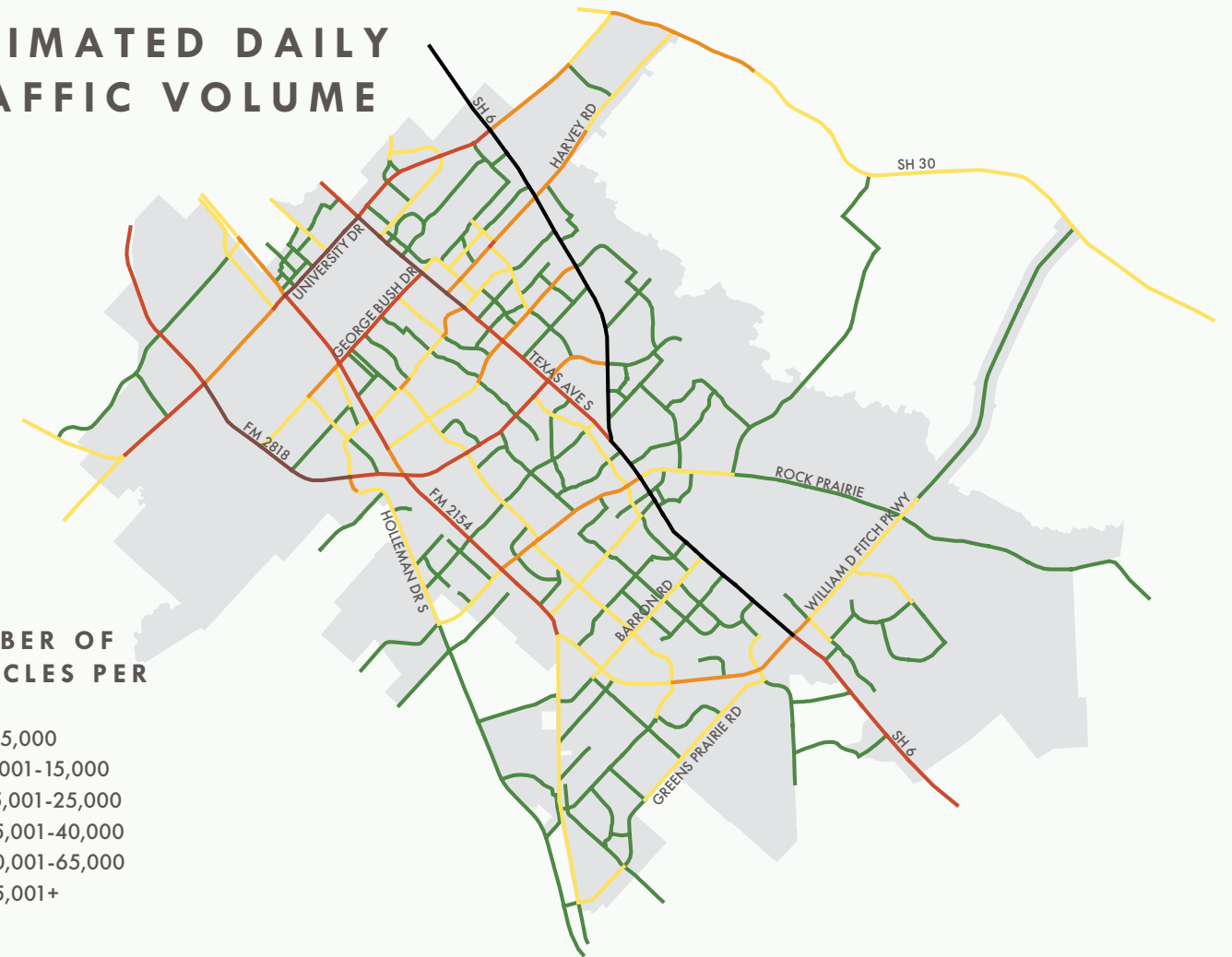




ESTIMATED DAILY TRAFFIC VOLUME

NUMBER OF VEHICLES PER DAY

- 0-5,000
- 5,001-15,000
- 15,001-25,000
- 25,001-40,000
- 40,001-65,000
- 65,001+



PLEASE NOTE:

AVERAGE DAILY TRAFFIC WAS ESTIMATED USING THE CITY OF COLLEGE STATION'S THOROUGHFARE PLAN AND A TRANSPORTATION STUDY CONDUCTED IN 2013 BY THE PLANNING CONSULTANT GROUP, KIMLEY-HORN. THE THOROUGHFARE PLAN PRESENTS THE LOCATIONS FOR PLANNED AND EXISTING ROADWAYS CLASSIFIED AS MINOR COLLECTOR AND GREATER WITHIN THE CITY AND ITS ETJ.

THOROUGHFARES

College Station's economic vitality, character, and identity depend on a well-connected transportation system.

The thoroughfare system utilizes context-sensitive solution principles designed to meet the community's multi-modal transportation needs while supporting surrounding land use and character objectives.

2016 Citizen Survey Results

- Of the top 10 city services, citizens were least satisfied with the quality of traffic management.
- "Managing traffic congestion" and "maintaining streets and roads" were ranked as the No. 3 and No. 4 most important city services, just after police and fire services.
- Of the 1,567 open-ended responses, citizens mentioned traffic the most and requested more enforcement of traffic laws, improved traffic flow, and mass transit.
- Ease of travel around town was ranked as the No. 7 most important community characteristic.
- When asked "If you could change one thing about College Station, what would it be?", traffic was the most frequent response.



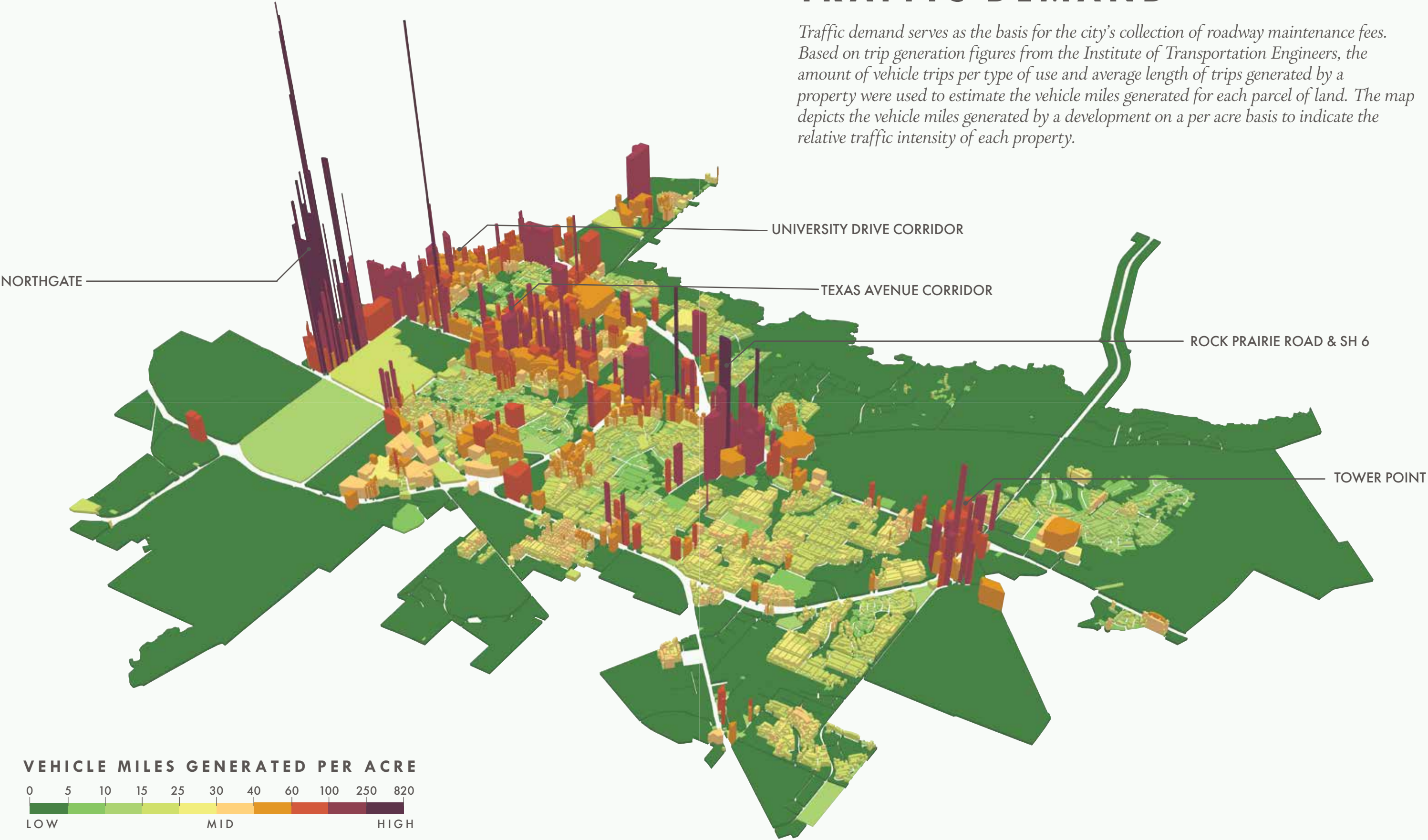
TRAFFIC CONCERNS WERE

#1

IN OPEN-ENDED RESPONSES
FROM 2016 CITIZENS SURVEY

TRAFFIC DEMAND

Traffic demand serves as the basis for the city's collection of roadway maintenance fees. Based on trip generation figures from the Institute of Transportation Engineers, the amount of vehicle trips per type of use and average length of trips generated by a property were used to estimate the vehicle miles generated for each parcel of land. The map depicts the vehicle miles generated by a development on a per acre basis to indicate the relative traffic intensity of each property.



CRASH DATA

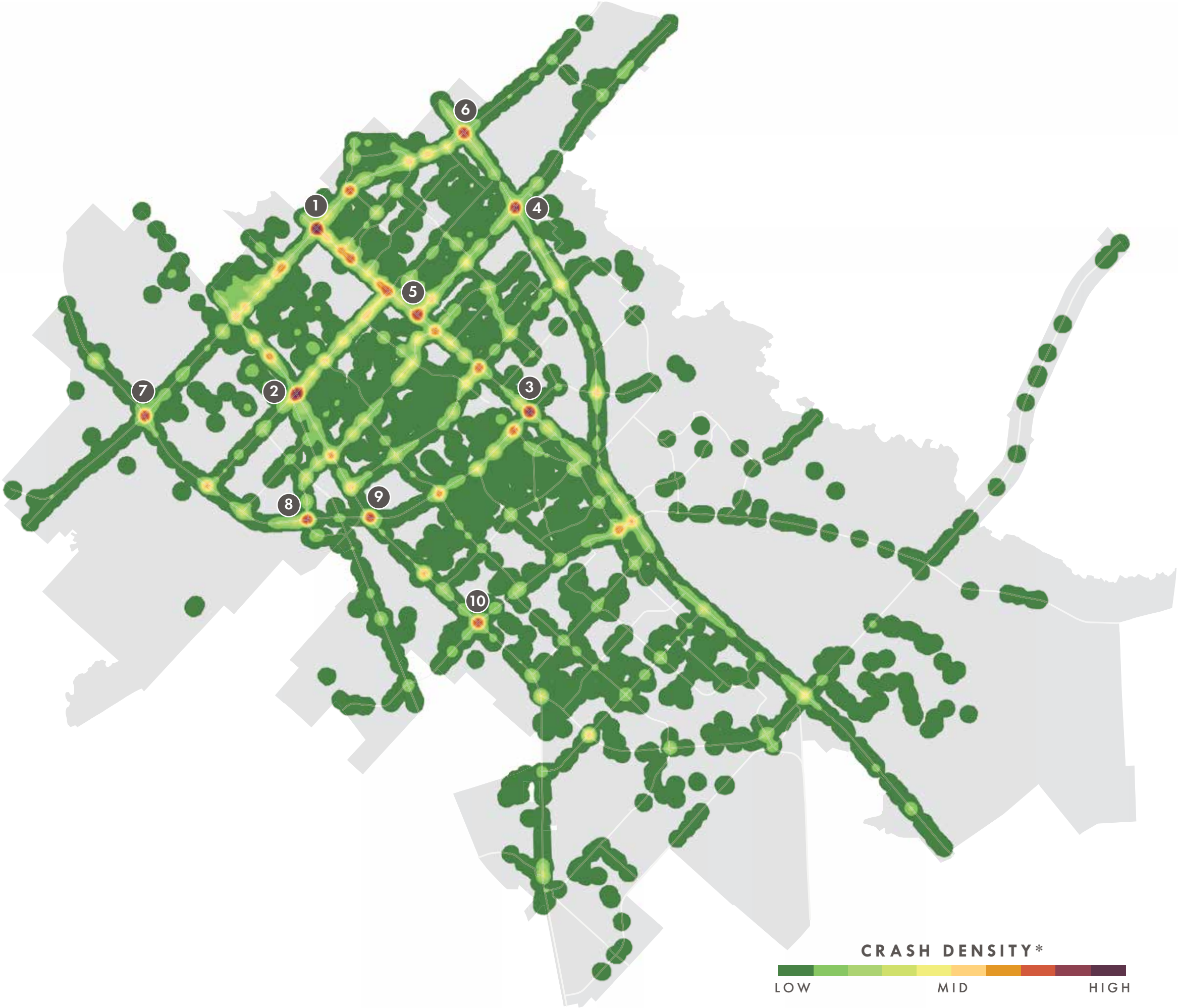
Crash data collected by the College Station Police Department from 2010-2017 was used to map traffic accidents spanning all modes of transportation.

Incidents include injury and non-injury collisions and their locations. The reports show that most accidents occur at intersections and reveal a correlation between higher traffic volume/higher speed roads and a higher density of traffic collisions.

TOP 10 INTERSECTIONS WITH CRASHES

- 1 UNIVERSITY DR & TEXAS AVE
- 2 GEORGE BUSH DR & WELLBORN RD
- 3 FM 2818 & TEXAS AVE S
- 4 HARVEY RD & SH 6
- 5 HARVEY RD & TEXAS AVE S
- 6 UNIVERSITY DR E & SH 6
- 7 FM 60 & FM 2818
- 8 FM 2818 & HOLLEMAN DR W
- 9 FM 2154 & FM 2818
- 10 ROCK PRAIRIE RD & FM 2154

*Based on the number of crashes within a 1,000 foot radius





Traffic Crash Data

56%

OF INCIDENTS OCCUR
AT INTERSECTIONS

40,206

TOTAL CRASHES FROM
2010-2017

76%

WERE MINOR CRASHES
(NOT INJURED OR
POSSIBLE INJURY)

FIG. 7.1 - WHAT KIND OF CRASHES ARE HAPPENING?

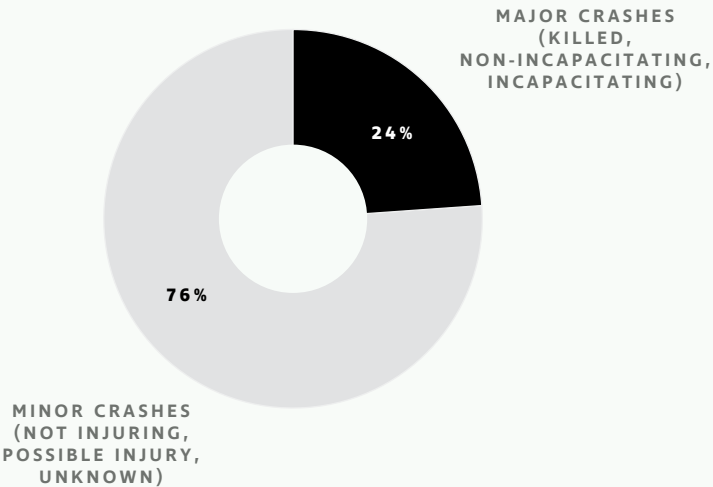


FIG. 7.2 - WHERE ARE CRASHES HAPPENING?

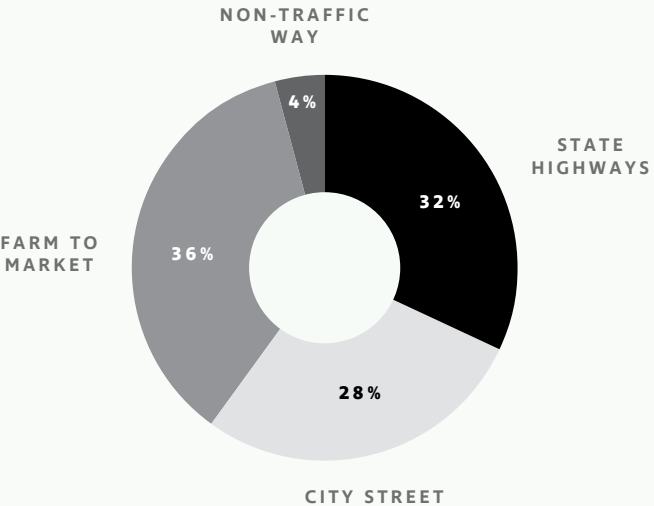
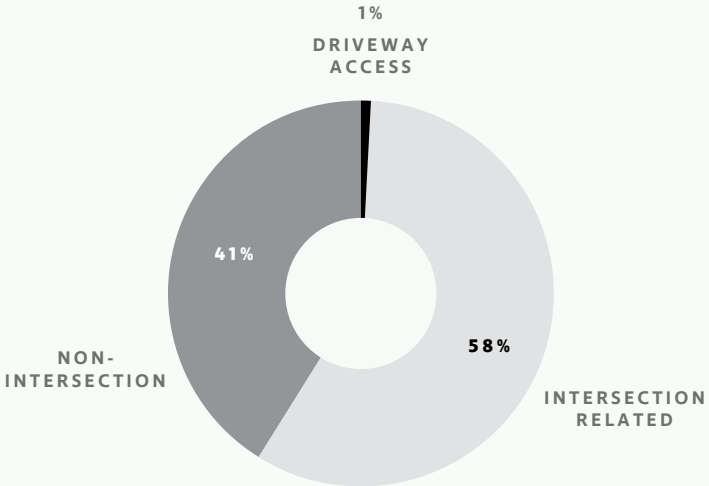
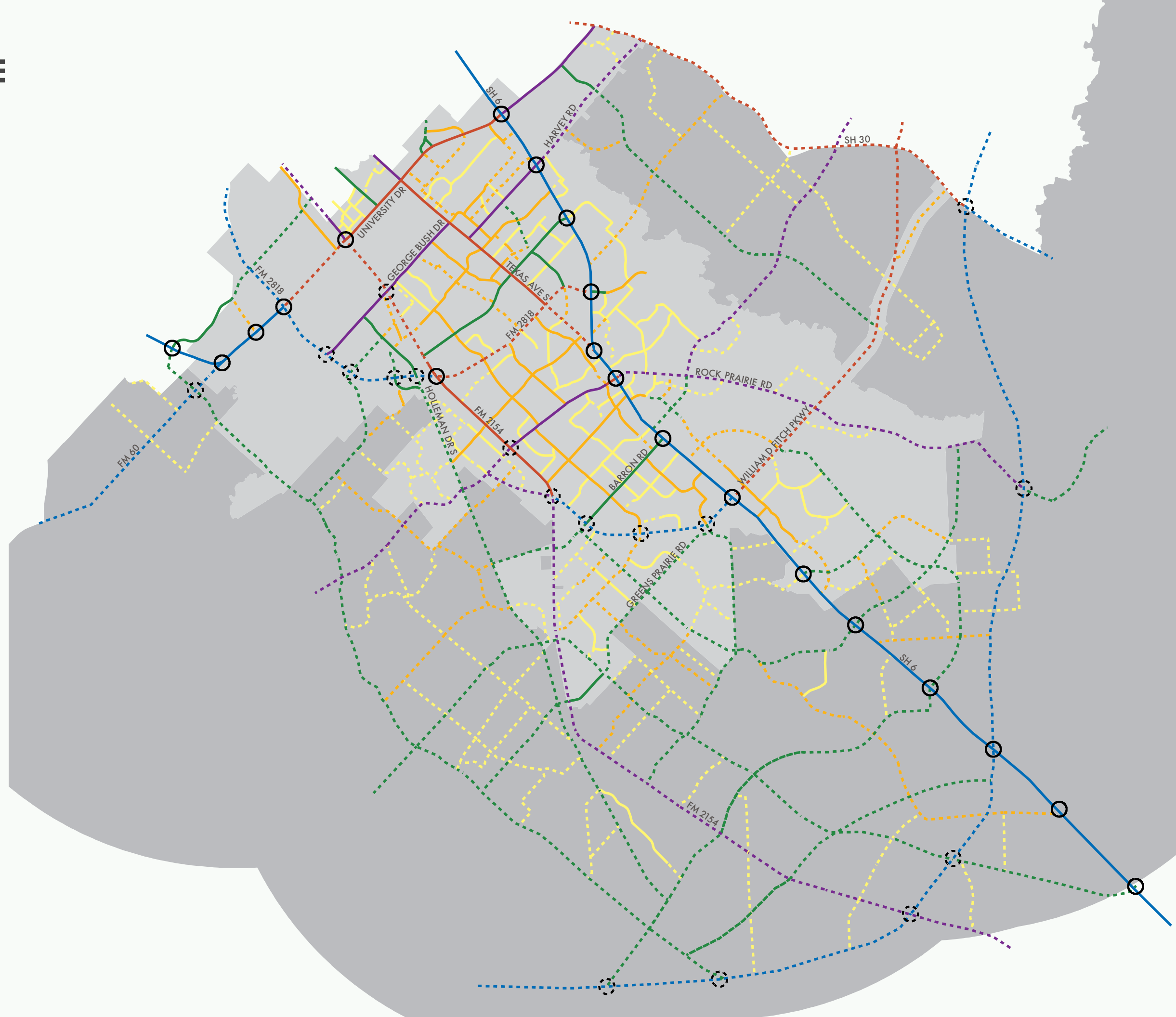


FIG. 7.3 - WHY ARE CRASHES HAPPENING?



The Thoroughfare Plan provides a long-term vision of the major street network.

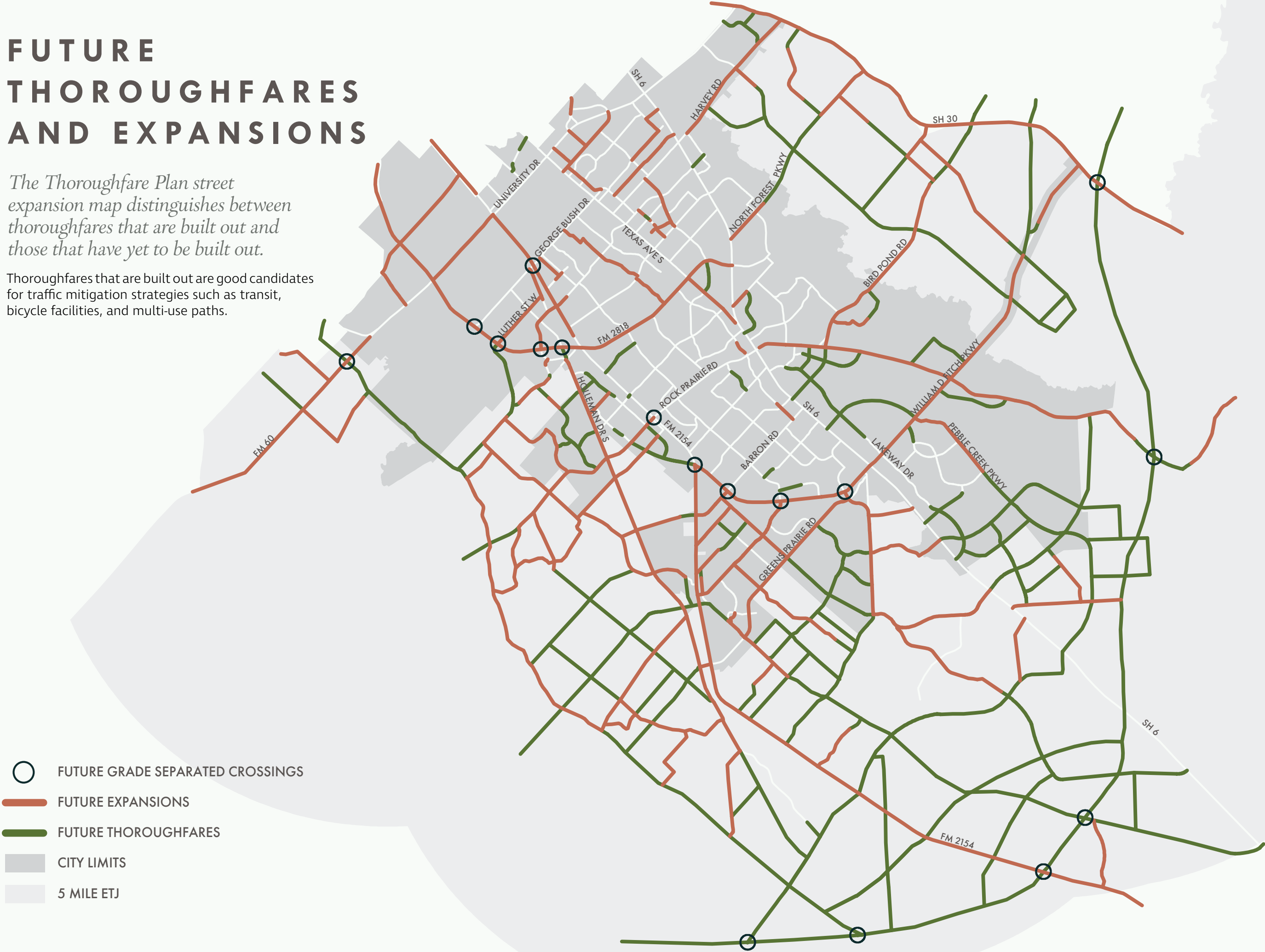
The Thoroughfare Plan locates and classifies major streets by access to adjacent land use, mobility for through traffic, and context. The Thoroughfare Plan guides future investments and provides the public and the development community with information about the long-term plan for the road network. Generally, the private sector constructs the portions of the planned thoroughfare network located on their property at the time of development.








FUTURE THOROUGHFARES AND EXPANSIONS

The Thoroughfare Plan street expansion map distinguishes between thoroughfares that are built out and those that have yet to be built out.

Thoroughfares that are built out are good candidates for traffic mitigation strategies such as transit, bicycle facilities, and multi-use paths.



-  FUTURE GRADE SEPARATED CROSSINGS
-  FUTURE EXPANSIONS
-  FUTURE THOROUGHFARES
-  CITY LIMITS
-  5 MILE ETJ

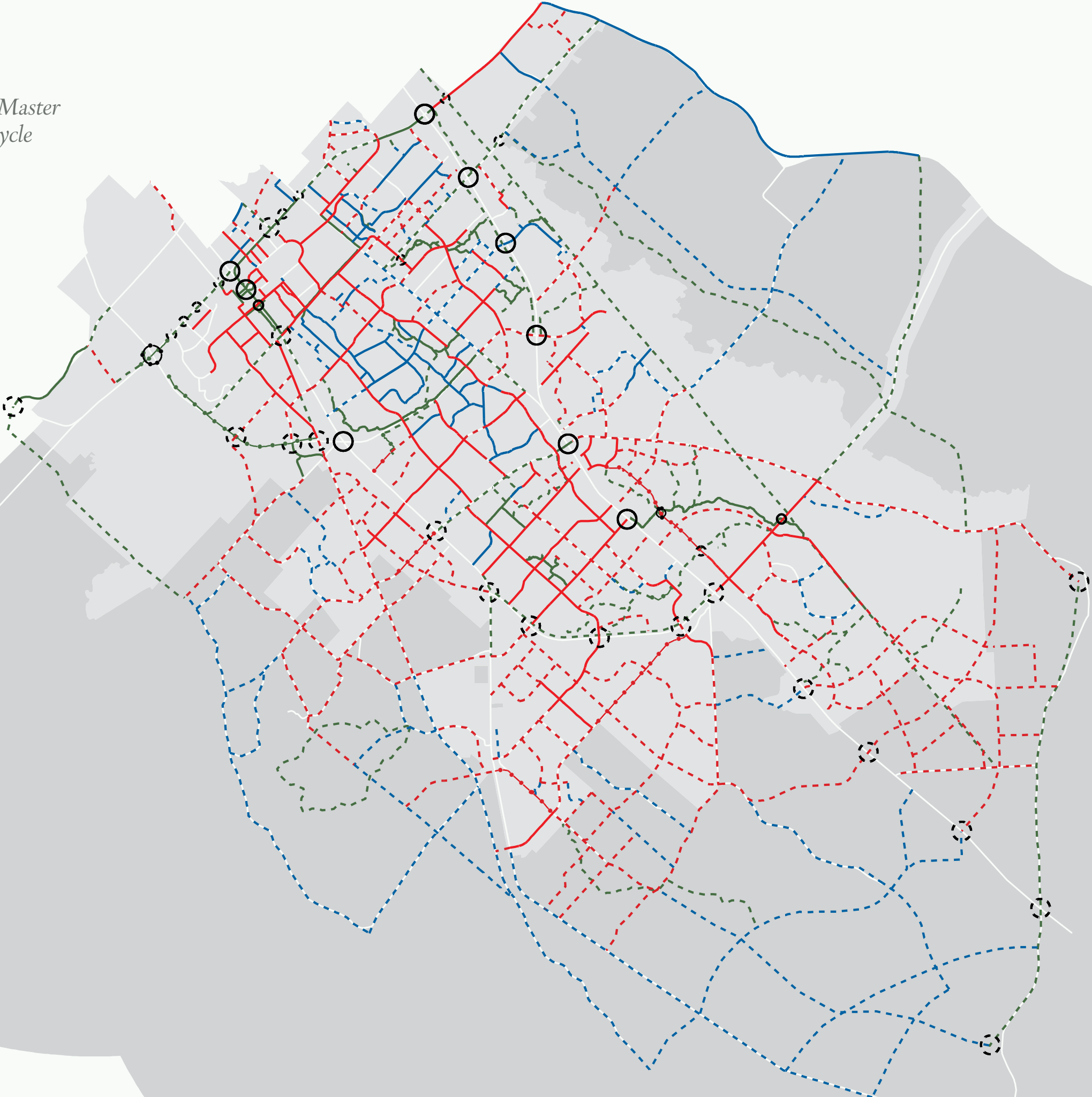
BICYCLE PLAN

The Bicycle, Pedestrian, and Greenways Master Plan designates existing and proposed bicycle and pedestrian facilities.

The original master plan was adopted in 2010, and the master plan update was adopted in May of 2018. The master plan reflects the desires of College Station residents and community leaders to “improve mobility through a safe, efficient, and well connected multi-modal transportation system designed to be sensitive to the surrounding land uses” as well as to “protect environmental assets, both for their ecological functions and as key elements of community character and livability.”

- EXISTING GRADE SEPARATED CROSSINGS
- FUNDED GRADE SEPARATED CROSSINGS
- PROPOSED GRADE SEPARATED CROSSINGS
- EXISTING BICYCLE LANES
- FUNDED BICYCLE FACILITIES*
- PROPOSED BICYCLE FACILITIES*
- EXISTING BICYCLE ROUTES
- PROPOSED BICYCLE ROUTES
- EXISTING MULTI-USE PATHS
- FUNDED MULTI-USE PATHS
- PROPOSED MULTI-USE PATHS
- CITY LIMITS
- 5 MILE ETJ

*Bicycle facilities could be bicycle lanes, buffered bicycle lanes, or separated bicycle lanes.



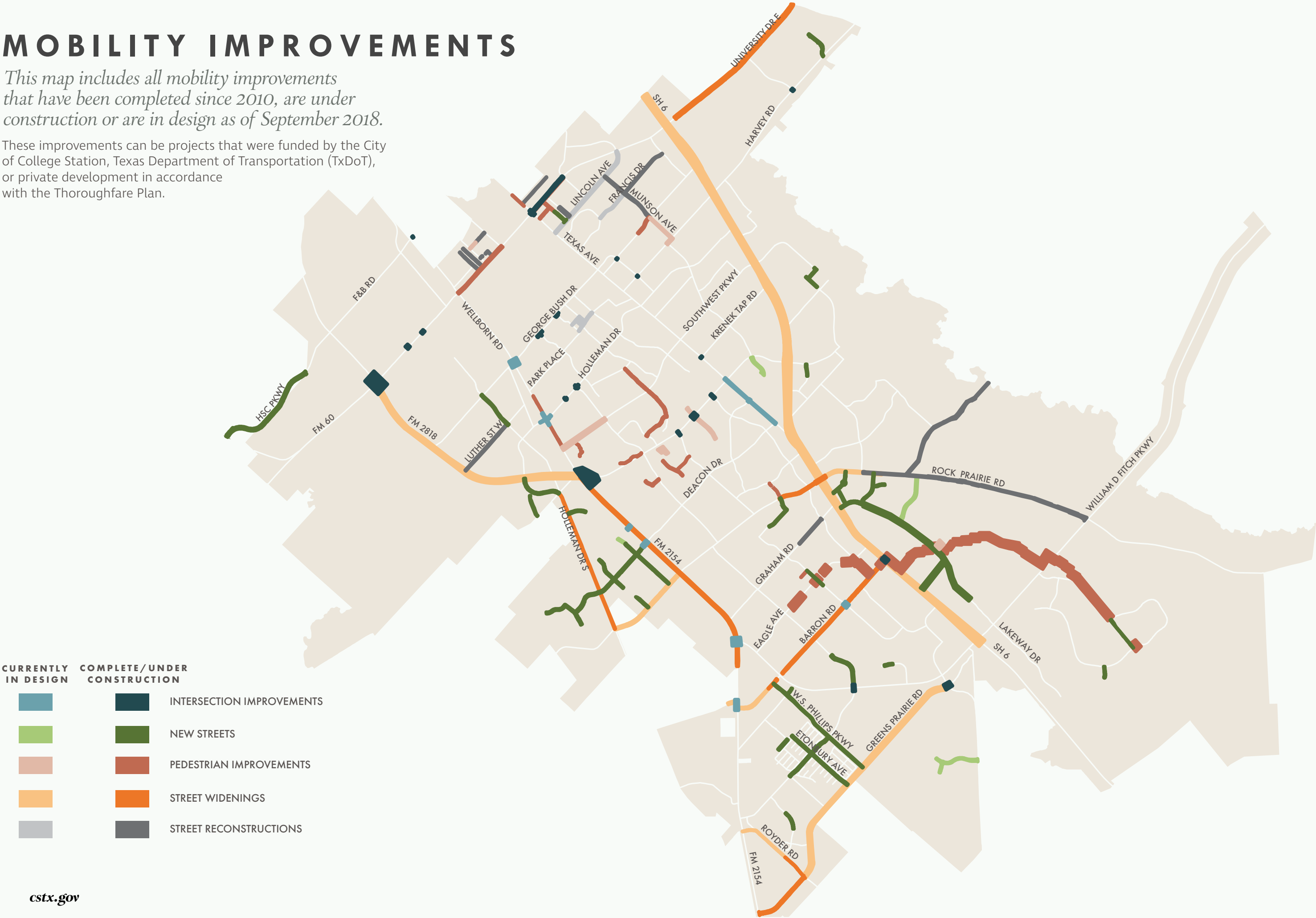
PEDESTRIAN PLAN

- EXISTING GRADE SEPARATED CROSSINGS
- FUNDED GRADE SEPARATED CROSSINGS
- PROPOSED GRADE SEPARATED CROSSINGS
- EXISTING SIDEWALKS
- FUNDED SIDEWALKS
- PROPOSED SIDEWALKS
- EXISTING MULTI-USE PATHS
- FUNDED MULTI-USE PATHS
- PROPOSED MULTI-USE PATHS
- CITY LIMITS
- 5 MILE ETJ

MOBILITY IMPROVEMENTS

This map includes all mobility improvements that have been completed since 2010, are under construction or are in design as of September 2018.

These improvements can be projects that were funded by the City of College Station, Texas Department of Transportation (TxDoT), or private development in accordance with the Thoroughfare Plan.



BUS TRANSIT

Brazos Transit District

The Brazos Transit District was founded in 1974², originally providing services to the seven counties of the Brazos Valley. The district has since expanded to 16 counties in Central and East Texas covering over 13,000 square miles with a population over 1.2 million. In 2017, the district estimates over 296,000 total trips were made with an average daily ridership of 1,183 riders.

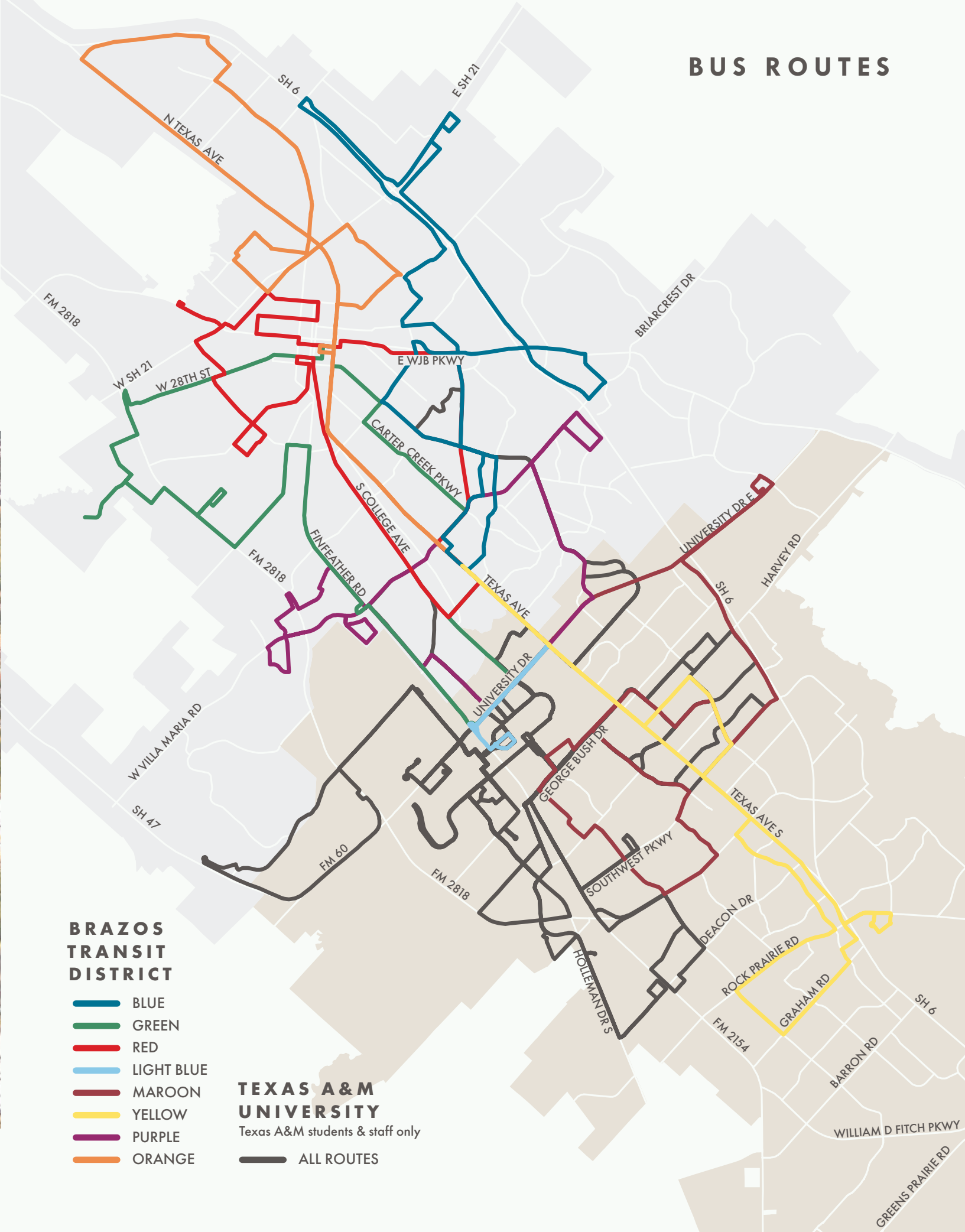
Texas A&M Transportation

Texas A&M's Transportation Services department provides bus transit, parking, and fleet services to the campus community. Transportation Services provides over 80 buses used daily for transit routes.¹ These buses run eight on-campus routes and 10 off-campus routes. An estimated 7.6 million riders per year utilize the transit system with daily average ridership estimated at 20,000 for on-campus routes and 32,000 for off-campus routes.



SOURCES:
¹TRANSPORT.TAMU.EDU, ²BTD.ORG

BUS ROUTES



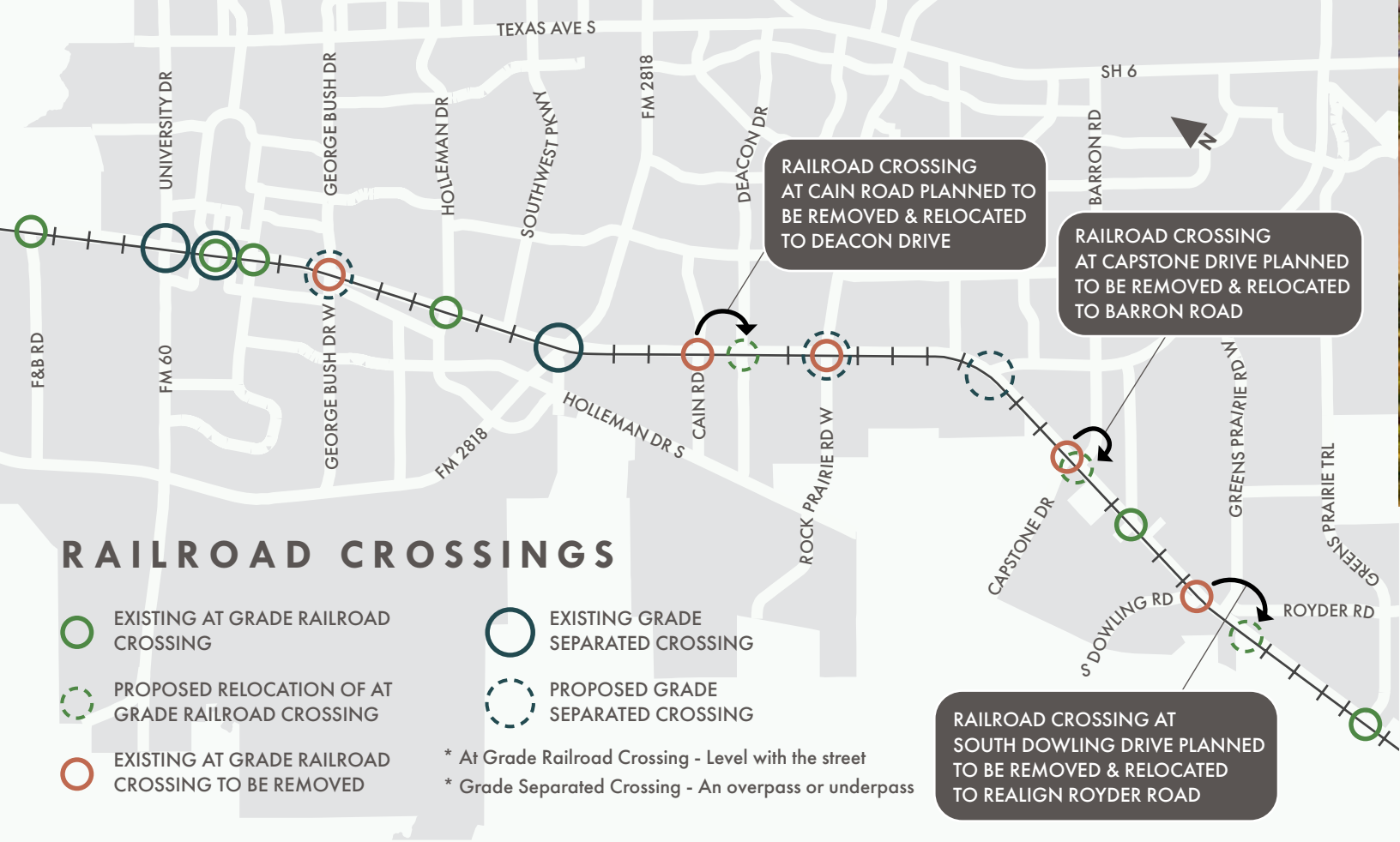
BRAZOS TRANSIT DISTRICT

- BLUE
- GREEN
- RED
- LIGHT BLUE
- MAROON
- YELLOW
- PURPLE
- ORANGE

TEXAS A&M UNIVERSITY

Texas A&M students & staff only

ALL ROUTES



RAIL DATA

Union Pacific operates the rail line that parallels Wellborn Road.

There are 18 trains daily along this corridor. Three grade-separated railroad crossings exist with three additional separated crossings proposed. Commonly described as an overpass, these crossings increase safety by separating vehicular traffic from the railroad. There are 11 at-grade crossings with the railroad and street on the same level. Three of these are proposed to be relocated.

In January 2018, Union Pacific began construction on the Brazos Yard 20 miles outside of College Station. The \$550 million facility is located strategically at the convergence point of seven Union Pacific Rail lines. Once completed, the Brazos Yard will be one of Union Pacific's highest-capacity rail yards, where rail cars will be separated, sorted, and assembled into new trains based on final destination.



AIR TRAVEL AT EASTERWOOD AIRPORT

Services offered

- Fuel 100LL and JetA+
- Hangar tie down and storage
- Charter
- Flight school/instructor
- Military rapid refuel
- Flight planning
- Commuter flights
- Fuel and flight planning for life flights and military medi-vac flights.

2017 Operations

- 48,038 total operations (take-offs and landings)
- 5,010 Air taxi
- 172 Air carrier
- 7,429 general aviation local
- 20,209 general aviation itinerant
- 15,218 military aircraft operations

3 RUNWAYS	48,038 TAKEOFFS AND LANDINGS IN 2017	RUNWAY 4/22 WILL BE CLOSED WITHIN 2 YEARS
2 OPERATORS (AMERICAN AIRLINES AND UNITED AIRLINES)	700 ACRES WITH A PLANNED EXPANSION TO 733 ACRES	320.6 FEET ELEVATION



NEXT STEPS



WHERE DO WE GO FROM HERE?

Having assessed the existing conditions of College Station, the next step on the Comprehensive Plan journey will be to engage citizens and stakeholders to answer the question, “Where Do We Go From Here?”

A robust public participation process will take place and a joint Planning & Zoning Commission—City Council sub-committee will be established to provide policy guidance. It is anticipated that several important issues will be discussed, including:

- Exploring more flexible Future Land Use and Zoning options, including re-evaluating the amount and placement of Suburban Commercial land uses.
- Discussing issues related to neighborhood integrity and student housing.
- Evaluating the status of neighborhood, community and corridor plans.
- Anticipating the impact of RELLIS on city growth pattern.
- Recalibrating the Thoroughfare Plan.

With the assistance of the 2018 Existing Conditions Report as a baseline, the 10-Year Comprehensive Planning Update process provides the opportunity for an inclusive and expansive community dialogue on high-level planning decisions that will shape College Station.



FIG. 8.1 - TIMELINE FOR THE COMPREHENSIVE PLAN UPDATE PROCESS

TENTATIVE TIME FRAME	COMP PLAN PROCESS
SPRING 2019	CONSULTANT SELECTION
SUMMER/FALL 2019	LISTENING SESSIONS, IDENTIFYING PRIORITY ISSUES
WINTER 2020	SCENARIOS AND PUBLIC INPUT FOR LAND USE AND CHARACTER AND THOROUGHFARE PLAN MAPS
SPRING 2020	DRAFT EVALUATION AND APPRAISAL REPORT
SUMMER 2020	ADOPTION OF 10-YEAR EVALUATION AND APPRAISAL REPORT
FALL 2020	BEGIN IMPLEMENTATION

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PLANNING AND DEVELOPMENT SERVICES

Alaina Helton, AICP, CPM
Alyssa Halle-Schramm, LEED GA
Jade Broadnax
Jason Schubert, AICP
Jenifer Paz, AICP
Julie Burden
Justin Golbabai, AICP, CNU-A
Laura Gray, AICP
Lauren Hovde, AICP
Rachel Lazo
Venessa Garza, AICP

PUBLIC COMMUNICATIONS

Kendra Gilts
Rachel Mayor

Other Contributors

PLANNING AND DEVELOPMENT SERVICES

Bridgette George
Jennifer Prochazka, AICP
Lance Simms, AICP
Molly Hitchcock, AICP

PUBLIC COMMUNICATIONS

Colin Killian
Jay Socol
Lacey Lively

FINANCIAL SERVICES

Anita Dorsey
Thomas Kulpa

PARKS AND RECREATION

David Schmitz
J.D. Wood
Nathan Hicks

FIRE

Stuart Marrs

POLICE

Brandi Norris
Martha Hennessey
Paula Roberts
Stormy Potter

COMMUNITY SERVICES

Debbie Eller
Julie Caler

PUBLIC WORKS

Emily Fisher
Heather Woolwine

ELECTED AND APPOINTED OFFICIALS

Jane Kee, P&Z Commission Chair
Dr. Karl Mooney, Mayor

COLLEGE STATION UTILITIES

Carol Baker-Roach
Jennifer Nations
Jennifer Springer
Travis Grohman

CITY MANAGER'S OFFICE

Aubrey Nettles

CSISD

Bridget Goodlett
Jon Hall
Mike Martindale

TEXAS A&M

Ashley Skow, Administrative Coordinator,
Division of Finance and Operations

OUTSIDE ENTITIES

Charles Martinez, Brazos Valley Economic
Development Corporation
Gerald Klassman, Texas A&M Real Estate Center
Jo Penn, Brazos Transit District



