

Appendix A – 2013 Existing Conditions Report

Evaluation & Appraisal Report

2013 City of College Station Existing Conditions Report – Highlights

SECTION 1: CONTEXT

51 square miles

ETJ currently extends 3.5 miles

College Station – Bryan MSA 15th largest in Texas with 232,000 people

SECTION 2: DEMOGRAPHICS

Population

Current estimated population of 99,840 (October 2013)

Average annual growth rate of over 2.47% since over the past decade (includes 2013 ytd)

2030 population estimate is approximately 134,000, based on recent trends

Texas A&M University

Average 1% annual increase in enrollment

Fall 2013 saw a 4% increase

Fall 2013 student population is 53,786 at the College Station campus – record enrollment

Age Groups

Median age is 22.3, due mainly to the large number of college students

People aged 65 and older grew from 3.6% to 4.7% between 2000 and 2010.

Household Size and Composition

Average household size is 2.38 persons per household

Average family size is 2.97

Estimated 35,037 households

20.4% family households with children under 18 living with them

31.2% married couples living together

57.5% were non-family households

21.6% households with individuals under 18

8.7% households are residents 65 years of age or older living alone

Housing

Average of 488 new single-family units (attached and detached) added per year since 2009

Over 11,000 new housing units, including both single and multi-family, between 2000 & 2010

Average home price rose to over \$185,657 in 2013– up from \$118,400 in 2000

Median home price is \$158,214 in 2013

Average monthly inventory since 2000 is 4.9 months

Monthly inventory was 7.5 months in 2013

Total number of sales annually increased from 1,356 in 2000 to 2,361 annual sales in 2012

Average rent per square foot for multi-family units is \$0.88

Average rent per square foot for the Texas metro average is \$0.92

Age of Housing Stock

71% of housing units were built after 1980

Occupancy

Occupancy rate of 94.1% for all housing types

66.8% housing units in College Station are renter occupied

33.2% of units are owner-occupied

11% of the City's population resides in group quarters (including dorms)

6,928 single-family and duplex units registered as rental properties as of September 2013

Income

Per capita income in 2011 was \$18,232, down from the 2008 estimate of \$20,425

31.7% of household have an income greater than \$50,000

CSISD classifies 36.4% of students as "Economically Disadvantaged"

SECTION 3: ECONOMIC DEVELOPMENT

Major employers

Texas A&M University,
College Station Independent School District
Bryan Independent School District
Reynolds & Reynolds
City of College Station
Sanderson Farms
St. Joseph Regional Hospital

Unemployment

Unemployment rate is 6.1% -lower than the Texas and national rates (6.7% and 10.3%, respectively) (July 2013)

Sales Tax

2.8% average increase in gross sales between 2002 and 2012

4.5% increase between 2011 and 2012

FY2013 sales tax revenues increased 7.3% over FY2012

Approximately 4.87 million square feet of retail space, 49.04 sq. ft. per capita – higher than the national average of 46.6

SECTION 4: LAND USE

49% of land area designated for residential uses in varying densities

33% of land currently developed as residential uses

9% of land area designated for commercial uses

6% of land currently developed as commercial uses
Over 9,000 lots platted between 2000 and 2010 (18% in the ETJ)
Over 1,700 lots platted between 2010 and 2013 (7.5% in the ETJ)

SECTION 5: PUBLIC FACILITIES

Infrastructure

CSU serves more than 36,300 customers electric service
Per capita water usage averages 151 gallons per day, per person

Police

133,538 police incidents in 2012
Major crime offences down 19% from 2011
Arrests down 4% from 2011

Fire

6,800 calls for service in 2012
EMS calls account for 68% of all calls
5.5 minute response time achieved 87% of the time

Parks and Recreation

57 parks which total 1,356 acres of park land - 39 neighborhood parks, 8 community parks, 7 mini-parks, 2 regional parks, and an arboretum
13.59 acres of parkland per 1000 residents

School District

The College Station Independent School District serves the majority of residents
8 elementary schools, 2 intermediate schools, 2 middle schools, 2 high schools, and 1 alternative campus.
11,639 students enrolled in CSISD schools during Fall 2013
Approximately 35% of all residential addresses in the City have CSISD students

Higher Education- Texas A&M University

Texas A&M ranked among the nation's top 5 large universities
Main campus enrollment is 53,672
Almost 16,000 new students for Fall 2013 semester

SECTION 6: TRANSPORTATION

525 miles of existing and planned streets in the City and ETJ
44 miles of striped bike lanes
32 miles of existing bike routes
156 miles of existing sidewalks
12 miles of multi-use paths

City Of College Station Existing Conditions Report



Prepared by:
City of College Station
Planning & Development Services
October 2013

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INTRODUCTION

As part of the implementation process of the Comprehensive Plan, it is important to have a foundation on which to base future expectations. The purpose of this report is to provide a snapshot of the current conditions that exist in the City of College Station. This report, originally created in 2008 and revised in 2010, is being updated to monitor trends while implementing the City of College Station's Comprehensive Plan.

This report includes descriptions of the following topics: context, demographics, economic development, land use, public facilities, and transportation. When all of these elements are considered holistically, appropriate expectations and a clear direction for further implementation of the Comprehensive Plan can be formulated and put into practice.

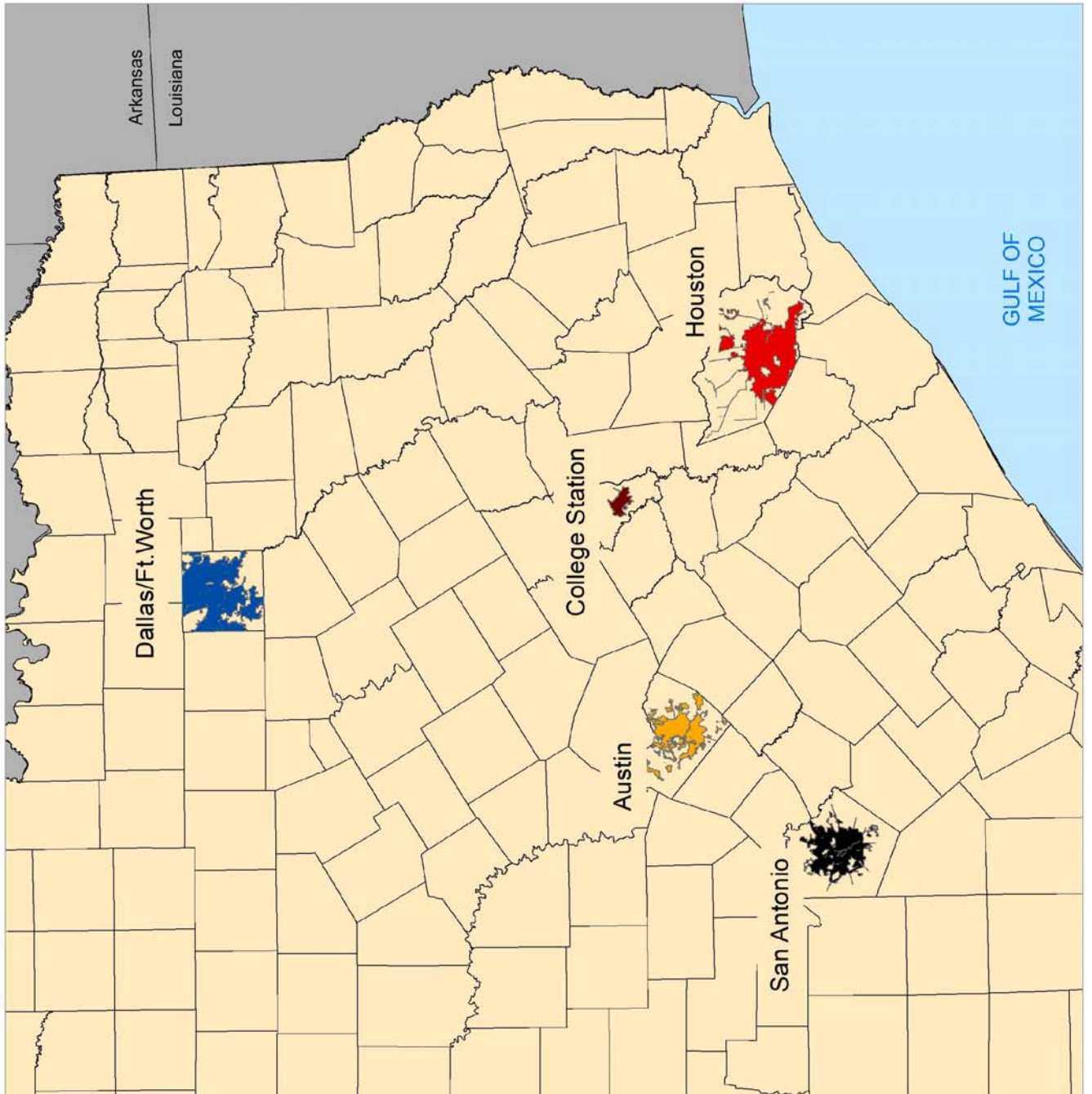
CONTEXT

Location

The City of College Station is located in Brazos County in the heart of central Texas. College Station is conveniently located in the middle of the Texas Triangle, which is made up of three of the ten largest cities in the United States; Houston, Dallas, and San Antonio (See Figure 1). Located 100 miles northwest of Houston, 170 miles southwest of the Dallas/Fort Worth metropolitan area, 100 miles northeast of Austin, and 170 miles northeast of San Antonio, College Station is within four hours driving time of more than 15 million people. As of October 2013, the City encompasses approximately 51 square miles and shares a portion of its northern City limit line with another incorporated municipality, the City of Bryan. Together with the City of Bryan, the two cities make up the College Station-Bryan Metropolitan Area, the fifteenth largest Metropolitan Area in Texas with around 232,000 people. Currently, College Station has an Extraterritorial Jurisdiction (ETJ) that expands three and a half miles from its City limits, except where it abuts the City of Bryan and where the two cities have negotiated their ETJ's. The City of College Station ETJ encompasses approximately 109 square miles (See Figure 2).

College Station is positioned along State Highway 6 running north and south, and in near proximity to State Highway 21 running west and east. Commuting to the larger cities (especially the Houston metro area) and/or telecommuting from College Station is an increasing reality.

Figure 1
The Texas Triangle &
College Station



Source: City of College Station

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Travel and shipping options exist with Easterwood Airport, a regional airport, in College Station, nearby international airports, and the convenience of the Port of Houston. The City of College Station is included in a seven-county area that is collectively referred to as the “Research Valley.”

The City of College Station is home to Texas A&M University, a major research and teaching university. Texas A&M is the oldest public institution of higher education in the State of Texas, and today, currently ranked among the nation's top five largest universities with a record enrollment of 58,809 students at its campuses. Main Campus (including the College Station Campus and the School of Law with 770 enrolled students), is also at an all time high at 53,672. Associated with the University, and further expanding research and educational opportunities, is the George Bush Presidential Library, also located in College Station. The George Bush Presidential Library and Museum, is one of the region's most popular tourist attractions with approximately 700,000 visitors annually. Blinn College also contributes to the educational amenities of the area through their campus in the City of Bryan.



Photo Credit: Sarowens from www.flickr.com

College Station ranked number three on Kiplinger magazine's list of “10 Great Places to Live in 2013.” It has also been recognized as one of the nation's best places for business, jobs, families and retirees. In 2010, Forbes Magazine ranked the City of College Station as the top city in Texas and fifth nationally for projected job growth and 20th in the Nation in their “Best Small Places for Businesses and Careers.” In 2009, U.S. News & World Report ranked College Station as the ninth best “Good Value in America in terms of Cost of Living.”

Climate

The City of College Station has a temperate climate with warm summers and mild winters. The mean annual temperature over the past 30 years (between 1981 and 2010) was 69°F. The average high and average low during that same time frame was 79.2°F and 58.8°F respectively. The hottest month on average is August, with an average maximum temperature of 96.2°F (1981 to 2010). The coldest month is typically January with an average low temperature of 41.2°F (See Table 1).

Annual occurring precipitation averages over 40 inches a year, with the most rainfall occurring during June and October, which have averaged 4.45 inches and 4.91 inches, respectively (1981-2010).

Table 1: College Station Climate Averages (1981-2010)

	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Average High (°F)	79.2	61	64.8	71.7	78.9	85.8	91.7	94.8	96.2	90.5	81.4	71	62.3
Average Low (°F)	58.8	41.2	44.4	51	58.1	66.6	72.7	74.6	74.5	69.4	60.3	50.5	42.2
Mean Temp (°F)	69	51.1	54.6	61.4	68.5	76.2	82.2	84.7	85.3	80	70.8	60.8	52.2
Total Precipitation (inches)	40.06	3.24	2.85	3.17	2.66	4.33	4.45	2.14	2.68	3.18	4.91	3.22	3.23

Source: National Climatic Data Center, <http://www1.ncdc.noaa.gov>, Normals Based on 30 year period 1981-2010

Land

College Station is relatively flat, with an elevation range of 200 feet to 366 feet above sea level. According to the United States Department of Agriculture's 2008 (spatial) and 2012 (tabular) Soil Survey of Brazos County, Texas, its soils are affected by post oak savannah (creating light and sandy soil with dense clay subsoil less than a foot under the surface) and prairie vegetation (creating dark loams and clays). The majority of the City is comprised of loamy soil that has high shrink-swell, potentially creating challenges to foundation work necessary for urban development. Land around the floodplains is predominantly sandy and loamy, also impacting the shrinking and swelling of the soil. The floodplains consist of loamy and clayey soils that are not considered appropriate for urban development (See Figure 3).

Water

A network of waterways exists throughout College Station. The largest is Carter Creek, with Wolf Pen Creek, Bee Creek, Lick Creek, Spring Creek, and Alum Creek running into it. There are approximately 4,198 acres of floodplain in the City limits associated with these waterways. Currently, 2,173 acres of floodplains are preserved in College Station through Rural zoning. The City of College Station owns 1,073 acres of floodplain in the City limits (See Figure 4).

History

The City of College Station is a young municipality, with its beginnings in the founding of Texas A&M College in 1876. Because of the school's isolation, school administrators provided facilities for those who were associated with the College. The campus became the focal point of community development. The area was designated "College Station, Texas" by the Postal Service in 1877, who derived the name from the train station located to the west of the campus.



Highway 6 City limit line c.1940
Photo Source: City of College Station

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Growth of both the community and College influenced residents' desire to create a municipal government. The City of College Station was incorporated in 1938 as a result of a petition by 23 men representing on- and off-campus interests to the Board of Directors of Texas A&M College. The Board of Directors had no objection and suggested that a belt around the campus be included in the proposed city. While citizens attempted to incorporate College Station, the City of Bryan looked into annexing the same area. The City of Bryan never completed the annexation because of State statutes that limit the amount of land a city can annex in a single year.

Citizens voted 217 to 39 on October 19, 1938 to incorporate the City of College Station. The first City Council meeting was held on February 25, 1939 in the Administration Building on the A&M campus.

The Council became interested in adopting a governmental structure similar to the council-manager form of government. 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 State law was changed to permit general law cities to make use of the council-manager form of government. College Station became the first general law city in the State of Texas to employ a city manager. In 1952, once College Station's population exceeded 5,000, College Station voters approved a home rule charter that provided for the council-manager form of government.

The oldest neighborhoods are those that were included in the belt around the campus - Northgate, Eastgate, and Southside. They contained the businesses that catered to the College and its employees and students, and housing- predominantly for those associated with the College.

Texas A&M University and the City of College Station circa 1930

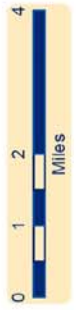


Photo courtesy of: Cushing Memorial Library and Archives, Texas A&M

Figure 2
City of College Station
City Limits & ETJ

Legend

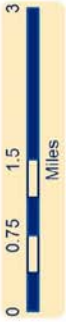
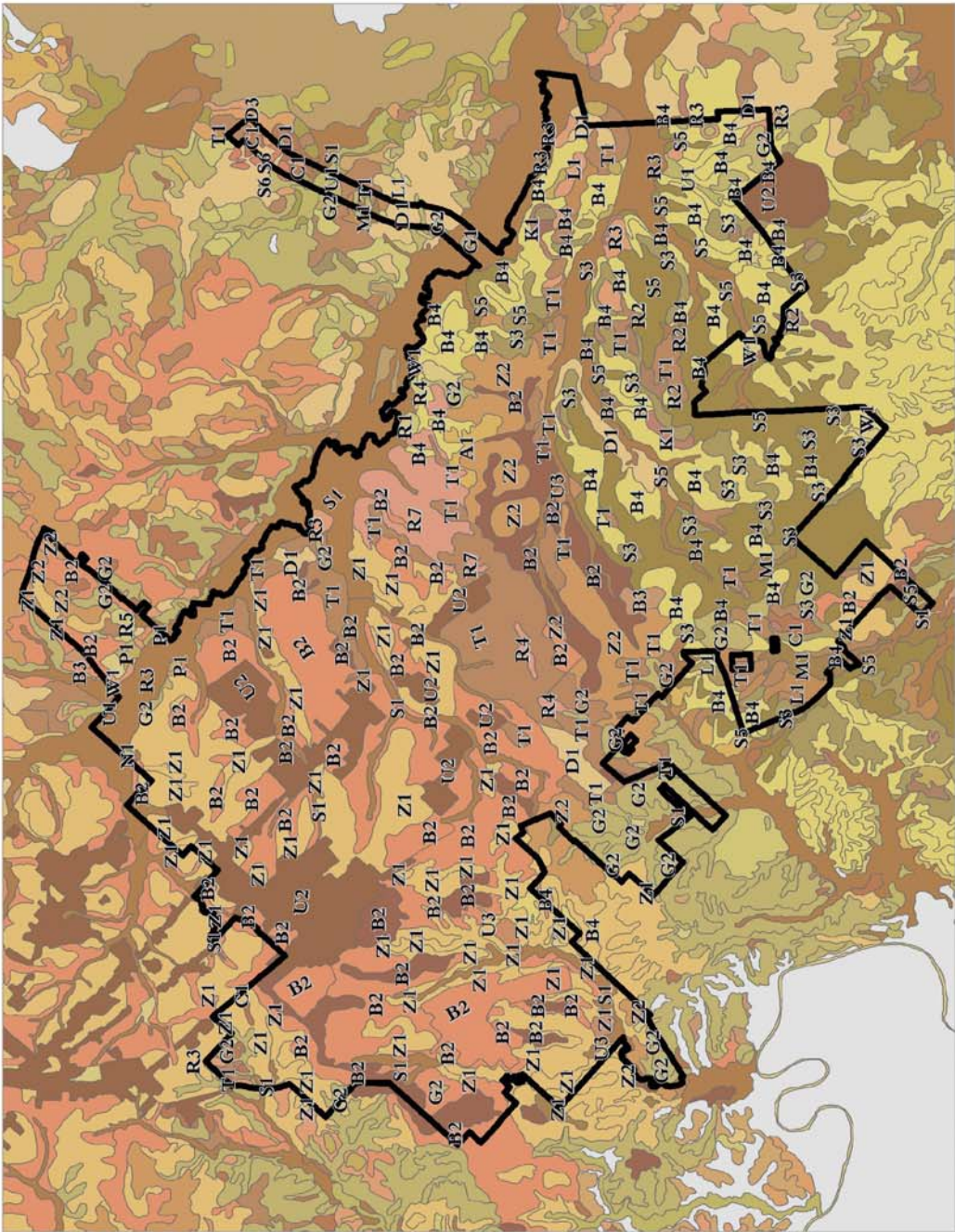
-  COCS City Limits
-  COCS ETJ Limits
-  Bryan City Limits
-  Streets



Source: City of College Station



Figure 3
City of College Station
Soil Survey



Source: United States
Department of Agriculture
and Natural Resources
Conservation Service 2012

Legend

- | | | | | | |
|----------------|---------------------------|--------------|--------------------------|----------------|---------------------|
| A1 - Axtell | D1 - Derly-Rader | L1 - Lufkin | R2 - Rehburg | S4 - Silawa | U3 - Ustarents |
| B1 - Benchly | D2 - Desan | M1 - Mabank | R3 - Robco | S5 - Singleton | W1 - Weswood-Yahola |
| B2 - Boonville | D3 - Dutek | N1 - Navasan | R4 - Rosanky | S6 - Styx | Z1 - Zack |
| B3 - Burleson | G1 - Gladewater | P1 - Padina | S1 - Sandow | T1 - Tabor | Z2 - Zulch |
| B4 - Burlewash | G2 - Gredge | P2 - Pits | S2 - Shalba-Rock outcrop | U1 - Umland | |
| C1 - Chazos | K1 - Koether-Rock outcrop | R1 - Rader | S3 - Shiro | U2 - Urban | |
- COCS City Limits

Figure 4
City of College Station
FEMA Designated
100 Year Floodplain

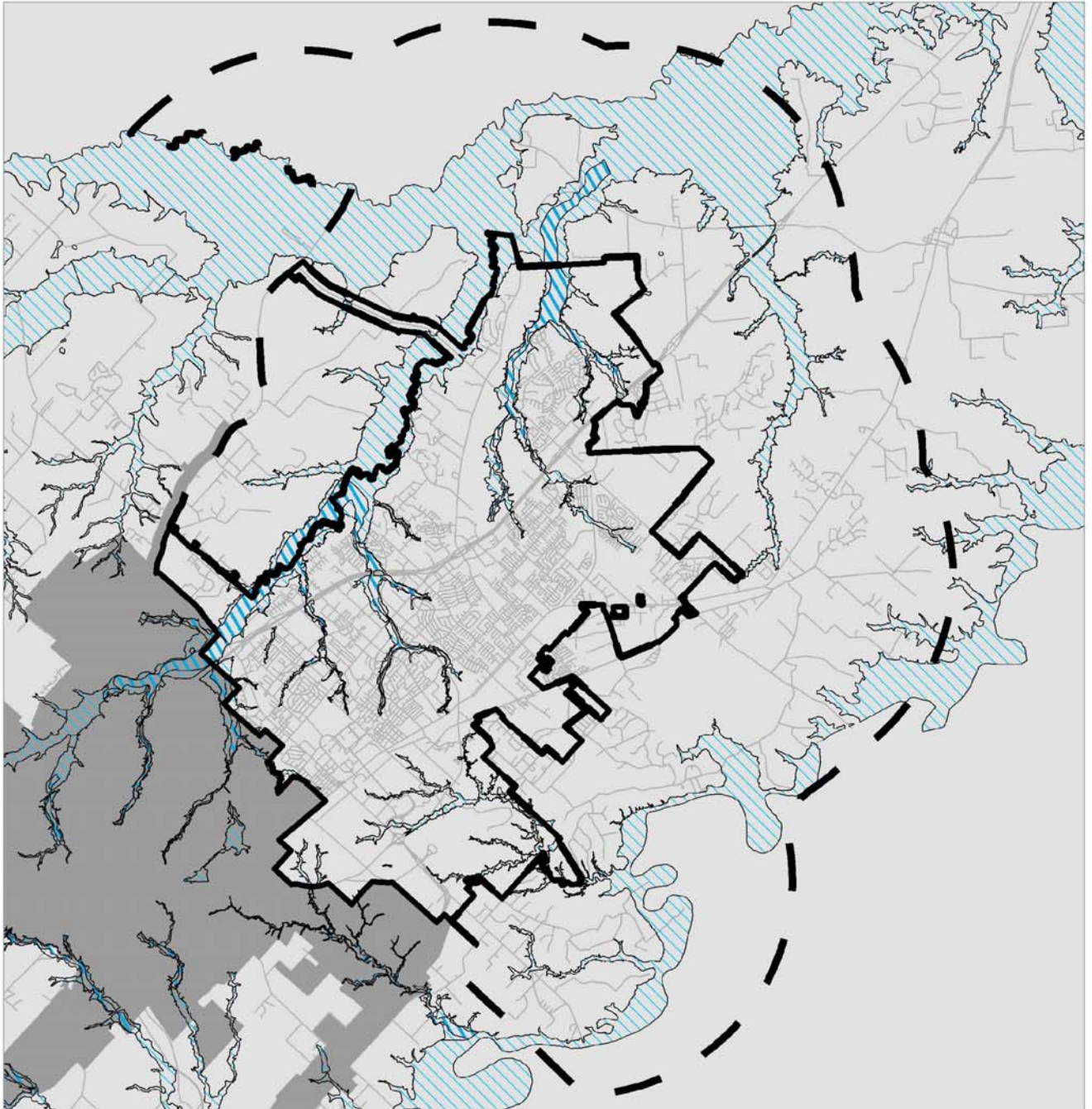
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Flood Hazard Areas

-  100 Year Floodway
-  100 Year Floodplain
-  COCS City Limits
-  COCS ETJ Limits
-  Bryan City Limits



Source: City of College Station
and Federal Emergency
Management Agency



DEMOGRAPHICS

Population

College Station's current population estimate is 99,840 (October 2013), with a population density estimated at 1,965 persons per square mile. College Station's population numbers include University students living within the City limits, which includes Texas A&M's campus.

According to Census counts taken since 1950, College Station's population has been steadily increasing. The City's most prolific decade of growth was 1970-1980, increasing from 17,676 in 1970 to 37,272 in 1980. The population boom of the 1970s

continued into the 1980s with the City experiencing a 41% growth rate. College Station's proximity to the University and to employment areas in the City of Bryan has had a significant influence on its growth.

College Station has continued to grow since the 1990 Census, although more modestly. The 1995 estimated

population was approximately 58,000 – an average annual growth rate of over 2.1% since 1990. Based on the 2010 Census, there were 93,857 people, 35,037 households and 14,889 families residing in the City. 'City of College Station Population Growth' details the growth from 1950 to 2013 (estimated).

Table 3: City of College Station Projected Growth

Year	Population
2013	98,891
2014	101,001
2015	103,112
2016	105,223
2017	107,333
2018	109,444
2019	111,555
2020	113,665
2021	115,776
2022	117,887
2023	119,997
2024	122,108
2025	124,219
2026	126,329
2027	128,440
2028	130,551
2029	132,661
2030	134,772

Source: 2009 Comprehensive Plan, City of College Station Planning & Development Services

Table 2: City of College Station Population Growth (1940-2013)

Year	Population	% Annual Increase	City Area (Sq Miles)	% Increase	Pop/Sq. Mile
1940	2,148	-	2.51	-	856
1950	7,925	269%	2.91	16%	2,723
1960	11,396	44%	6.34	118%	1,797
1970	17,676	55%	16.62	162%	1,064
1980	37,272	111%	24.02	45%	1,552
1990	52,456	41%	29.77	24%	1,762
1991	53,100	1%	29.77	0%	1,784
1992	53,742	1%	30.77	3%	1,747
1993	54,738	2%	31.83	3%	1,720
1994	57,043	4%	32.57	2%	1,751
1995	58,892	3%	38.17	17%	1,543
1996	60,440	3%	40.72	7%	1,484
1997	61,646	2%	40.72	0%	1,514
1998	63,852	4%	40.72	0%	1,568
1999	65,797	3%	40.72	0%	1,616
2000	67,890	3%	40.72	0%	1,667
2001	72,020	6%	40.72	0%	1,769
2002	75,752	5%	47.25	16%	1,603
2003	78,309	3%	47.25	0%	1,657
2004	80,214	2%	47.26	0%	1,697
2005	81,930	2%	47.26	0%	1,734
2006	84,116	3%	47.26	0%	1,780
2007	86,982	3%	47.26	0%	1,840
2008	90,897	5%	49.65	5%	1,831
2009	93,567	3%	49.65	0%	1,885
2010	94,817	1%	49.74	0%	1,906
2011	96,610	2%	50.77	2%	1,903
2012	97,929	1%	50.77	0%	1,929
2013*	99,840	**	50.77	0%	1,967

*Year-to-date (October 2013)

** Cannot be computed on mid-year estimate

Source: US Census and College Station Planning and Development Services Department

Table 4: City of Bryan Growth (1990-2013)

Year	Population	% Increase
1990	55,002	-
2000	65,660	-
2001	66,375	1.09%
2002	68,325	2.94%
2003	68,780	0.67%
2004	68,158	-0.90%
2005	69,624	2.15%
2006	70,452	1.19%
2007	73,565	4.42%
2008	74,115	0.75%
2009	74,394	0.38%
2010*	76,201	2.43%
2011	77,337	1.49%
2012	78,087	0.97%

* Based on 2010 Census

Source: Texas State Data Center

Comparatively, the City of Bryan's population has increased more moderately over the past decade, according to the Texas State Data Center annual population estimates. The City of Bryan population increased from 65,660 in 2000 to an estimated 78,087 in 2012

'City of College Station Projected Growth' projects the City's 20-year population based on trends and population estimates. The estimated population for 2030 is approximately 134,000.

Institutional Population

The City of College Station's growth is significantly impacted by the growth of Texas A&M University. In the 1960s, Texas A&M University began accepting women and minorities. This change accounts for a significant increase in student enrollment that has only increased steadily since then. Although not as large, Blinn College, a two-year junior college, also contributes to the student population in College Station.

Fall 2013 enrollment for Texas A&M Main Campus (including the College Station Campus and the School of Law with 770 enrolled students) is 53,672

and Blinn's Bryan Campus is 12,771,

both record enrollments for the institutions. Texas A&M's enrollment increased 7% over Fall 2012 and Blinn's Bryan Campus enrollment increased 4% over Fall 2012.

At the time that the City's Comprehensive Plan was created and adopted, Texas A&M University had an established enrollment capacity of 50,000 students. Since that time, the enrollment cap has been removed. Additionally, the '25 by 25' initiative, a plan to grow the

Table 5: Historic Enrollment, Blinn College (Bryan Campus) (1996-2013)

Year	Blinn Enrollment*	% Increase	City Population	% Increase
1996	6,925	-	60,440	-
1997	7,323	6%	61,646	2%
1998	7,531	3%	63,852	4%
1999	7,984	6%	65,797	3%
2000	8,649	8%	67,890	3%
2001	9,180	6%	72,020	6%
2002	10,103	10%	75,752	5%
2003	10,328	2%	78,309	3%
2004	10,421	1%	80,214	2%
2005	10,535	1%	81,930	2%
2006	10,189	-3%	84,116	3%
2007	10,563	4%	86,982	3%
2008	11,408	8%	90,897	5%
2009	12,429	9%	93,450	3%
2010	12,821	3%	94,817	1%
2011	12,342	-4%	96,610	2%
2012	12,269	-1%	97,929	1%
2013**	12,771	4%	99,755	2%

* Based on Fall Semester data

**Based on September population estimate

Source: Blinn College, US Census Bureau, City of College

Table 6: Historic Enrollment, Texas A&M University (1980-2013)

Year	TAMU Enrollment*	% Increase	City Population	% Increase
1980	33,499	-	37,272	-
1981	35,146	5%	-	**4%
1982	36,127	3%	-	**4%
1983	36,846	2%	-	**4%
1984	36,827	0%	-	**4%
1985	35,675	-3%	-	**4%
1986	36,570	3%	-	**4%
1987	39,079	7%	-	**4%
1988	39,163	0%	-	**4%
1989	40,492	3%	-	**4%
1990	41,171	2%	52,456	**4%
1991	40,997	0%	53,100	1%
1992	41,710	2%	53,742	1%
1993	42,524	2%	54,738	2%
1994	42,018	-1%	57,043	4%
1995	41,790	-1%	58,892	3%
1996	41,892	0%	60,440	3%
1997	41,461	-1%	61,646	2%
1998	43,389	5%	63,852	4%
1999	43,442	0%	65,797	3%
2000	44,026	1%	67,890	3%
2001	44,618	1%	72,020	6%
2002	45,083	1%	75,752	5%
2003	44,811	-1%	78,309	3%
2004	44,435	-1%	80,214	2%
2005	44,578	0%	81,930	2%
2006	45,380	2%	84,116	3%
2007	46,542	3%	86,982	3%
2008	48,039	3%	90,897	5%
2009	48,702	1%	93,450	3%
2010	49,129	1%	94,817	1%
2011	49,861	1%	96,610	2%
2012	50,227	1%	97,929	1%
2013**	53,786	7%	99,755	2%

* Based on Fall Semester data

** Average annual Increase based on 1980 and 1990 Census

***Based on September population estimate

Source: Texas A&M University, US Census Bureau, City of

College of Engineering's enrollment to 25,000 students (currently 11,000) by 2025, was announced earlier this year. The University's growth is greater than was projected in the 2009 Comprehensive Plan.

Ethnicity and Race

The City of College Station has a relatively homogenous population in regards to racial diversity and ethnicity (See 'City of College Station Race and Ethnicity' (2000 and 2010)). The majority of the people in College Station consider themselves to be Caucasian. That percentage has remained steady according to the most current available data from the US Census Bureau's 2000 and 2010 estimates. The most notable boost in population representing a race was that of the Asian and Hispanic demographic. Due to changes in the Census, it is difficult

Table 7: City of College Station Race and Ethnicity (2000 & 2010)

Race/Ethnicity	2000	2010	Numerical Change	Percent Change
White	54,673	72,502	17,829	24.6%
Black	3,968	6,383	2,415	37.8%
Asian	4,951	8,576	3,625	42.3%
Hispanic	6,759	13,165	6,406	48.7%
All other races	3,672	4,361	689	15.8%

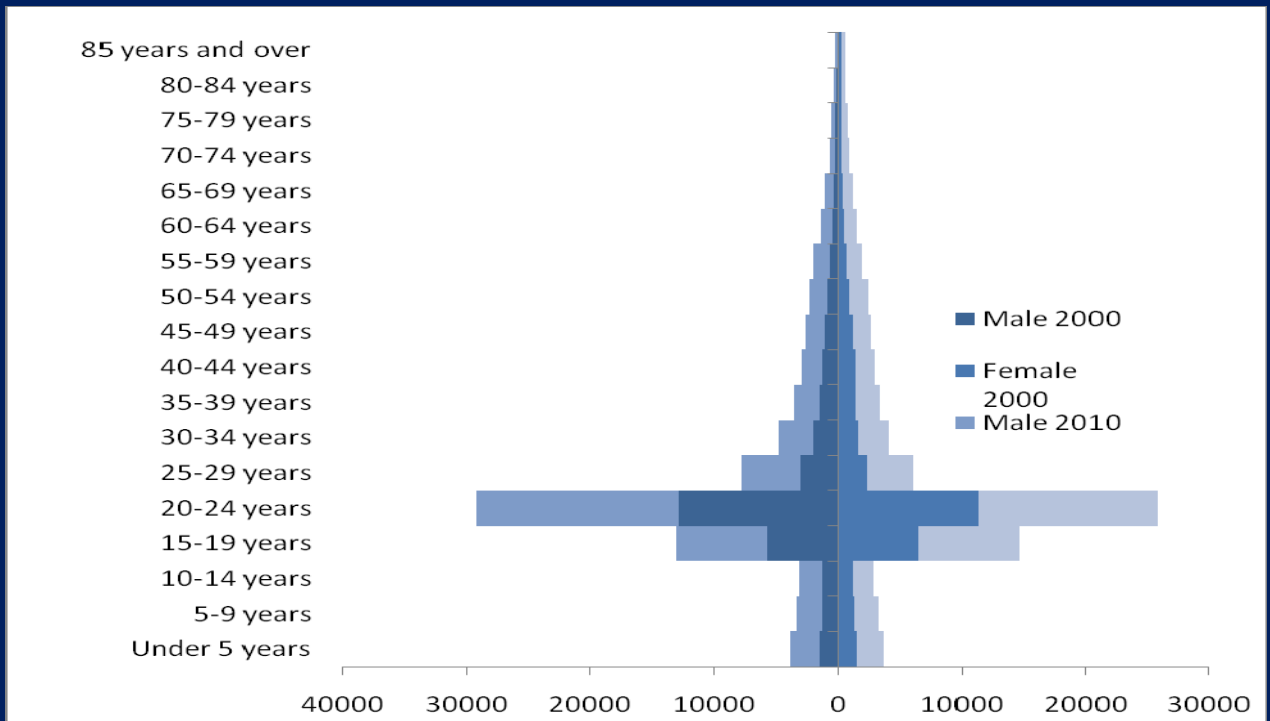
Source: US Census Bureau - 2000 and 2010 Census

reporting for persons with multiple race backgrounds, therefore, this comparison has not been included.

Age Groups

The median age in the City of College Station is 22.3 years old according to the 2010 estimate from the US Census Bureau, (see College Station Age Distribution, 2010 and 2000) an increase of 0.4 years from the 2000 Census. The relatively young age of the City's population is due to the large number of college-aged students that live in the City. Comparatively, the median age in the City of Bryan is 29.4 years old. The

increase in the median age of College Station is most likely due to the increase in retirees relocating to College Station. The City's senior population (65 years and older) grew from 3.6% to 4.7% between 2000 and 2010 according to the Census. As the Baby Boomer generation continues to age, it is likely that the City of College Station will continue to see an increase in the population age 50 and older, while maintaining relatively stable school-aged and college-aged populations.

Graph 1: College Station Age Distribution, 2008 and 2000

Source: US Census 2000; 2010

Household Size and Composition

Based on 2010 Census data, the average household size in College Station is 2.38 people, an increase from the 2000 Census estimate of 2.32 persons per household. The 2010 estimated average family size is 2.97, a

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slight decrease from the 2000 Census estimate of 2.98. Based on the 2011 American Community Survey provided by the Census Bureau, the average household size for both Brazos County and Texas is 2.84.

In 2010, there were an estimated 35,037 households in College Station, out of which 20.4% were family households with children under 18 living with them, 31.2% were married couples living together, and 57.5% were non-families. Households with individuals under 18 made up 21.6% of all households and 8.7% were residents 65 years of age or older, living alone.

Table 8: Household Size & Composition College Station (2000, 2010, 2011)

Type	2000		2010		2011	
	Number	Percent	Number	Percent	Number	Percent
Total Households	24,691	100%	35,037	100%	31,743	100%
Family Households	10,368	42.0%	14,889	42.5%	14,897	46.9%
With own children under 18 years	5,192	21.0%	7,151	20.4%	8,469	26.7%
Married-couple family	7,954	32.2%	10,936	31.2%	10,673	33.6%
With own children under 18 years	4,043	16.4%	5,222	14.9%	6,019	19.0%
Male householder, no wife present	N	N	1,346	4.0%	1,320	4.2%
With own children under 18 years	N	N	394	1.2%	397	1.3%
Female householder, no husband present	1,678	6.8%	2,693	7.7%	2,904	9.1%
With own children under 18 years	967	3.9%	1,558	4.4%	2,053	6.5%
Nonfamily households	14,323	58.0%	20,148	57.5%	16,846	53.1%
Householder living alone	6,691	27.1%	9,642	27.5%	8,724	27.5%
Householder 65 years and older	589	2.4%	1,009	2.9%	996	3.1%
Households with individuals under 18 years	5,477	22.2%	7,585	21.6%	8,729	27.5%
Households with individuals 65 years and over	1,665	2.4%	3,031	8.7%	2,454	7.7%
Average household size	2.32		2.38		2.68	
Average family size	2.98		2.97		3.16	

Source: US Census Bureau - 2010 Census, 2011 American Community Survey

Housing

College Station has seen steady housing growth since 2000 (See Housing Market, College Station-Bryan Area). Single-family construction has been relatively constant since 2009, with an average of 488 new single-family units (attached and detached) added per year. The multi-family segment of the new housing stock has been much more variable with a high of 572 new multi-family units added in 2009 and a low of 32 units added in 2010 (see New Residential Units, Cities of Bryan & College Station (2001-2013)). Based on Census Bureau estimates, College Station added 11,172 housing units between 2000 and 2010. Comparatively,

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Table 9: Housing Market, College Station-Bryan Area

Year	Total Sales	Average Price	Median Price	Average Listings/Month	Average Month's Inventory
2000	1,356	\$ 118,440	\$ 104,500	560	4.9
2001	1,458	\$ 131,125	\$ 117,400	710	6.1
2002	1,601	\$ 131,550	\$ 116,200	768	6.0
2003	1,876	\$ 135,958	\$ 124,000	992	7.0
2004	2,117	\$ 138,008	\$ 122,450	1,157	6.9
2005	2,221	\$ 144,867	\$ 132,100	1,165	6.4
2006	2,580	\$ 152,633	\$ 135,150	1,236	6.2
2007	2,514	\$ 160,900	\$ 138,900	1,228	5.7
2008	2,471	\$ 166,800	\$ 144,200	1,202	5.7
2009	2,184	\$ 168,200	\$ 149,500	1,212	5.7
2010	2,011	\$ 174,608	\$ 153,450	1,562	8.7
2011	2,009	\$ 161,250	\$ 151,417	1,606	9.8
2012	2,361	\$ 179,350	\$ 153,567	1,610	8.9
2013 (YTD)	1,820	\$ 185,657	\$ 158,214	1,563	7.5

Source: Texas A&M Real Estate Center

while the City of Bryan has also had a stable increase in the number of housing units added, it has been at a smaller scale than College Station. Between the 2000 and 2010, the City of Bryan added an estimated 4,879 new housing units. Like College Station, Bryan also experienced a spike in multi-family construction in 2011. In that year, College Station added 346 new multi-family units to the housing stock while Bryan added 339.

Based on August 2013 estimates, the average home price in the College Station/Bryan MSA has been steadily rising since 2000. In 2013, the average home price rose to over \$185,657 – up from \$118,400 in 2000. The 2013 median home price is \$158,214. The estimated monthly inventory, or the amount of time estimated to sell the existing stock, is 7.5 months; however, the average monthly inventory since 2000 is 4.9

months.

Table 10: City of College Station Housing Stock by Age

Year Built	Texas	%	Brazos County	%	College Station	%
Built 2005 or later	1,164,724	11.5%	9,579	12.1%	4,469	12.3%
Built 2000 to 2004	1,198,327	11.9%	12,645	16.0%	5,820	16.0%
Built 1990 to 1999	1,536,490	15.2%	17,009	21.5%	8,553	23.5%
Built 1980 to 1989	1,777,696	17.6%	14,433	18.3%	7,024	19.3%
Built 1970 to 1979	1,752,361	17.4%	13,227	16.7%	6,527	18.0%
Built 1960 to 1969	1,001,481	9.9%	4,855	6.1%	2,608	7.2%
Built 1950 to 1959	864,758	8.6%	4,086	5.2%	777	2.1%
Built 1940 to 1949	392,763	3.9%	2,033	2.6%	341	0.9%
Built 1939 or earlier	410,642	4.1%	1,203	1.5%	236	0.6%
Total	10,099,242	100.0%	79,070	100.0%	36,355	100.0%

Source: US Census Bureau - 2011 American Community Survey

With the growing housing market, the total number of sales annually has increased from 1,356 annual sales in 2000 to 2,361 annual sales in 2012. 2006 saw the highest annual sales at 2,580.

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Based on 2011 projections from the Texas A&M Real Estate Center, the average rent per square foot in College Station and Bryan multi-family units is \$0.88 compared to \$0.92 for the Texas metro average.

Age of Housing Stock

The City of College Station has a relatively new housing stock. Approximately 71% of housing units in College Station were built after 1980 compared to 68% in Brazos County and 56% for the State of Texas. See City of College Station Housing Stock by Age for a breakdown of current housing units by age.

Table 11: College Station Occupancy Rates—All Housing Types (1990, 2000, 2010, 2011)

	Occupancy	Occupied	Vacant	Total
2011	Number	31,743	4,612	36,355
	Percent	87%	13%	100%
2010	Number	33,477	2,578	36,055
	Percent	93%	7%	100%
2000	Number	24,691	1,363	26,054
	Percent	95%	5%	100%
1990	Number	17,878	1,967	19,845
	Percent	90%	10%	100%

Source: US Census Bureau - 1990, 2000, 2010 Census, 2011 American Community Survey

Appraised Value

The total appraised value for all property in the City of College Station is over \$7.3 billion (2013 Certified Tax Roll, Brazos County Appraisal District). Residential properties make up \$3.5 billion dollars in valuation while commercial properties make up the next largest segment of appraised property at \$2.3 billion. The remainder is largely made up of vacant and agricultural land valued at \$1.2 billion.

Table 12: College Station Population by Housing Type

Housing Type	2000		2010		2011	
	Number	Percent	Number	Percent	Number	Percent
Total Units	26,008	100.0%	36,055	100.0%	36,355	39.2%
Single-family detached	8,796	33.8%	15,038	41.7%	14,237	5.9%
Single-family attached	1,374	5.3%	2,674	7.4%	2,130	7.8%
2-4 units	5,694	21.9%	5,216	14.5%	6,708	18.5%
5-9 units	2,899	11.1%	2,867	8.0%	3,462	9.5%
10 or more units	6,776	26.1%	9,649	26.8%	4,262	11.7%
Mobile Home	469	1.8%	611	1.7%	946	2.6%

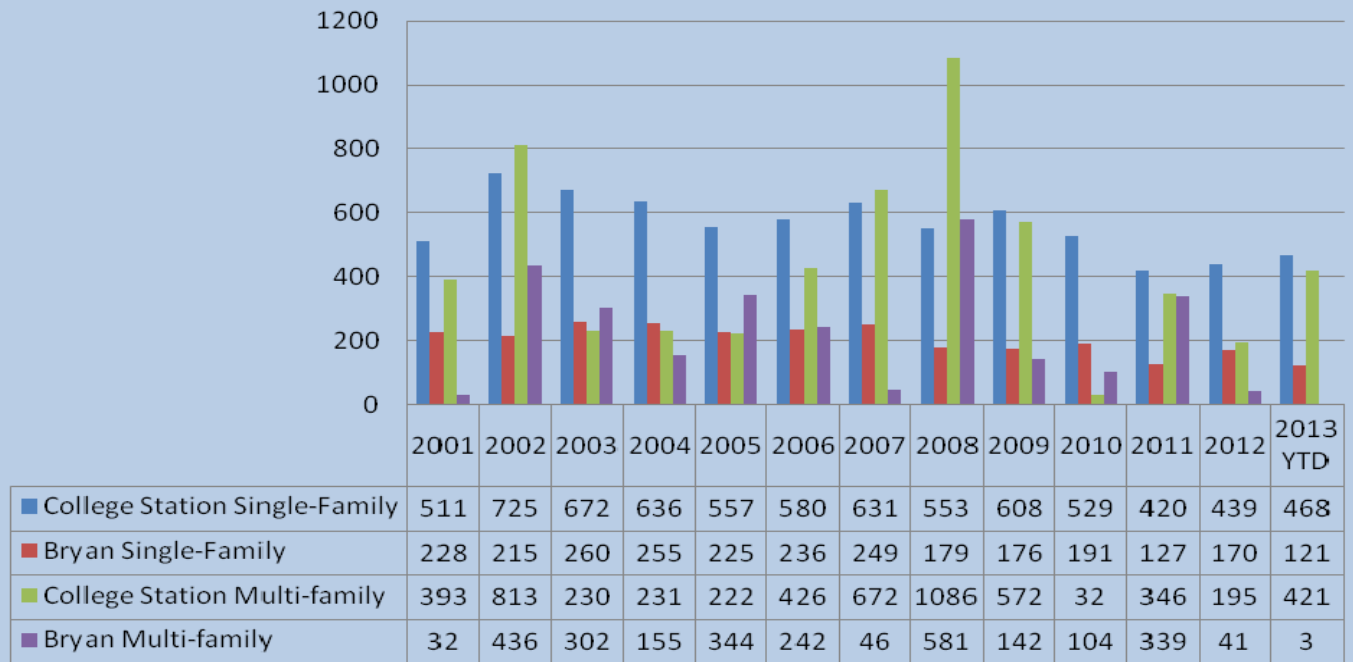
Source: US Census Bureau - 2000, 2010 Census and 2011 American Community Survey

Occupancy and Tenure

The 2010 Census estimates the occupancy rate in College Station to be 94.1%, consistent with the 2000 estimate of 94.8%. Estimates for multi-family occupancy for the end of the 1st quarter in 2012, was 93.3% for all multi-family units (Texas Real Estate Center, 2012 College Station-Bryan Market Report).

According to 2010 Census data, approximately two-thirds of the occupied housing units in College Station are renter occupied (66.8%). Owner-occupied housing makes up a smaller percentage of the occupied housing stock (33.2%). Approximately 11% of the City's population lived in group quarters, including both public and private dormitories and Greek housing.

The City of College Station also tracks rental property through its Rental Registration program, which has 6,928 single-family and duplex units

Graph 2: New Residential Units, Cities of Bryan & College Station (2001-2013 YTD)


registered as of September 2013. The registered rental properties account for approximately 40% of the City of College Station's single-family and duplex units based on 2011 American Community Survey data.

Income

Based on 2011 American Community Survey, (see Household Income Distribution, College Station (1990-2011)) the per capita income for the City of College Station in 2011 was \$18,232, down from 2008's estimate of \$20,425. In 2008, the median family income was \$57,135 and the median household income was \$27,648. According to the 2011 American Community Survey, 31.7% of College Station households has an income of more than \$50,000.

Income statistics include University students that may have little or no income; because of this, median household income is very low. Similarly, the population reported

below the poverty line is not likely representative because of the "low-income" University population. The College Station Independent School

Table 13: Household Income Distribution, College Station (2011)

Income	Number	Percent
Less than \$10,000	7,791	24.5%
\$10,000 to \$14,999	2,286	7.2%
\$15,000 to \$24,999	4,210	13.3%
\$25,000 to \$34,999	3,565	11.2%
\$35,000 to \$49,999	3,565	11.8%
\$50,000 to \$74,999	3,749	10.3%
\$75,000 to \$99,999	3,259	7.1%
\$100,000 to \$149,999	2,260	8.7%
\$150,000 to \$199,999	2,760	2.5%
\$200,000 or more	809	3.3%
Total	31,743	100.0%

Source: US Census Bureau - 2011 American Community Survey Data

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District classifies over 36.4% of their students as “Economically Disadvantaged” for the 2012-2013 school year, meaning they qualify for the “free and/or reduced lunch” program (CSISD). The percentage of students eligible for this program has increased from 31.4% in 2010.

ECONOMIC DEVELOPMENT**Employment****Table 14: Total Non-Farm
Employment, CS-B MSA
(2003-2013)**

YEAR	EMPLOYMENT	% CHANGE
2003	96,120	
2004	97,790	1.7%
2005	98,748	1.0%
2006	98,345	-0.4%
2007	98,692	0.4%
2008	102,042	3.4%
2009	106,194	4.1%
2010	109,087	2.7%
2011	108,387	-0.6%
2012	107,740	-0.6%
2013*	107,541	-0.2%

Source: US Bureau of Labor Statistics

*As of July 2013

According to the 2011 American Community Survey, educational attainment in College Station is very high compared to State averages. Only 6.7% of the population 25 years and older did not have a high school degree, compared to 19.3% for the State of Texas. Additionally, over 51% of College Station's residents have a college degree. Employment in the College Station-Bryan Metropolitan Statistical Area (MSA) has been growing at an average of 1.3% over the past ten years. The growth was steady between 2003 and 2008, spiked in 2009 and has leveled off in the last few years (see Table 14). Texas A&M University, the College Station Independent School District, Bryan Independent School District, Reynolds & Reynolds, the City of College Station, Sanderson Farms, and St. Joseph Regional Hospital are the top employers located in College Station-Bryan MSA.

Unemployment

The most recent statistics available from the Texas Workforce Commission show an unemployment rate of 6.1% (July 2013) within the City of College Station-Bryan MSA and a median of 5.6% between January and July of 2013. This is up slightly from 2012, but continues to be lower than the Texas and National rates (6.7% and 10.3% in July 2013, respectively). Between 2003 and 2013, the rates have ranged between a low of 3.8% and a high of 6.1% (see Table 15). Unemployment in College Station is relatively low, in large part because of the significant role Texas A&M University plays in the local economy.

Travel Time

The average commute to work for College Station residents takes 17.1 minutes according to the 2012 American Community Survey. This is up fractionally from 2010 (17.0 minutes) and a jump from 2000 (14.5 minutes). However, this continues to be significantly less than the average commute to work (in 2012) in Texas (25.1 minutes) and nationally (25.7 minutes). In 2012, the percentage of College Station residents that had a commute time of less than 30 minutes increased 2.7% from 2010 to 89.2%. Only 5.5% of the College Station population experiences a commute time of 45 minutes or longer; a 0.7% increase

**Table 15: Annual
Unemployment, CS-B
MSA (2003-2013)**

YEAR	RATE	% CHANGE
2003	5.0%	
2004	4.5%	-10.0%
2005	4.2%	-6.7%
2006	4.1%	-2.4%
2007	3.8%	-7.3%
2008	4.1%	7.9%
2009	5.7%	39.0%
2010	6.6%	15.8%
2011	6.5%	-1.5%
2012	5.7%	-12.3%
2013*	6.1%	7.0%

Source: US Bureau of Labor
Statistics

*As of July 2013

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from 2010. Additionally, in 2012, College Station ranked second in the State of Texas in regards to people walking (5.2%) and biking (3.3%) to work.

Property Tax

The certified Taxable Assessed Values for 2013 are \$6.2 billion, a 4.82% increase over 2012. Taxable Assessed Value has steadily increased from \$2.7 billion to \$6.2 billion between 2003 and 2013, representing a 129% increase.

College Station's property tax rate is very competitive and among the lowest in the State for cities with a population between 50,000 and 100,000. The FY2014 property tax rate is set at 42.5958¢ per \$100 of assessed value, down 10.8% from FY2003 (See Table 16). By comparison, the property tax rate for the City of Bryan is 62.9999¢ per \$100 of assessed value. When combined with all taxing entities, including the College Station Independent School District, College Station property owners pay \$2.23 per \$100 of assessed valuation.

Table 16: Property Tax Rates (2003-2012)

FISCAL YEAR	TAX RATE	% CHANGE	PROPERTY TAX REVENUE	% CHANGE
2003	0.4777		\$ 13,441,000	
2004	0.4653	-2.6%	\$ 14,668,641	9.1%
2005	0.4640	-0.3%	\$ 15,888,475	8.3%
2006	0.4394	-5.3%	\$ 16,646,519	4.8%
2007	0.4394	0.0%	\$ 18,573,309	11.6%
2008	0.4394	0.0%	\$ 20,670,112	11.3%
2009	0.4394	0.0%	\$ 22,769,699	10.2%
2010	0.4394	0.0%	\$ 24,745,344	8.7%
2011	0.4475	1.8%	\$ 24,333,373	-1.7%
2012	0.4380	-2.1%	\$ 24,978,388	2.7%
2013	0.4307	-1.7%	\$ 25,542,690	2.3%
2014	0.4260	-1.1%	\$ 26,629,760	4.3%

Source: City of College Station: Comprehensive Annual Fiscal Report for Fiscal Year Ended September 30, 2012

Sales Tax

College Station experienced \$2.34 billion in gross sales receipts in 2012, up 4.5% from 2011 (see Table 17). Between 2002 and 2012, there has been an average 2.8% increase in gross sales. Based on the latest complete data available, College Station saw \$23,978 per capita in gross sales in 2012, a 4.5%

Table 17: Gross Sales Tax Per Capita, College Station (2002-2012)

YEAR	GROSS SALES	TAXABLE	POPULATION	PER CAPITA	
2002	\$ 1,381,037,844	\$ 752,427,945	75,752	\$ 18,231.04	
2003	\$ 1,479,870,892	\$ 784,770,022	78,309	\$ 18,897.84	
2004	\$ 1,588,469,656	\$ 848,886,886	80,214	\$ 19,802.90	4.8%
2005	\$ 1,689,609,054	\$ 914,415,687	81,930	\$ 20,622.59	4.1%
2006	\$ 1,765,533,087	\$ 955,094,010	84,116	\$ 20,989.27	1.8%
2007	\$ 1,984,415,024	\$ 1,045,731,297	86,928	\$ 22,828.26	8.8%
2008	\$ 2,126,312,535	\$ 1,105,627,680	90,897	\$ 23,392.55	2.5%
2009	\$ 2,057,564,712	\$ 1,052,105,672	93,450	\$ 22,017.81	-5.9%
2010	\$ 2,056,963,046	\$ 1,061,991,799	93,857	\$ 21,915.93	-0.5%
2011	\$ 2,216,447,512	\$ 1,108,733,940	96,603	\$ 22,943.88	4.7%
2012	\$ 2,359,311,985	\$ 1,184,728,779	97,888	\$ 24,102.16	5.0%

Texas Comptroller's Office

increase from 2011. Approximately \$1.18 billion of the gross sales in 2012 were subject to the City's sales tax. In FY2013 sales tax revenues increased approximately 7.3% over sales tax received in FY2012. Another 1.9% growth, over FY2013, is projected for FY2014.

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Table 18: Sales Tax Revenue (2003 – 2015)

FISCAL YEAR	SALES TAX REVENUE	% CHANGE
2003	\$ 13,780,639	
2004	\$ 14,957,697	8.5%
2005	\$ 15,445,404	3.3%
2006	\$ 16,752,174	8.5%
2007	\$ 18,077,973	7.9%
2008	\$ 19,822,906	9.7%
2009	\$ 19,438,179	-1.9%
2010	\$ 19,328,578	-0.6%
2011	\$ 20,292,871	5.0%
2012	\$ 21,498,319	5.9%
2013*	\$ 23,011,841	7.0%
2014*	\$ 23,495,000	2.1%
2015*	\$ 24,400,000	3.9%

City of College Station: Comprehensive Annual Fiscal Report for Fiscal Year Ended September 30, 2012 & 2013-2014 Proposed Annual Budget

*Estimated

The current City sales tax rate is 1.5% of a total 8.25% sales tax, and generated approximately \$23.1 million in FY2013—a 7.3% increase from FY2012. The City sales tax revenue is expected to total \$23.5 million in FY2014 (see Table 18). Sales tax accounts for 41% of the City's general fund revenues and is projected to steadily grow to over \$24.4 million by 2015 (College Station 2013-2014 Approved Annual Budget).

As reported by the Brazos Central Appraisal District in August 2013, there was approximately 4.87 million square feet of retail space in the City of College Station, which translates to 49.04 square foot per capita. Retail space includes stand-alone retail outlets, markets, Post Oak Mall, shopping centers, etc. Comparatively, the national average is 46.6 sq. ft. per capita based on analysis conducted by the International Council of Shopping Centers.

Utilizing data collected from the Brazos Central Appraisal District, it is estimated that approximately \$4.46 in sales tax revenue is collected per square foot of retail space; a steady

\$0.35 increase over FY2010.

Table 19: CS-B Travel Impacts (2002-2012)

YEAR	SPENDING*		EARNINGS*	EMPLOYMENT	TAX RECEIPTS*	
	TOTAL	DESTINATION**			STATE	LOCAL
2002	\$ 267.4	\$253.2	\$59.7	4,213	\$17.2	\$4.4
2003	\$ 275.0	\$261.4	\$61.4	4,135	\$17.5	\$4.4
2004	\$ 300.0	\$285.4	\$65.0	4,178	\$18.6	\$4.8
2005	\$ 339.9	\$323.1	\$71.3	4,413	\$20.3	\$5.3
2006	\$ 362.0	\$344.7	\$73.3	4,378	\$21.2	\$5.6
2007	\$ 399.6	\$381.8	\$81.0	4,661	\$23.0	\$6.5
2008	\$ 431.5	\$413.5	\$85.4	4,648	\$24.0	\$7.0
2009	\$ 384.9	\$369.0	\$88.0	4,823	\$23.2	\$6.8
2010	\$ 400.8	\$383.7	\$88.4	4,738	\$23.4	\$6.7
2011	\$ 413.8	\$396.6	\$93.9	4,803	\$22.9	\$6.9
2012	\$ 422.4	\$404.5	\$89.2	4,512	\$23.5	\$7.6

Office of the Governor- Economic Development and Tourism

*MILLIONS

**DOES NOT INCLUDE AIR TRANSPORT

<http://www.deanrunyan.com/TXTravelImpacts/TXTravelImpacts.html>

Tourism

There are many sights and attractions in and around College Station. As home of Texas A&M University, the George H.W. Bush Presidential Library, and several unique entertainment districts and venues, including the Northgate district and Wolf Pen Creek, visitors can experience

any number of activities.

According to the Office of the Governor - Economic Development and Tourism, the College Station-Bryan MSA saw 3.62 million persons visit the area, spending a total of 6.81 million person days in 2012. Additionally, it is

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projected that College Station-Bryan MSA, saw \$442.4 million in travel expenditures, supported 4,512 jobs with a payroll of \$89.2 million, and generated \$6.6 million in local taxes in 2012 (see Table 19). In 2012, the MSA was ranked 12th out of the 26 MSAs and Metropolitan Divisions (MD) in Texas for total person days spent in the College Station-Bryan MSA (Office of the Governor).

Hotel/motel taxes collected in College Station-Bryan totaled \$4.4 million in FY2013, up 20.5% compared to FY2012, indicating a healthy tourism market. A spike in the hotel occupancy rate can be seen during Texas A&M home football games and NCAA Championships, including competitions such as men's baseball and women's basketball, held on campus. In 2012, Texas A&M officially joined the Southeastern Conference (SEC) and attendance to athletic events increased nearly 98,000, a 15% increase over the 2011 levels (Texas A&M University News & Information Services). Texas A&M's Division of Finance found that, especially with the University's move to the SEC, visitors stayed in the Bryan-College Station area longer and spent more money.

Additionally, College Station is home to several major events throughout the year that generate a bulk of our tourism dollars including both National and International Fire Schools held at the Brayton Fire Training Field; USA/ASA Fast Pitch National Championships; PrimeTime Sports Texas State 7 on 7 Football Championships; as well as smaller, regional events such as World Fest, Duck Jam and Ziegfest. College Station has enjoyed increasing tax revenues from an increasing number of room nights sold (see Table 20). As seen in Table 7, the local occupancy rate has risen slightly between 2011 and 2012. However, the College Station-Bryan MSA continues to outpace the State's occupancy (66%) thus far in 2013 by 5.4%.

Table 20; Hotel Data, College Station (2003-2012)

FISCAL YEAR	HOTEL TAX REVENUE	ROOM NIGHTS SOLD	OCCUPANCY RATE
2003	\$ 2,120,015.00	505,499	62.7%
2004	\$ 2,191,429.00	516,469	64.0%
2005	\$ 2,306,928.00	543,077	63.7%
2006	\$ 2,671,417.00	584,941	57.9%
2007	\$ 2,980,250.00	663,354	65.0%
2008	\$ 3,585,512.00	691,160	66.2%
2009	\$ 3,574,649.00	621,089	58.9%
2010	\$ 3,387,041.00	610,432	58.0%
2011	\$ 3,558,042.00	614,384	62.4%
2012	\$ 3,643,887.00	630,216	62.7%

Source: Comprehensive Annual Fiscal Report for Fiscal Year Ended September 30, 2012 & Texas A&M Real Estate Center

LAND USE

The City of College Station Future Land Use & Character Map (see Figure 5) consists of a variety of land uses that, when used in conjunction with the Community Assets and Images Map and the Concept Map, collectively form the preferred pattern of land development. The Future Land Use & Character Plan was adopted as a part of the Comprehensive Plan in 2009. Figure 6 depicts the land uses that existed when the future

Table 21: Future Land Use & Character

Designation	Acres in City	% of Total	Acres in ETJ	% of Total	Total Acres	% of Total
Neighborhood Conservation	1,425.98	4.61%		0.00%	1,425.98	1.03%
Rural	3.29	0.01%	83,680.70	77.76%	83,684.00	60.40%
Estate	3,413.67	11.04%		0.00%	3,413.67	2.46%
Restricted Suburban	4,007.13	12.96%	267.96	0.25%	4,275.09	3.09%
General Suburban	2,419.09	7.82%	595.43	0.55%	3,014.51	2.18%
Urban	2,826.74	9.14%	254.08	0.24%	3,080.82	2.22%
Urban Mixed Use	378.73	1.22%		0.00%	378.73	0.27%
General Commercial	772.07	2.50%	0.06	0.00%	772.13	0.56%
Suburban Commercial	916.02	2.96%	48.61	0.05%	964.63	0.70%
Business Park	845.16	2.73%	832.05	0.77%	1,677.22	1.21%
Institutional/Public	608.24	1.97%	55.14	0.05%	663.37	0.48%
Texas A&M University	4,729.39	15.29%		0.00%	4,729.39	3.41%
Natural Areas - Protected	1,094.45	3.54%	10.44	0.01%	1,104.89	0.80%
Natural Areas - Reserved	4,858.74	15.71%	21,370.34	19.86%	26,229.08	18.93%
Redevelopment Areas	629.68	2.04%		0.00%	629.68	0.45%
Water	44.39	0.14%	263.99	0.25%	308.38	0.22%
Utilities	63.86	0.21%		0.00%	63.86	0.05%
Medical Use	1,076.33	3.48%		0.00%	1,076.33	0.78%
Village Center	223.70	0.72%		0.00%	223.70	0.16%
Wellborn Business Park	74.71	0.24%		0.00%	74.71	0.05%
Wellborn Commercial	46.03	0.15%		0.00%	46.03	0.03%
Wellborn Estate	109.30	0.35%		0.00%	109.30	0.08%
Wellborn Estate - Open		0.00%	19.90	0.02%	19.90	0.01%
Wellborn Preserve	93.18	0.30%	18.10	0.02%	111.28	0.08%
Wellborn Preserve - Open	24.44	0.08%		0.00%	24.44	0.02%
Wellborn Restricted Suburban		0.00%	74.85	0.07%	74.85	0.05%
Wellborn Rural	223.64	0.72%	120.56	0.11%	344.20	0.25%
Wellborn Suburban	19.01	0.06%		0.00%	19.01	0.01%
TOTALS	30,926.96	100.00%	107,612.21	100.00%	138,539.17	100.00%

NOTE: The total area of the combined City limits and 5-mile ETJ is approximately 146,188.18 acres. The total area in the land use categories is 138,539.17 acres. The difference is within street and highway rights-of-way (7,649.01 acres, or roughly 5.2% of the overall area).

Totals down to decimal place level may vary slightly due to rounding.

*ETJ refers to the future 5-mile Extraterritorial Jurisdiction

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land uses and characters were developed.

The following sections will address the unique land use conditions that currently exist in College Station and its Extraterritorial Jurisdiction (ETJ).

Planned Land Uses

Based on the City's current Comprehensive Plan, Table 21 lists the planned land uses and the approximate acreage of each use designation, both within the City limits and the ETJ, as of October 2013. While the City does not have control over land use outside of the City limits, the land use designation for properties in the ETJ exists to reflect the City's desire for the future land use of those areas.

In order to provide for market flexibility, College Station's Comprehensive Plan has several designations that allow for development of multiple land uses. For example, the General Suburban designation is primarily for single-family residential development, but also

Table 22: Existing Land Uses (June 2010)

	USE	City Only	
		Acres	Percent
Residential	SINGLE-FAMILY RESIDENTIAL (detached and attached)	5,968.28	20.74%
	RURAL (large lot residential)	1,622.37	5.64%
	DUPLEX RESIDENTIAL	378.63	1.32%
	MULTI-FAMILY RESIDENTIAL	1,186.15	4.12%
	GROUP QUARTERS (nursing home, private dorm, etc)	65.96	0.23%
	MOBILE/MANUFACTURED HOME	145.58	0.51%
	TOTAL	9,366.98	32.55%
Commercial	COMMERCIAL RETAIL	1,028.56	3.57%
	COMMERCIAL OFFICE	301.34	1.05%
	COMMERCIAL OTHER	99.29	0.35%
	TOTAL	1,429.19	4.97%
Industrial	COMMERCIAL-INDUSTRIAL (warehousing, distribution)	107.14	0.37%
	LIGHT INDUSTRIAL	143.64	0.50%
	TOTAL	250.78	0.87%
Public	PUBLIC FACILITIES (COCS, CSISD, Library, etc.)	807.26	2.81%
	SEMI-PUBLIC FACILITIES (religious institutions, hospitals)	338.95	1.18%
	TOTAL	1,146.21	3.98%
Texas A&M University	TEXAS A&M UNIVERSITY	5359.992905	18.63%
	TOTAL	5,359.99	18.63%
Other	AGRICULTURAL	568.5611571	1.98%
	UNDEVELOPED	8149.279529	28.32%
	STORMWATER DETENTION	69.7961037	0.24%
	COMMON SPACE	125.2903892	0.44%
	PARK SPACE	1,656.38	5.76%
	GREENWAY/FLOODPLAIN	523.0358578	1.82%
	TRANSPORTATION/UTILITIES	131.3058198	0.46%
	TOTAL	11,223.64	39.00%
	TOTAL	28,776.79	

allows for development of townhomes and commercial under certain circumstances. Because of this, acreages of planned uses are estimated.

The largest planned land use for the City is 'Residential.' Approximately 49% of the City is planned to be developed for residential uses of varying density, ranging from lower density single-family uses to residential units included in vertical mixed-use developments. Another large planned use is 'Natural Areas.' Much of this land will remain undeveloped due to natural constraints, such as floodplain. The least utilized land use designation inside the City limits is 'Rural.' Rural is the most common designation in the ETJ, with almost 78% of the ETJ carrying this designation.

Existing Land Uses

Table 22 is an inventory of existing land uses in College Station, as of October 2013. Existing land uses are those currently developed within the City. While the existing land use designations are not identical to the Comprehensive Plan land use designations, general observations can be made using the two tables.

The Comprehensive Plan designates approximately 49% of the City's land area to residential uses in varying densities. Based on current land use information, approximately 33% of the land in College Station is developed for residential uses. The Comprehensive Plan designates approximately 10% of its land area for commercial uses, and approximately 6% of the City is currently developed as commercial. One reason for the difference in planned and developed area is the large amount of land in the City that is currently undeveloped, but that holds a land use designation in the Comprehensive Plan for future development. As adequate infrastructure becomes available and properties are ripe for development over the 20-year planning horizon, the discrepancy between the existing and proposed land uses will lessen.

Residential Uses

College Station offers a variety of housing types for its residents. The Future Land Use & Character Map designations for residential development include Estate, General Suburban, Neighborhood Conservation, Restricted Suburban, Rural, Urban Mixed-Use, and Urban, which includes any housing type with attached units, such as duplexes and apartments. As previously stated, the designations allow for flexibility in land use, so acreages of planned uses are estimated. Comparing the planned and the existing land uses (Tables 21 and 22), over 49% of the land in the City limits has been planned for residential uses and approximately 33% has been developed.

The majority of the residential land planned within the City is designated as Restricted Suburban and Estate, both exclusively single-family designations (Table 22). Estate is described in the Comprehensive Plan as

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having average 20,000 square foot lots and Restricted Suburban is described as having average 8,000 square foot lots.

Commercial

Just over half of the land area that has been planned for commercial uses has been developed for such uses. The Future Land Use & Character Plan calls for approximately 3,256 acres (or roughly 10% of the City) of commercial land use in the City, including Business Park, General Commercial, Suburban Commercial, Village Center, Wellborn Commercial, Wellborn Business Park and Urban Mixed Use designations. Because of the flexibility of the Plan, commercial can also be developed on properties designated as General Suburban, Urban, and Urban Mixed Use, in certain circumstances. Approximately 1,680 acres have been commercially developed, the majority of it for retail commercial uses that cater to the general population and attract regional sales tax dollars.

Redevelopment

The College Station Future Land Use & Character Plan has designated over 630 acres of land for Redevelopment. Areas designated for Redevelopment include properties along the Texas Avenue corridor, between Harvey Road and the northern City limits, properties within the Northgate district, properties located along the Harvey Road corridor, and properties located southeast of the intersection of George Bush Drive and Wellborn Road (F.M. 2154). The Comprehensive Plan calls for redevelopment of these areas because it is anticipated that a change in land use and character requires some form of direct market intervention by the City, including City-initiated rezoning, capital expenditures, or incentives such as an expedited review process. Other properties are expected to redevelop as well, but will likely experience a change in use based on market opportunities alone.

Two major rehabilitations have occurred along Texas Avenue since 2000—Central Station (formerly Culpepper Plaza) located on Texas Avenue, between Dominik Drive and Harvey Road (2006), and Texas Avenue Crossing (formerly Redmond Terrace) at the southwest corner of George Bush Drive and Texas Avenue (2002). These redevelopment projects included the rehabilitation of existing retail buildings and parking lots. Recent redevelopment projects along Texas Avenue include Northpoint Crossing (formerly the Plaza Hotel) into a mixed-use apartment complex located at the northwest corner of Texas Avenue and University Drive, and Home 2 Suites, a five-story hotel located north of the Northpoint Crossing development, behind the Hampton Inn on Texas Avenue.

Many of the redevelopment activities within the Northgate area include

residential units for the student population. 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 decade, the City has invested over \$30 million in the area's infrastructure. This investment has supported and is expected to continue to support redevelopment of the area.

Since 2012, the Northgate area has seen several major redevelopments, including Rise at Northgate, a 17-story apartment building with ground floor retail located between University Drive and Church Avenue. Located just north of Rise, across Church Avenue, is The Stack, a four-story apartment complex with ground floor retail that is a phased redevelopment of the University Square shopping center (Formerly Albertsons and Hurricane Harry's). Additional redevelopment consisting of a multi-story apartment complex is occurring in Northgate on Texas A&M University System property from South College Avenue to Dogwood Street.

Comprehensive Plan Amendments

The Unified Development Ordinance (UDO) was adopted by the City Council in June 2003 and, consistent with the Local Government Code, requires that all zoning map amendments (rezoning) be in compliance with the Comprehensive Plan. Since the adoption of the Comprehensive Plan in 2009, five applications for Future Land Use & Character Map amendments have been made to the City Council for their consideration. Of those, one amendment was approved, one was denied, and three are currently in review. The approved amendment to the Future Land Use & Character Map converted an infill tract of just over six acres from General Commercial and Natural Areas to Urban for a multi-family development. Additionally, as part of the Annual Review of the Comprehensive Plan, a 1.3 acre tract located along Earl Rudder Freeway was re-designated from General Suburban to Suburban Commercial.

As part of the City's Neighborhood, District, and Corridor planning efforts, the City has adopted five neighborhood plans that have amended the Future Land Use and Character Map. In total there have been 29 land use redesignations, including eight in the Central College Station Neighborhood Plan, seven in the Eastgate Neighborhood Plan, three in the Southside Area Neighborhood Plan, nine in the Wellborn Community Plan, and two in the South Knoll Area Neighborhood Plan.

In addition to the City's Neighborhood Planning effort, the City has partnered with the College Station Medical Center and other stakeholders to create the Medical District Master Plan, a focused healthcare and wellness district. This plan focuses on the general area around State Highway 6 and Rock Prairie Road and encompasses

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approximately 1,700 acres. The Medical District includes the College Station Medical Center and Scott & White Hospital. Changes to the Land Use and Character Map includes the creation of new land uses (Medical Use and Village Center), as well as the redesignation of much of the General Commercial and General Suburban land uses that were originally called for in the area.

Platting Activity

Growth and platting activity during the early years of College Station reflects the influence of Texas A&M University as the physical, economic, and social center of the City. Maps depicting the platting activity during this time show that the general pattern of development was focused almost completely along the corridors surrounding the University. This pattern of development continued into the 1960s. During this same time, the City began to see development in the ETJ with the platting of Harvey Hillside and Windwood subdivisions, but the majority of platting activity was still localized around the University and within the City limits.

After 1970, development began to move further south, and with increasing frequency, outside of the City limits. New development was occurring along the edges of the community during the 1970s and was located primarily around Harvey Mitchell Parkway (FM 2818). The 1980s also saw expansion of the City and development activity, but mainly around the previously developed areas. By the 1990s, development was as far south as Arrington Road, with the beginning of the Indian Lakes Subdivision.

Since 1990, development has continued to move south towards the City limits, past Greens Prairie Road/William D. Fitch Parkway (State Highway 40), and includes the Castlegate, Pebble Creek and Creek Meadows Subdivisions, and continued development of the ETJ. Between 2000 and June 2010, the City processed plats for over 9,000 lots with nearly 18% of those being in the ETJ. From 2010 to September 2013, the City processed plats for over 1,700 lots, with approximately 7.5% being in the ETJ. ETJ platting peaked in 2004, when over one-quarter of the lots platted that year were in the ETJ. These trends are depicted in Figure 7 below.

Extraterritorial Jurisdiction

The College Station Extraterritorial Jurisdiction (ETJ) has experienced a significant amount of development in the last several years. Much of that growth has stemmed from the subdivision of large, primarily agricultural, properties for urban-density residential development. This type of development outside of the City limits has altered the land use patterns and influenced growth trends in the ETJ. In light of this trend, which has been seen across the State, the Texas legislature recently enacted a State law addressing the preservation of agricultural land

during the municipal annexation process. This has resulted in the potential (owner-determined) protection of 3,734 acres (on 46 tracts) of agricultural land over the next 7-10 years through the City's non-annexation development agreements (see Figure 8).

College Station adopted a policy in 2006 stating water and sewer utility services will not be available to properties outside of the City limits without a petition for annexation. The policy provides that the City Council may grant exceptions through inter-local agreements for economic development, or for health and safety reasons. Several exceptions allowing for the extension of City sewer have been approved in the ETJ.

A combination of field survey and Brazos County Appraisal District information was used to record the land uses, as shown in Figure 9. The land use classifications are those used by the Brazos County Appraisal District. The intensity of uses in the ETJ is greater than the Comprehensive Plan anticipated, but the City cannot regulate land use outside of its City limits.

Annexation

Since incorporation in 1938, the City of College Station has taken an active role in annexing property into its City limits. College Station has added approximately 32,000 acres since incorporation. Between 1938 and 1960, the areas primarily surrounding Texas A&M University were brought into the City limits. At the time of incorporation, the City's ETJ extended one mile beyond the City limit line. As a result of population growth beyond 25,000 residents, the ETJ line was extended to two miles beyond the City limits in 1974. By 1980, the City had expanded along Earl Rudder Freeway (State Highway 6) down to Greens Prairie Road, currently referred to as William D. Fitch Parkway. When the City's population reached 50,000 residents in the 1980's, the ETJ was extended to 3.5 miles beyond the City limits (except as otherwise determined by agreement).

Annexations since 1990 have expanded the City limit lines further east along Carter Creek and south and west along Wellborn Road, where the City limits currently exist today. The City's ETJ may expand to five miles beyond the City limits when the population reaches 100,000, which is anticipated in 2013.

In 2006, the City began the process to create an annexation program for land under the exempt status, according to the Texas Local Government Code. The Texas legislature enacted a State law to preserve agricultural land and protect it from municipal annexation. As a part of the law, the City is required to offer development agreements 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

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undeveloped. The City has entered into development agreements on approximately 3,416 acres of agricultural land initially proposed for annexation. On March 29, 2008, the City annexed approximately 1,526 acres of property with exempt status, increasing the City size to 49.6 square miles. In 2009 the City entered into non-annexation development agreements on 289 acres (and in 2010, 7 acres were released from the non-annexation development agreement upon petition for annexation) for a total of 3,698 acres (on 43 tracts). In 2010, the City added approximately 60 acres to the City by petition for annexation. In 2011, the City entered into three non-annexation development agreements on 35.9 acres (for a total of 3,734 acres on 46 tracts) and annexed approximately 649 acres of property with exempt status, increasing the current size of the City to 32,510 acres or 50.8 square miles.

Figure 5
City of College Station
Comprehensive Plan
Land Use Plan

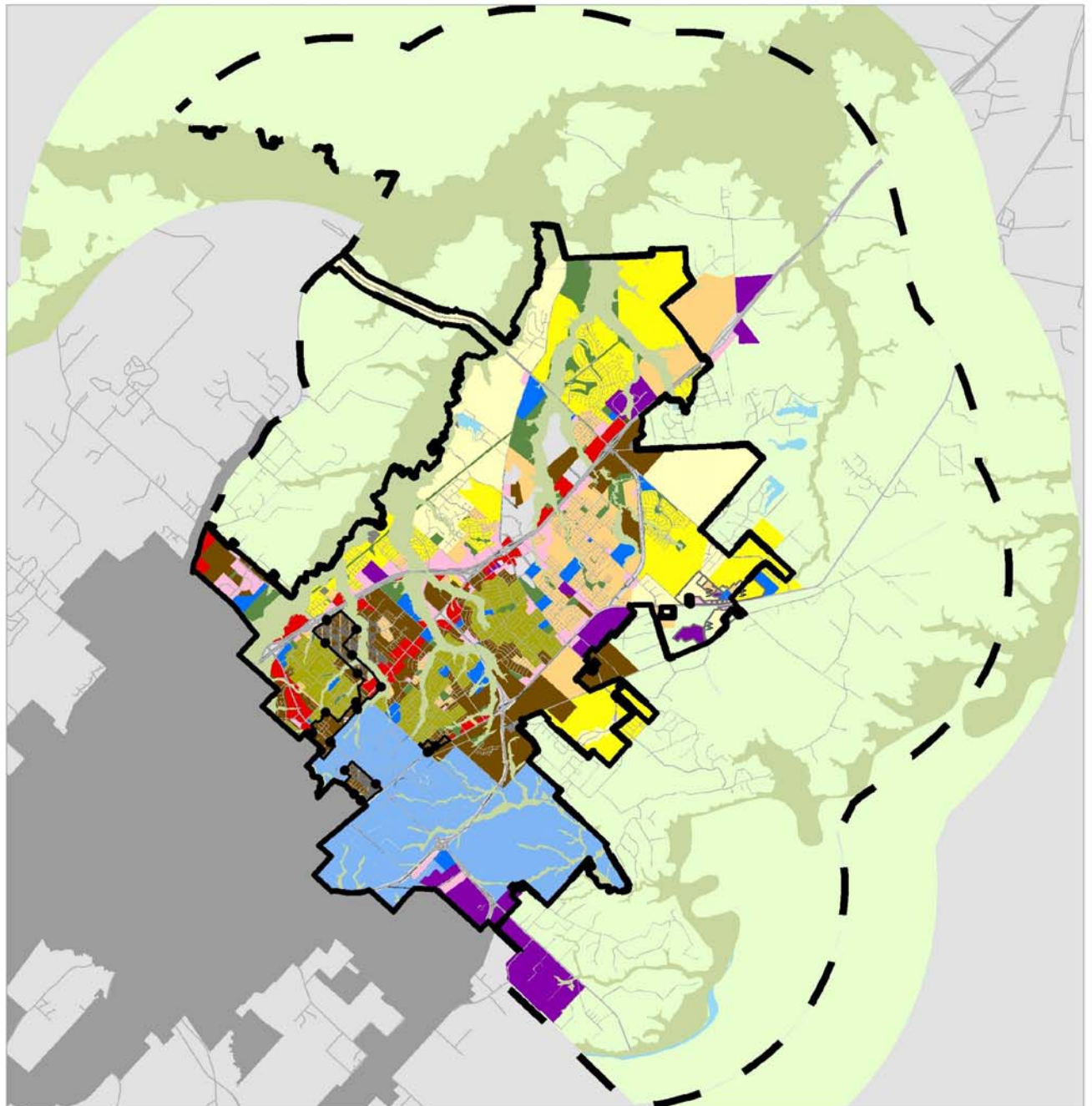


Figure 6
City of College Station
Existing Land Uses

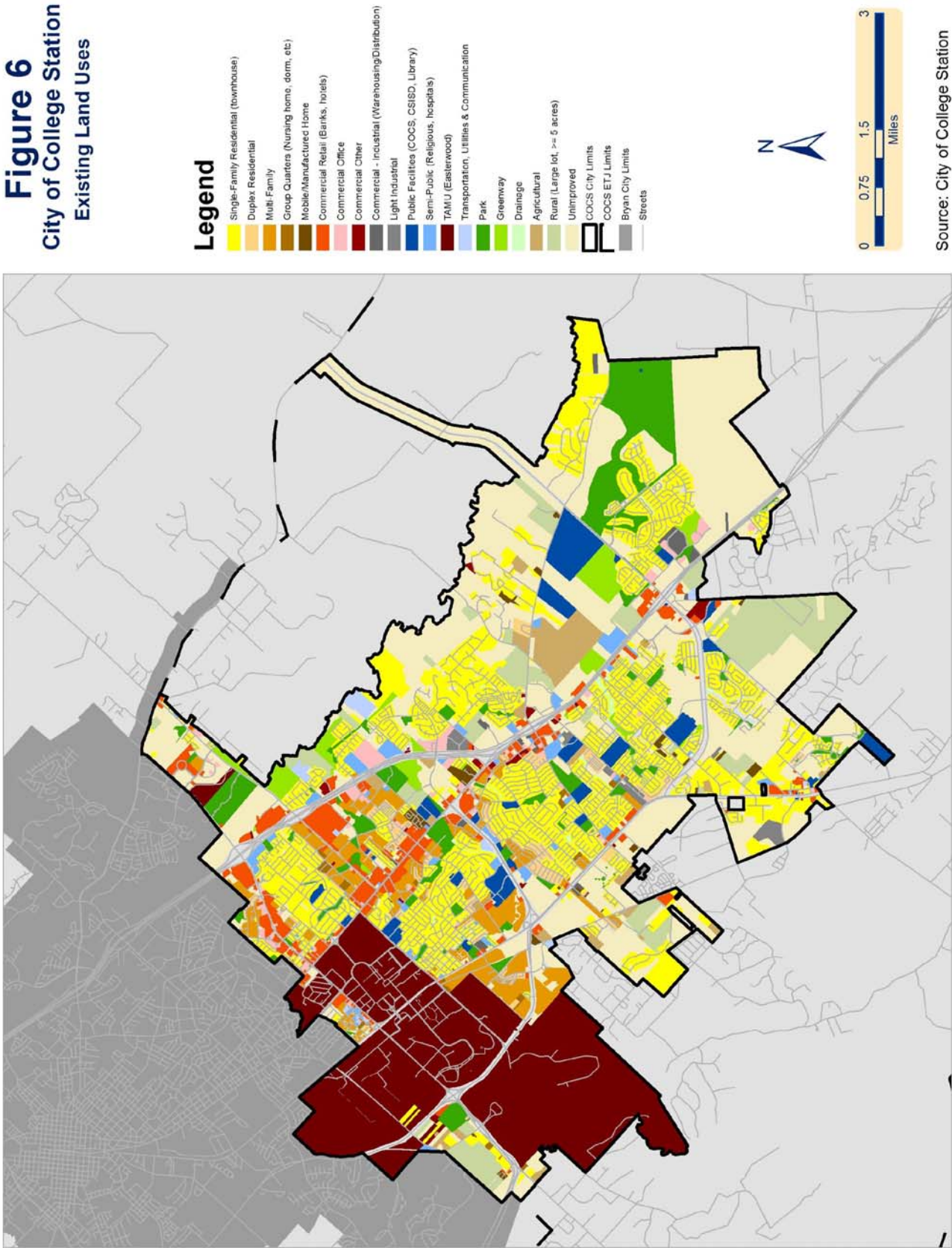


Figure 7
City of College Station
Platted Growth

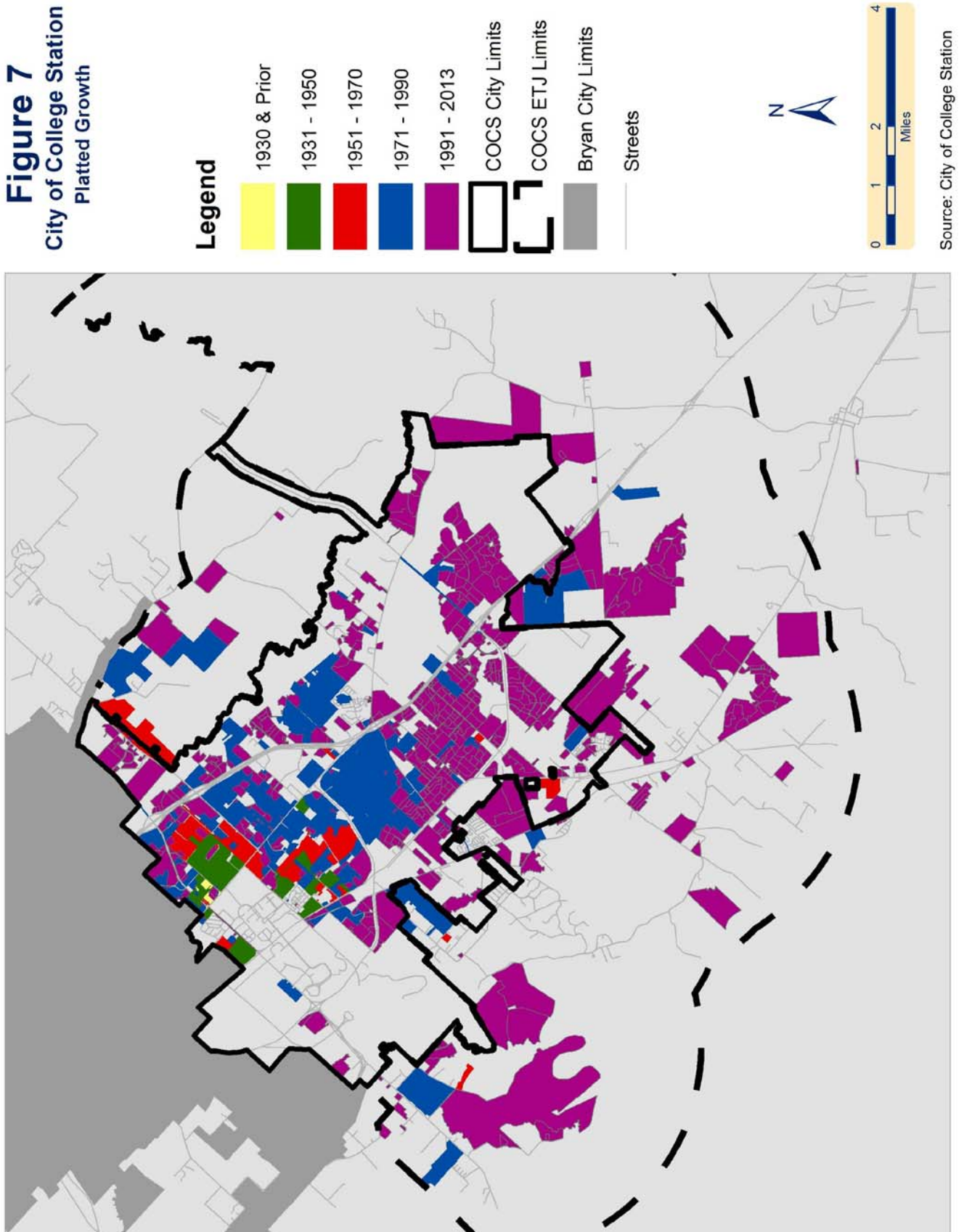


Figure 8
City of College Station
Non-Annexation
Development Agreements

- Legend**
- Development Agreements
 - COCOS City Limits
 - COCOS ETJ Limits
 - Bryan City Limits
 - Streets



Source: City of College Station

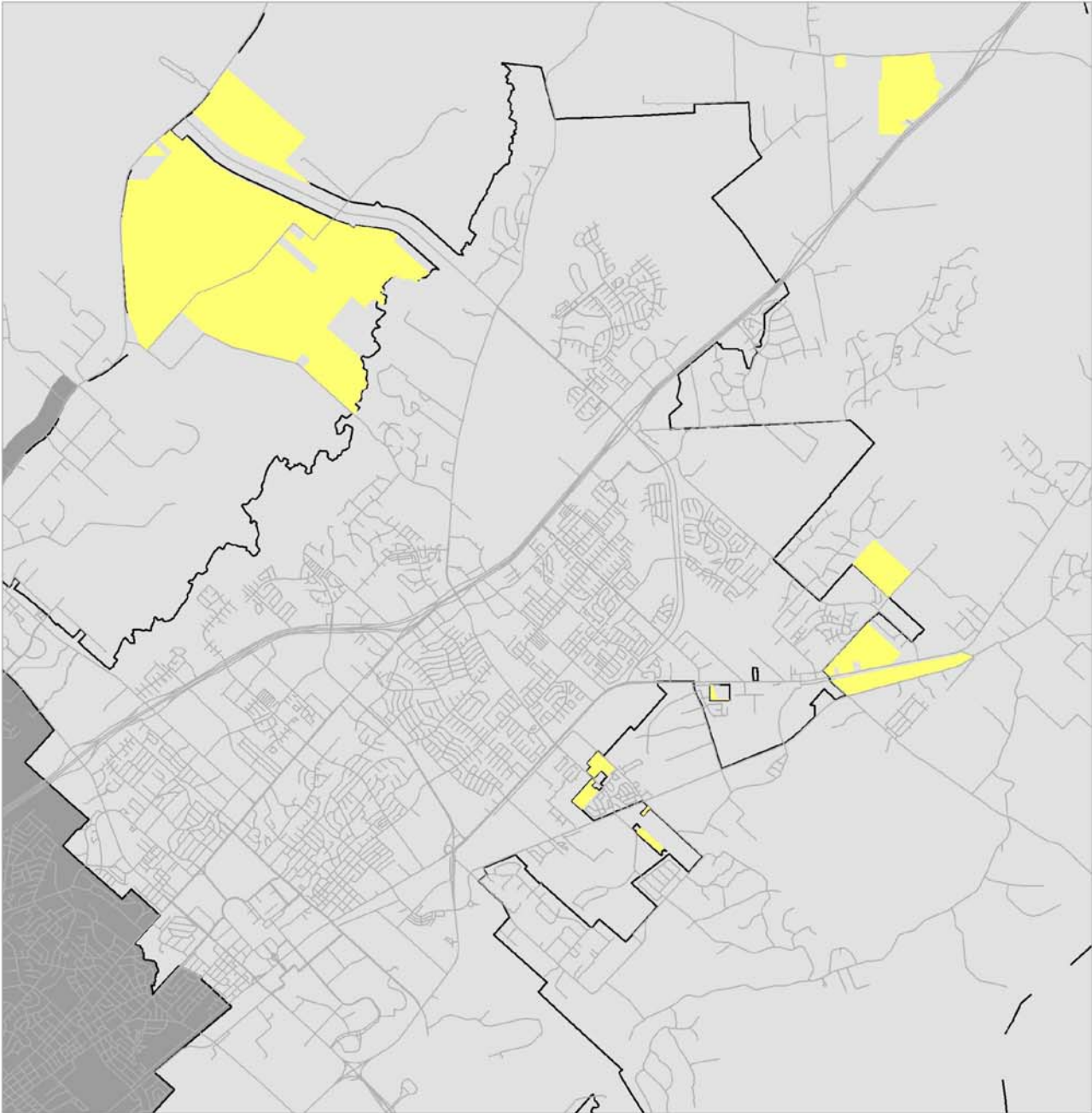
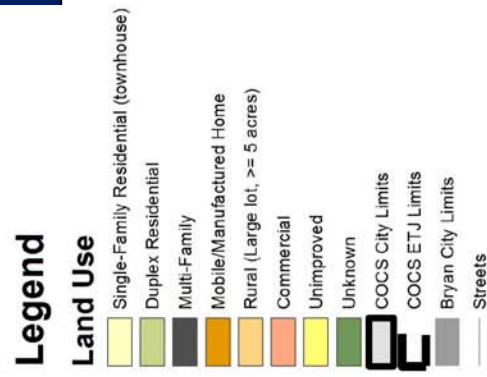
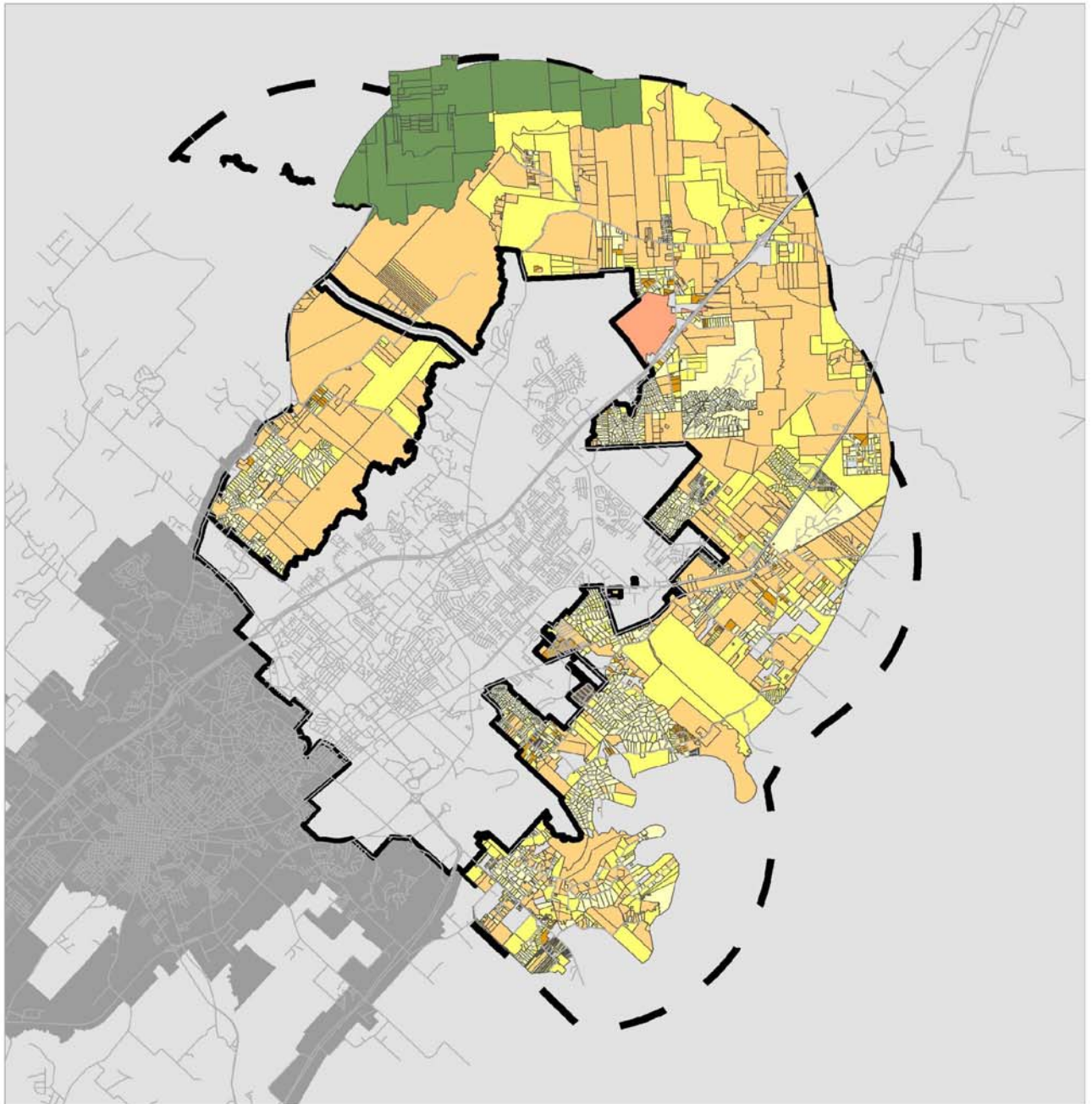


Figure 9
City of College Station
ETJ Existing Land Uses



Source: City of College Station
*Based on 2006 COCS Study



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PUBLIC FACILITIES

Arts

The City of College Station supports the arts and partners with the Arts Council of Brazos Valley in the display of public art. There are currently 22 pieces of public art on display throughout the City, with five being located at the Arts Council of Brazos Valley building located in Wolf Pen Creek on the northeast corner of Dartmouth Street and Colgate Street. The Parks & Recreation Department is responsible for maintenance around public art, but is not for the maintenance the artwork itself. At present, there is only one location in the City that is reserved for future installation of public art - the southwest corner of University Drive and State Highway 6, next to the Scott and White Clinic.

In total, there are over 60 regional not-for-profit arts, culture and heritage affiliate organizations that are represented by the Arts Council of Brazos Valley. The Council supports these organizations by providing funding, technical support, promotional services and partnership building.

From November 2005 to May 2006, the George Bush Presidential Library and Museum provided funding for the “Locomotives on Parade” public art project. Forty-one fiberglass locomotives, sponsored by citizens and local businesses and painted by artists, were located throughout the Brazos Valley. These locomotives were sold at an auction event held at the Museum, and many are still on display at businesses in the Brazos Valley.

Infrastructure

Electric

The primary electric provider in College Station is College Station Utilities (CSU). Presently, they serve more than 36,300 customers. For the year 2012, the average monthly kilowatt hours (KWH) sold for residential customer accounts was 1,037. This translates to a monthly bill of \$135. For commercial customer accounts the average monthly total was 10,217 KWH, which translates to a monthly bill of \$1,225. CSU is a wholesale power purchaser and does not currently have generation capabilities. Power is supplied by American Electric Power from plants located around the State of Texas. Delivery is on the State transmission grid, Electric Reliability Council of Texas (ERCOT).

Public Art in the City of College Station



Photo Credit: City of College Station

There are six electrical substations located in College Station, with another two that are currently in the planning or construction process. These six substations have a capacity of 425 Megavolts (MVA), which is capable of meeting a peak demand of at least 245 MVA, while maintaining emergency backstand capability for the substation transformers. There are approximately 20 miles of 138 Kilovolt (kV) electric transmission lines in College Station. The electric distribution system consists of over 450 miles of lines, with approximately 44% of those being overhead and 56% being underground. The City adopted a policy in 1992 to require that electric lines be installed underground inside new developments and subdivisions. The City has removed overhead electric lines on portions of major corridors, including University Drive, Texas Avenue, Southwest Parkway, and Harvey Road as part of this effort.

CSU has policies for purchasing excess power produced by customers with forms of Distributed Generation, such as solar panels. Rebate programs have been offered to provide incentives for these types of installations.

Other service providers include Bryan Texas Utilities (BTU), A&M Energy, and Entergy. BTU serves the City of Bryan, rural areas of Brazos County, and areas of the City of College Station annexed after 2000. A&M Energy provides service to the Texas A&M University campus and its facilities. Entergy provides service to areas located south of the Texas World Speedway, located east of State Highway 6, approximately three miles south of its intersection with William D. Fitch Parkway.

Water

Local water and wastewater services are primarily through the Water Services Department of College Station Utilities. The water system is rated "Superior" by the State of Texas and has received awards for outstanding operations and maintenance from the Environmental Protection Agency. The "Superior" designation stays in place until such a time that the criteria is not met.

The Water Services Department produces between three to four billion gallons of drinking water per year for consumption, and is capable of producing up to 27 million gallons of drinking water each day. Per capita usage of water is averaged out over several years and for the City of College Station is an average of 151 gallons of water per day, per person (gpcd). Overall water consumption has not steadily increased, but in July 2011, as a result of a drought, record high monthly water consumption was set, and by November the running annual average was at 181 gpcd. The water system includes over 380 miles of water distribution lines, nine groundwater wells, two pump stations, two ground storage tanks and two

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elevated storage tanks. The elevated storage tanks provide an adequate supply of water pressure for use in homes, businesses, and for fire protection within the City.

Water pumped from the nine deep wells, on City-owned land, are located over the Carrizo-Wilcox Aquifer, in the Carrizo, Sparta, and Simsboro Sand formations. The City of College Station currently has well permits pending for two new groundwater wells, with no anticipated date for approval.

Other water utility providers serving the City of College Station and its ETJ, based on Certificate of Convenience and Necessity (CCN) locations, include Wellborn Water Supply, Wickson Creek Special Utility District, and Brushy Water Supply (see Figure 10).

College Station Utilities maintains over 6,000 manholes and a network of over 325 miles of wastewater collection lines. This system carries wastewater to one of two wastewater treatment plants owned and operated by the City of College Station - the Carter Creek Wastewater Treatment Plant (CCWWTP) and the Lick Creek Wastewater Treatment Plant (LCWWTP). The system relies on gravity to move the wastewater and when that is not enough, there are 13 lift stations that pump the wastewater through the network. The Carter Creek WWTP has a treatment capacity of 9.5 million gallons per day and serves the majority of College Station. The Lick Creek WWTP has a treatment capacity of two million gallons per day and treats wastewater from the Pebble Creek subdivision and the growing south side of College Station. Currently, the two treatment plants combined process over 2.55 billion gallons of wastewater per year.

In late summer 2012, the City completed its first reclaimed water system at Veterans Park & Athletic Complex. The reclaimed water is the sustainable use of treated effluent from Carters Creek Wastewater Treatment Park to be used for irrigation, water features, and other non-potable purposes. The high-quality recycled water will save about 25 million gallons of drinking water each year. Future plans include water reuse for irrigation at additional parks, including Central Park. Additionally, the City has rainwater harvesting cisterns at the College Station Utilities Meeting and Training Facility and at Steven C. Beachy Central Park. Both of these sites serve as a demonstration to the public, as well as provide valuable water savings.

Landfill

The Cities of Bryan and College Station joined together in 1990 to create the Brazos Valley Solid Waste Management Agency (BVSWMA). In 2010, BVSWMA, Inc. was formed as a non-profit local governmental

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corporation under a joint agreement between the two cities. BVSWMA, Inc. contracts City of College Station employees to operate the landfill. In July 2011, the former Rock Prairie Landfill reached its capacity and was closed. BVSWMA now operates from the new Twin Oaks Landfill located on 610-acres off of Highway 30 in Grimes County. The Twin Oaks Landfill, a Subtitle D landfill, accepts an estimated 1,000 plus tons of solid waste per day primarily from the seven county region including Brazos, Burleson, Grimes, Leon, Madison, Washington, and Robertson Counties, and Texas A&M University. Because the landfill is the only Type 1 facility between Austin and Houston, it currently accepts solid waste from 19 counties.

The City's Sanitation Division currently operates 25 vehicles, with 10 vehicles utilized for commercial waste collection and 15 vehicles utilized for residential waste collection and recycling. There are plans to add an additional vehicle for residential waste collection and recycling in the near future.

Franchises

Oil and gas pipeline operation in the City is provided by Energy Transfer Company (ETC) Texas Pipeline, LTD. They are responsible for gas gathering and have roughly 31,000 feet of pipeline in the City. Cable television and internet is provided through Suddenlink Communications. Telephone service and internet is also provided by Verizon. Natural gas is distributed by Atmos Energy and College Station is part of their Mid-Tex Service Area. There are 15 total areas in this group, including Dallas, Denton, Round Rock, Waco, Abilene and Wichita Falls.

Induction of new police officers



Photo Credit: City of College Station

Emergency Services

Police

The College Station Police Department is responsible for the protection of life, liberty, and property for people that are within the City limits. It provides these services through various means including: enforcement of criminal laws and ordinances, providing education, recovery of property, animal control, traffic enforcement, and investigation of crimes. Jurisdiction is shared with the Texas Department of Public Safety, Texas A&M University Police Department, Federal law enforcement agencies, the Brazos County Sheriff's Department, and the constables and Justice of the Peace courts having jurisdiction within the City limits of College Station.

The Police Department is divided into three primary divisions: (1) Operations Support Bureau, (2) Field Operations Bureau, and (3) Administrative Services Bureau. The department is comprised of 195 personnel with 131 sworn positions and 64 civilian positions.

The City is divided into three sectors, with each sector under the command of a Police Lieutenant. Each sector is divided into beats with a total of eight beats. A Police Sergeant is assigned to each beat and has primary responsibility for the quality of life and crime issues affecting their assigned beats. This is done to ensure faster response time to citizens' calls for assistance and to make the officers more familiar with an area and its residents.

CSPD received accredited status by the Commission on Accreditation for Law Enforcement Agencies, Inc (CALEA). CALEA was created as a credentialing authority through the joint effort of law enforcement's major executive associations. They examined the department's policy and procedures, management, operations and support services. This is the seventh time CSPD receives this recognition. PD also received

Table 23: Police Incidents, College Station (2011-2012)

	2011	2012	Percent Change
Major Offenses			
Murder	1	4	300%
Rape	34	37	9%
Robbery	30	36	20%
Agg. Assault	61	61	0%
Theft	1,720	1,476	-14%
Vehicle Theft	43	36	-16%
Burglary Total	1,313	931	-29%
Habitation	472	351	-26%
Building	110	160	45%
Vehicle	728	410	-44%
Coin op machine	3	10	233%
Total Major Offenses	3,202	2,581	-19%
Arrests			
Misdemeanor	4,144	3,983	-4%
Felony	469	435	-7%
Total	4,613	4,418	-4%
Citations			
Hazardous	12,267	10,712	-13%
Non-Hazardous	5,921	11,590	96%
Non-Traffic	3,180	3,008	-5%
Warning	21,316	18,597	-13%
Total	42,690	43,907	3%
Accidents			
Major	491	484	-1%
Minor	1,376	1,498	9%
Fatality	6	7	17%
Non-Reportable	341	362	6%
Total	2,214	2,351	6%
Alcohol-Related	76	95	25%

Source: City of College Station

College Station Fire Station #6



Photo Credit: City of College Station

“Accreditation with Excellence” for its effective use of accreditation as a model for the delivery of enhanced public services and management professionalism.

In 2012, 133,538 police incidents were handled. Overall, major crime offenses (Part 1 Crimes) were down 19% from 2011 and arrests were down slightly (4%).

The greatest increases in crimes were in murder, which increased from one offense in 2011 to four in 2012, and in burglary of coin operated machines, which increased from 3 offenses in 2011 to 10 offenses in 2012 (see Table 26).

There are several traffic accident “hot spots” in College Station. The primary six are located at the intersections of University Drive and Wellborn Road, University and College Avenue, University Drive and Texas Avenue, Texas Avenue and Harvey Road, Holleman Drive and Wellborn Road, and Harvey Road near Scarlett O’Hara Drive (see Figure 12).

Fire

The City of College Station Fire Department provides fire suppression, emergency medical response and transport, and special operations response to the 99,840 citizens that are within the 50.8 square miles of the College Station City limits. The Fire Department is divided into three main divisions: (1) Administration, (2) Emergency Response Operations, and (3) the Fire Marshal’s Office. The department is comprised of 137 personnel, of which 123 are shift personnel (EMS and Firefighters).

The primary response area for Emergency Medical Services (EMS) is the City of 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 response area for Fire is the City of College Station and the Texas A&M University campus. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid with Brazos County Volunteers. Mutual aid agreements for both EMS and Fire are in place with Texas A&M EMS, St. Joseph EMS, Texas

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A&M Health and Safety, and the Brayton Fire Training School for times of extreme need.

In 2012, the Fire Department responded to over 6,800 calls for service. This represents a 1% increase over calendar year 2011. Emergency Medical Services-related calls accounted for approximately 68% of these calls. The department strives to achieve a maximum of a 5.5 minute drive time to 90% of all calls. Prior to the opening of Station No. 6 on University Drive, the performance was at 83% and has risen to 87%.

There are currently six fire stations in College Station, five of which are owned by the City (see Figure 13). The Fire stations are located throughout the City at Holleman Drive (Fire Station #1), along Rio Grande (Fire Station #2), along Barron Road (Fire Station #3), at Easterwood Airport (Fire Station #4—owned by Texas A&M/Easterwood Airport), along Rock Prairie Road (Fire Station #5), and along University Drive (Fire Station #6). Fire Station #6 at the intersection of University Drive and Tarrow is the newest facility and was completed in 2012. There are plans for an additional fire station in College Station at Royder Road, just northwest of Greens Prairie Trail.

The College Station Fire Department has an Insurance Service Office (ISO) Public Protection Classification (PPC) of 2. ISO classifies communities from 1 (the best) to 10 (the worst) based on how well they score on the ISO Fire Suppression Rating Schedule. ISO bases this score on a number of factors including training, staffing, number of fire stations, equipment dispatched to fires, equipment on trucks, fire prevention, investigation, fire safety education, construction code enforcement, hydrant maintenance, water supply, and the ability of the 911 center to answer and dispatch calls. Insurance companies use PPC information to establish fire insurance rates for homeowners in the City. A lower rating can result in savings to homeowners in the City due to lower insurance premiums.

Parks and Recreation

The City of College Station provides park and recreational opportunities through the Parks and Recreation Department (PARD), whose mission is “to provide a diversity of facilities and leisure services that are geographically and demographically accessible to our citizens.” The Parks and Recreation Department is responsible for the design, construction, and operation of park facilities and the development and implementation of recreation programs. The Department is comprised of five divisions: (1) Administration, (2) Recreation, (3) Special Facilities, (4)

Wolf Peen Creek Park and Amphitheater



Photo Credit: City of College Station

**Chart 24: College Station Independent School District
Growth (1993-2013)**

School Year	Enrollment (% growth)	School Year	Enrollment (% growth)
1993-1994	6,150 (N/A)	2003-2004	7,900 (2.93)
1994-1995	6,410 (4.23)	2004-2005	8,198 (3.77)
1995-1996	6,545 (2.11)	2005-2006	8,724 (6.42)
1996-1997	6,939 (6.02)	2006-2007	8,835 (1.27)
1997-1998	7,153 (2.82)	2007-2008	9,172 (3.81)
1998-1999	7,194 (0.57)	2008-2009	9,712 (5.89)
1999-2000	7,264 (0.97)	2009-2010	10,061 (3.59)
2000-2001	7,317 (0.73)	2010-2011	10,360 (2.97)
2001-2002	7,424 (1.46)	2011-2012	10,613 (2.44)
2002-2003	7,675 (3.38)	2012-2013	11,029 (3.92)

Source: College Station Independent School District

Parks Operations, and (5) Forestry.

College Station has 57 parks, which total almost 1,356 acres of parkland (see Figure 14). They include 39 neighborhood parks, eight community parks, seven mini-parks, two regional parks, and an arboretum. The two regional parks (Lick Creek Park and Veterans Park) make up 704 acres, accounting for more than half of the City's parkland. In addition, there are two municipal cemeteries totaling 76 acres that are not included in the total acreage. The amount of parkland per 1000 residents is calculated at 13.59 acres. The Parks and Recreation Department is

responsible for over 70 buildings and facilities, including a headquarters at Stephen C. Beachy Central Park, the Lincoln Recreation Center, the Wolf Pen Creek Amphitheater, and a public library. The College Station Larry J. Ringer Library is part of the Bryan-College Station Library system governed by the City of Bryan and operated through an interlocal agreement between the cities of College Station and Bryan.

K-12 Education

The College Station Independent School District (CSISD), one of Texas' fastest growing school districts, serves the majority of residents in the City (see Figure 16). It is comprised of eight elementary schools, two intermediate schools, two middle schools, two high schools and an alternative high school campus (see Figure 15).

As of the last day of the first six weeks in the 2013-2014 school year, there were 11,639 students enrolled in CSISD schools, an increase of 610 students from the previous school year. The School District has grown 4,375 students since 2000. Approximately 35% of all residential addresses within the City have CSISD students.

In recent years CSISD has completed and open several new schools. Greens Prairie Elementary opened in August 2011, located at the intersection of Greens Prairie Trail and Royder Road. The new high school, College Station High School, located at the intersection of Barron Road and Victoria Avenue adjacent to the Sonoma Subdivision, opened in August of 2012.

Currently, the CSISD tax rate is \$1.32 per \$100 valuation. This is an increase of \$0.07 from the previously approved rate. \$1.04 is used for the purposes of maintenance and operation and the remaining \$0.28 is for the purpose of payment of principal and interest on debt.

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There are two other school districts that serve a small proportion of students located within the City of College Station limits and its Extraterritorial Jurisdiction (ETJ). Generally, Bryan ISD serves College Station residents east of Carter Creek and west side of Easterwood Airport. Navasota ISD serves the southernmost portion of College Station's ETJ, just south of Peach Creek.

Higher Education

College Station is home to Texas A&M University—a land-grant, sea-grant, and space-grant institution. It is comprised of 5,200 acres that house more than 100 buildings and a 434-acre research park. Texas A&M University is currently ranked among the nation's top 5 largest universities with a record enrollment of 58,809 students at its campuses. Main Campus (including the College Station Campus and the School of Law with 770 enrolled students), is also at an all time high at 53,672. There are almost 16,000 new students at Main Campus for the fall 2013 semester, a 4% increase over the fall 2012 enrollment of 50,227. Historically, fall enrollment increases at a rate of about 1% each year.

The University has 10 colleges and offers over 120 undergraduate degree programs and more than 240 master's and Ph.D. programs to choose from. Recently, Texas A&M was named No. 2, and the only public university in Texas, among the top 50 national universities in the "Great Schools, Great Prices" category of the 2014 ratings by U.S. News & World Report. Texas A&M University completed its Master Plan in 2004. The Master Plan is intended to provide a strategic and tactical guide for the physical development of the campus over the next 50 years and align that development with the ideals of the Vision 2020 plan set forth by the University.

Also located within the College Station-Bryan MSA is one of four Blinn Community College campuses. This college is located in Bryan and holds classes for over 12,700 students. Blinn College offers three types of education programs: transfer, technical, and workforce. More students transfer from Blinn to Texas A&M University than to any other college.

Statue of Sul Ross and the Academic Building at Texas A&M University



Photo Credit: Casey Morris from www.flickr.com

Figure 10
City of College Station
Water Certificates of
Convenience and Necessity

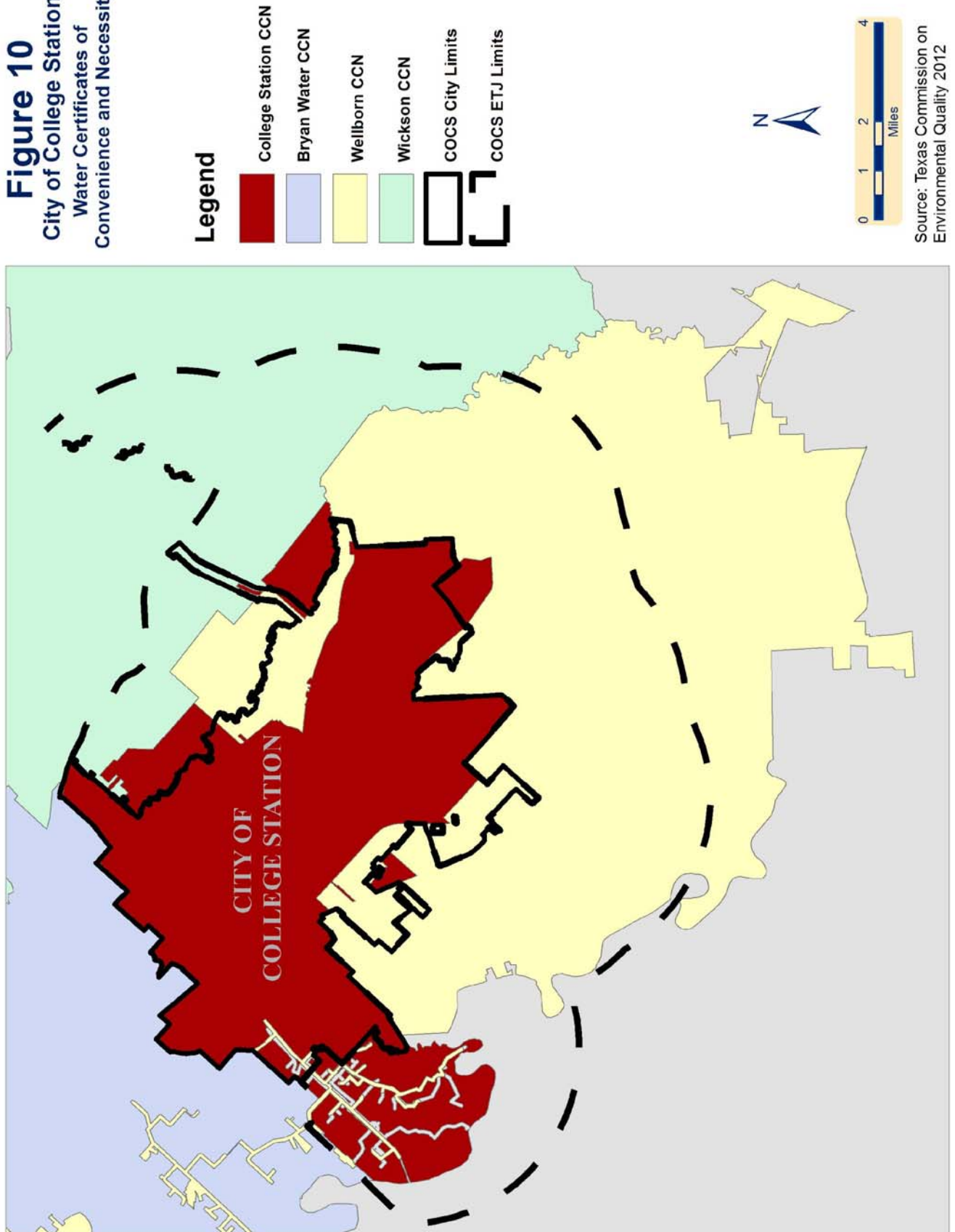


Figure 11
City of College Station
Police Department
2013 Primary Beats

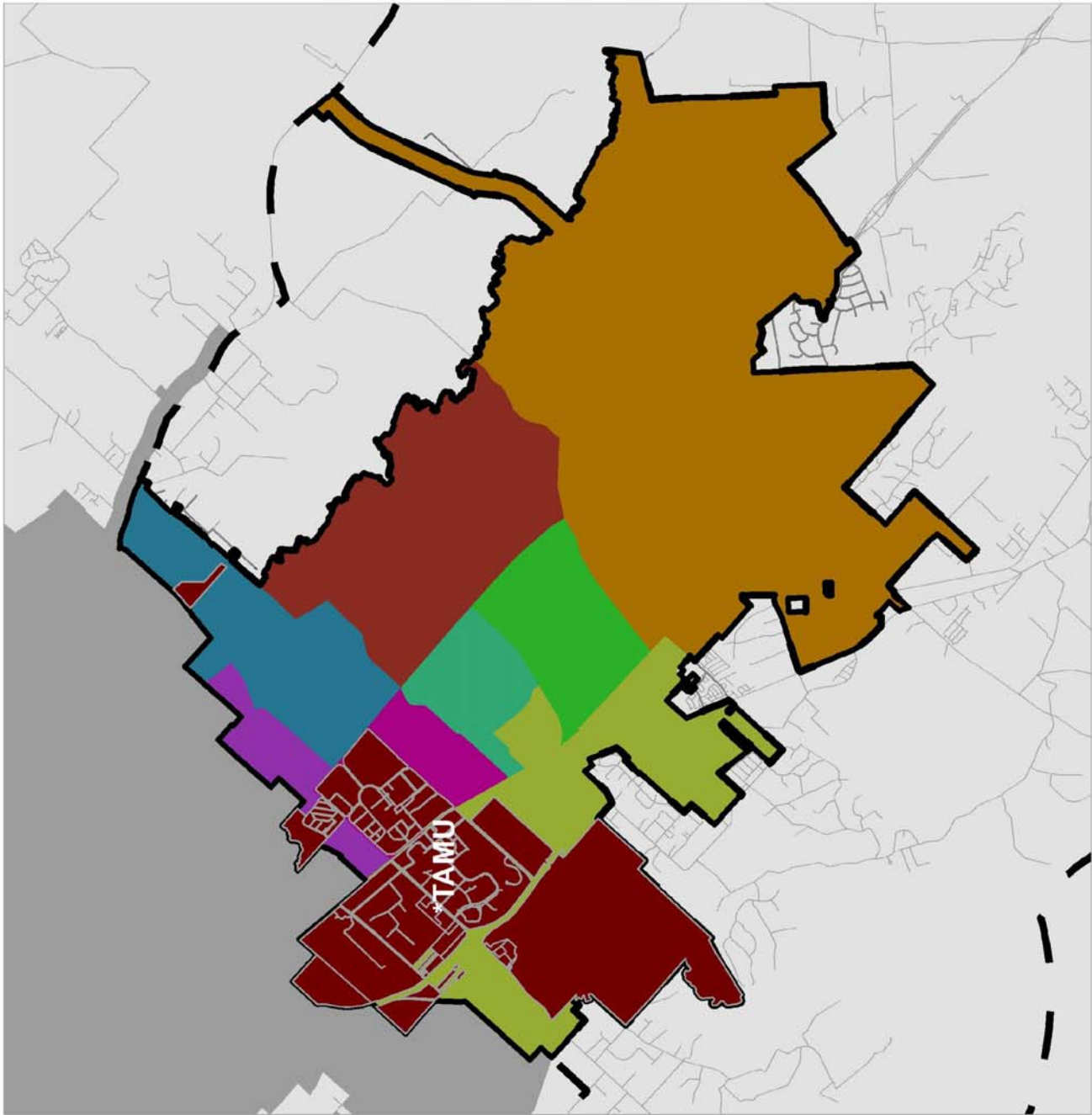


Figure 12
City of College Station
Traffic Accident Hot Spots
2012

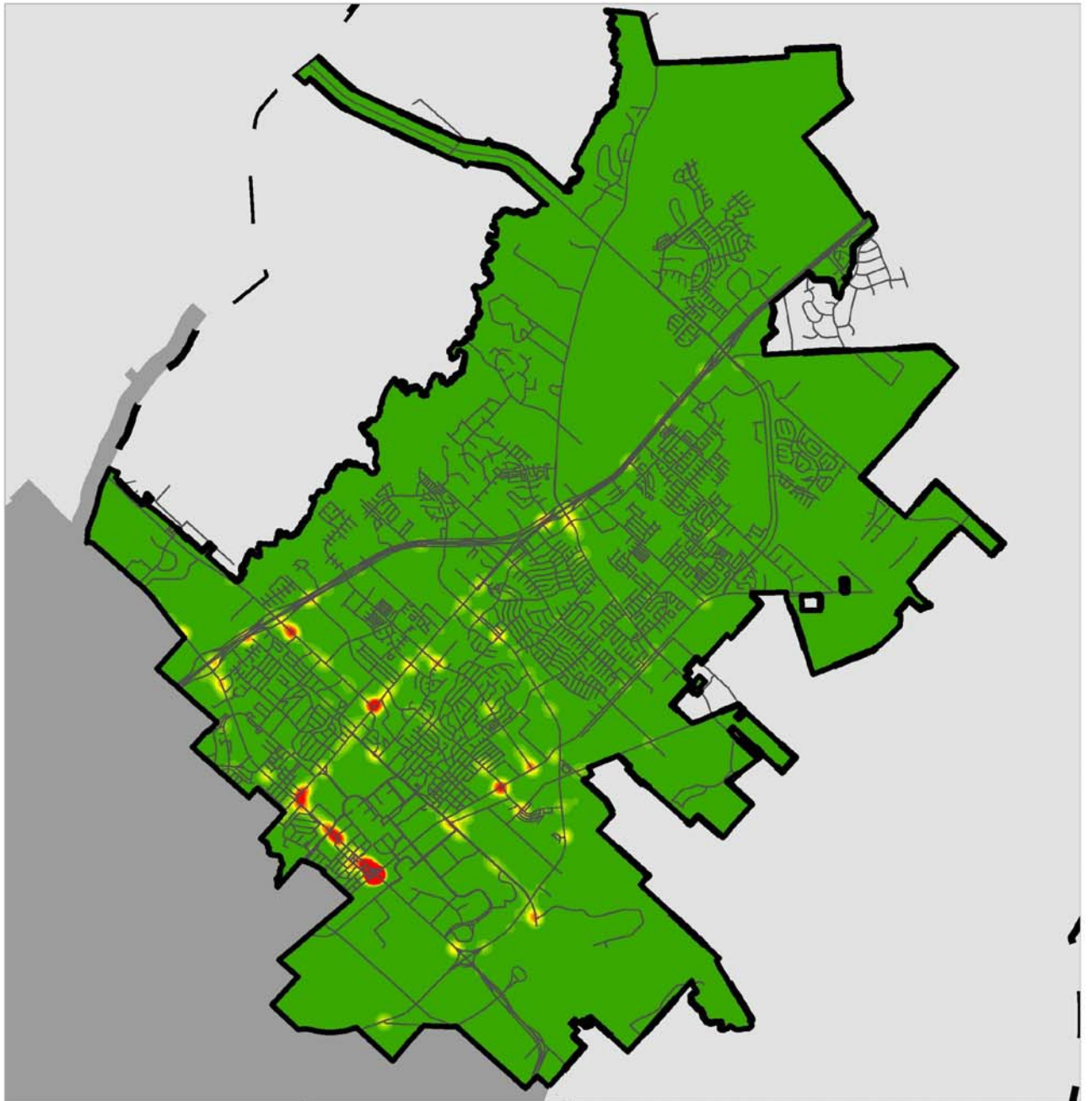


Figure 13
City of College Station
Fire Stations & Districts

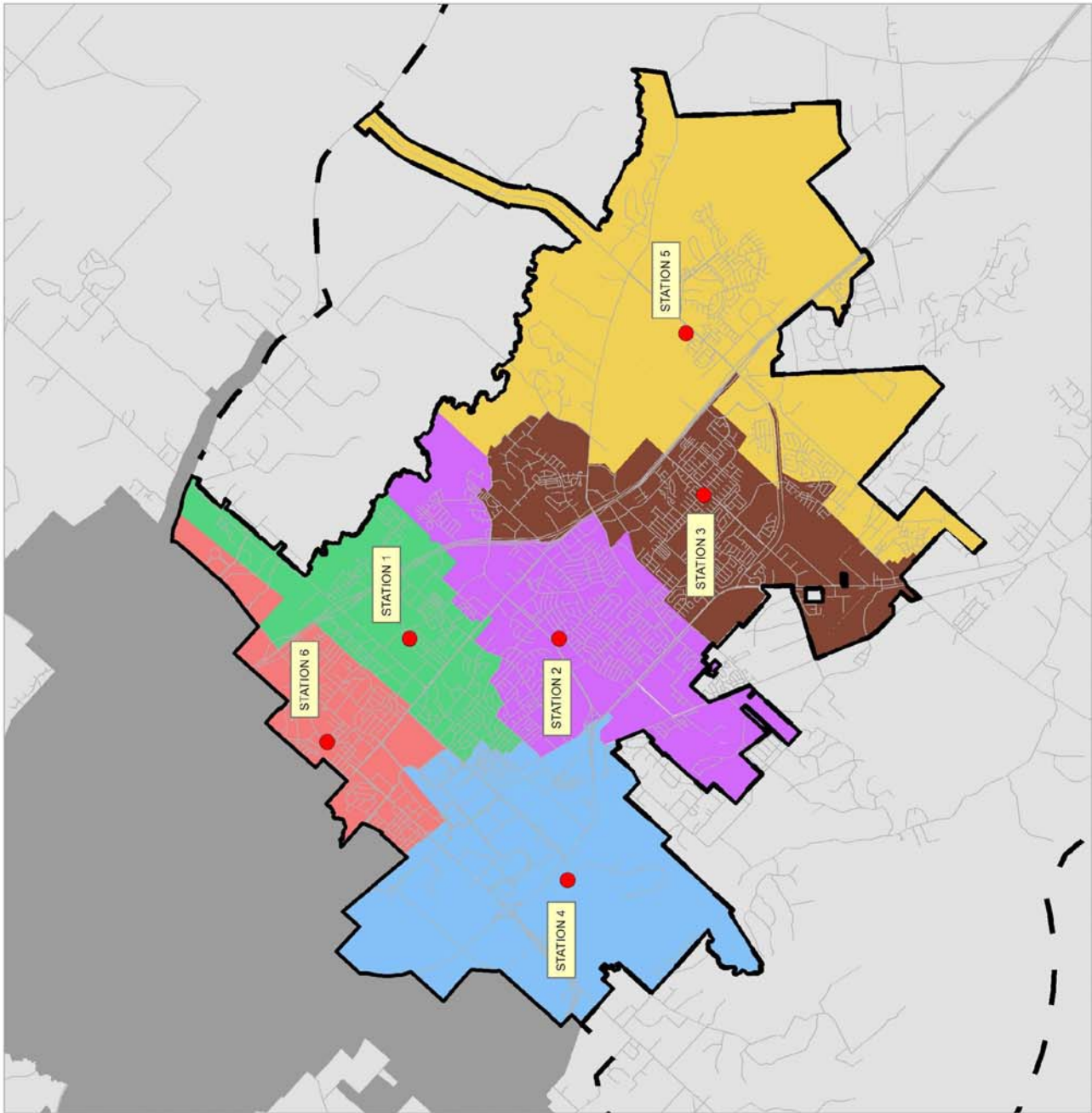
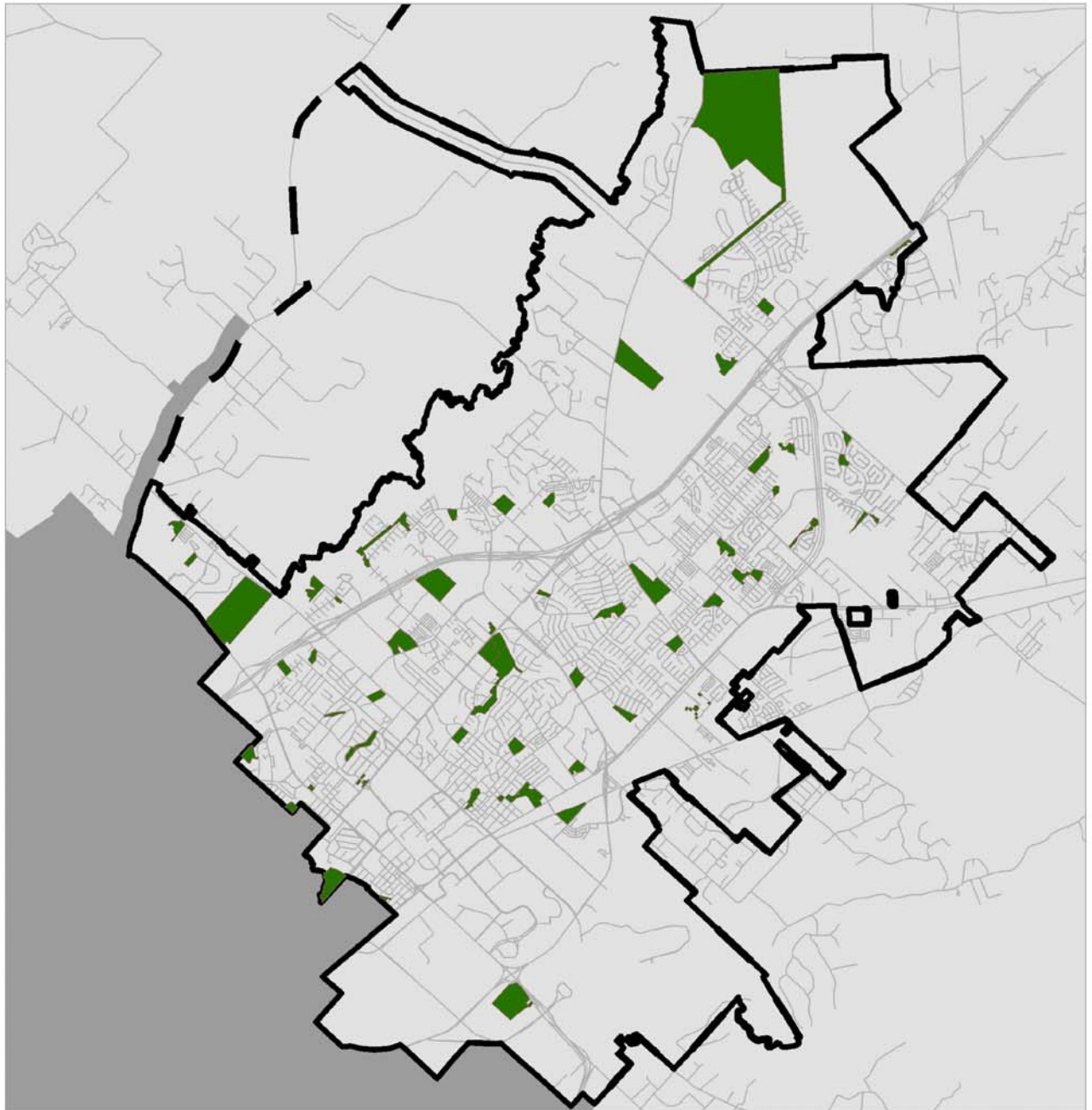


Figure 14
City of College Station
Parks



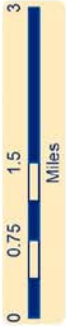
- Legend**
- Public Parks
 - COCs City Limits
 - COCs ETJ Limits
 - Bryan City Limits
 - Streets

0 0.75 1.5 3
Miles

Source: City of College Station

Figure 15
City of College Station
Independent School
District School Locations

- Legend**
- Schools
 - COCs City Limits
 - COCs ETJ Limits
 - Bryan City Limits
 - Streets



Source: City of College Station

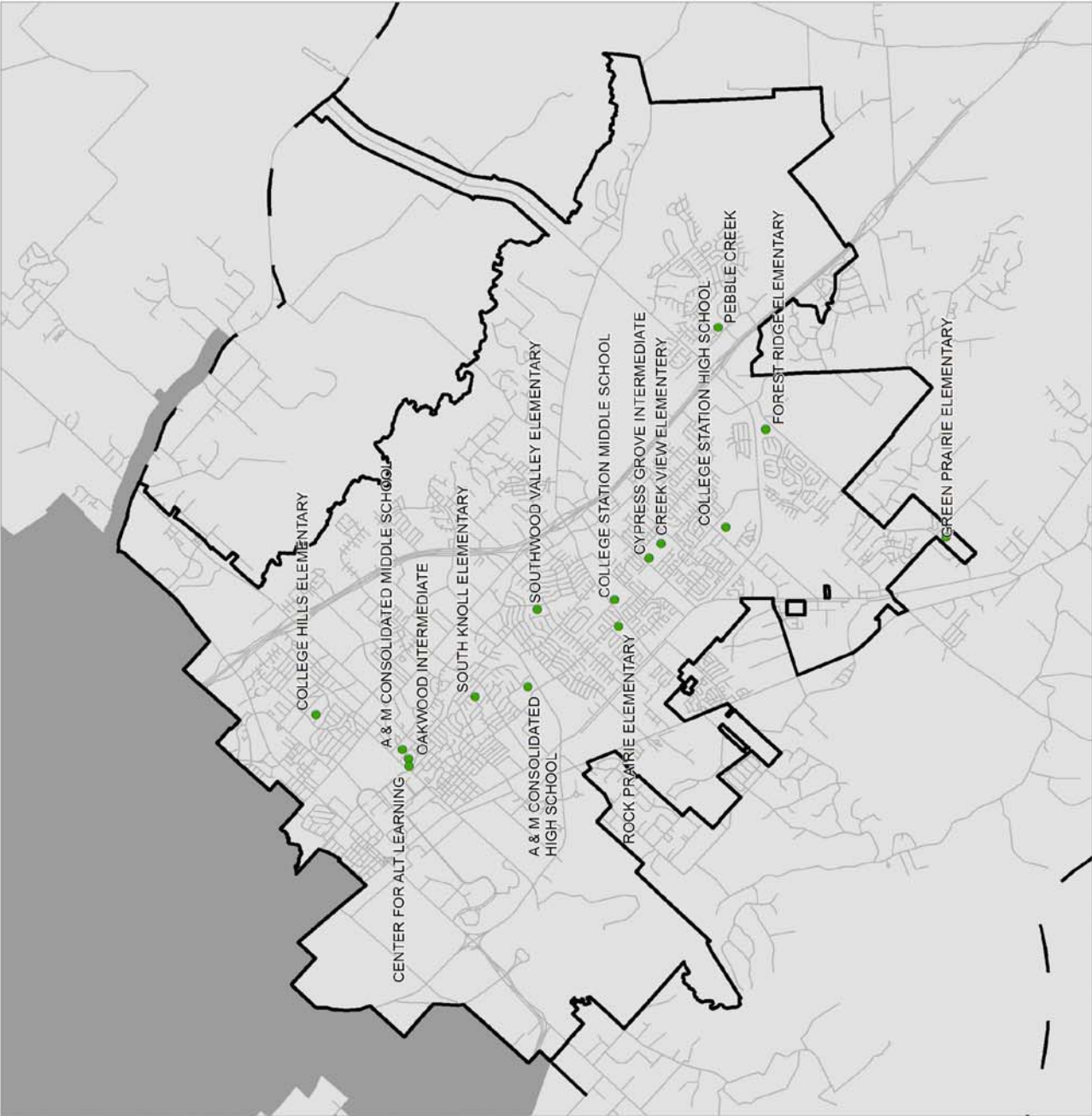
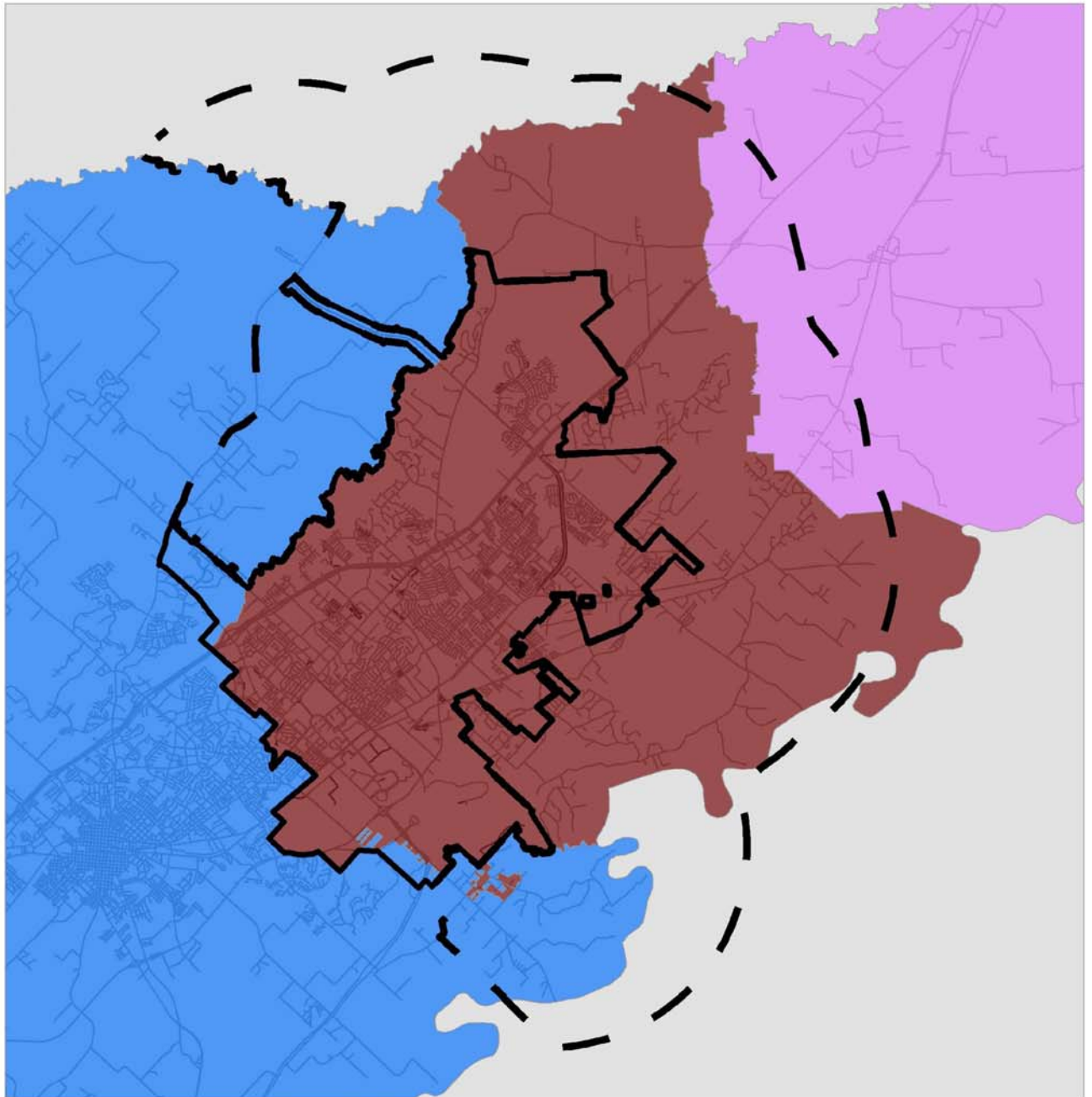


Figure 16
City of College Station
Independent School
District Boundaries



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TRANSPORTATION

The thoroughfare system in College Station and its Extraterritorial Jurisdiction (ETJ) consists of approximately 525 miles of existing and planned streets. The adopted Thoroughfare Plan utilizes context sensitive solution principles which are designed to meet the City's multi-modal transportation needs while supporting surrounding land use and character objectives. The thoroughfare functional classifications are depicted in Figure 17: Thoroughfare Plan – Functional Classification. These thoroughfare classifications are further defined based on the surrounding urban, suburban, and rural context into four thoroughfare types: freeway, boulevards, avenues, and streets.

Traffic Volumes

The majority of major arterials and all of the freeways are part of the Texas Department of Transportation (TxDOT) system, with the remainder of the system maintained by the City or Brazos County. The most recent City-wide traffic counts (2013) are based on projections of a Travel Demand Model developed by Kimley-Horn, shown on Figure 18: 2013 Traffic Volumes.

Mobility Improvements

Growth of the City and an increase in traffic volumes have resulted in numerous thoroughfare, bicycle, and pedestrian extensions and improvements.

Projects completed in 2011 by the City, TxDOT, or private developments include:

Wellborn Road (FM 2154) widening from two lanes to a six-lane major arterial and the addition of a sidewalk on one side between Harvey Mitchell Parkway and William D. Fitch Parkway;

Realignment of Holleman Drive South/Jones-Butler Road to the Holleman Drive intersection at Harvey Mitchell Parkway as a four-lane major collector;

Grade-separated interchange of Harvey Mitchell Parkway over Wellborn Road and the Union Pacific Railroad;

Extension of Eagle Avenue as a major collector between Alexandria Avenue and Newport Lane; and

Extension of Discovery Drive as a two-lane minor collector and the addition of a sidewalk on one side north of Raymond Stotzer Parkway (TAMU Facility).

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Projects completed in 2012 by the City, TxDOT, or private development include:

Widening of Barron Road from two lanes to a four-lane minor arterial and the addition of sidewalks and bike lanes from Decatur Drive to William D. Fitch Parkway;

Extension of Victoria Avenue as a two-lane major collector and the addition of sidewalks and bike lanes from Southern Plantation Drive to William D. Fitch Parkway;

Extension of Deacon Road West as a major collector and the addition of sidewalks and bike lanes from Wellborn Road (FM 2154) to Holleman Drive South;

Ramp reconfiguration at University Drive and Wellborn Road; and

Improvements including pedestrian crossings at College Main and Boyett, a traffic signal at Boyett, a raised median, and a sidewalk added along University Drive between College Main and Wellborn Road.

Projects completed in 2013 or currently under construction include:

Church Avenue realignment north of University Drive between The Stack and Rise developments;

Extension of Normand Drive as a two-lane minor collector and the addition of sidewalks and bike lanes from Rock Prairie Road to Arnold Road;

Extension of Arnold Road as a two-lane minor collector and the addition of sidewalks and bike lanes from the previous terminus to Normand Drive;

Construction of Medical Avenue as a major collector and the addition of sidewalks and bike lanes between Rock Prairie Road and Lakeway Drive;

Construction of Healing Way as a major collector and the addition of sidewalks and bike lanes between Scott & White Drive and Lakeway Drive;

Construction of Scott & White Drive as a major collector and the addition of sidewalks and bike lanes between Rock Prairie Road and the northbound frontage road of State Highway 6;

Construction of Lakeway Drive as a four lane major collector and the addition of sidewalks and bike lanes from the northbound frontage road of State Highway 6 to Medical Avenue;

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Widening of University Drive from two lanes to a four-lane major arterial from State Highway 6 to Bonneville Road (FM 158) (anticipated completion summer 2014);

Extension of Jones Butler Road/Penberthy Boulevard as a two-lane major collector from Luther Street West to George Bush Drive (anticipated completion summer 2014); and

Ramp reversals on State Highway 6 near University Drive and Harvey Road (anticipated completion beginning 2015).

Public Projects currently in design include:

Widening of Rock Prairie Road bridge at State Highway 6 from four lanes to six lanes with turn-around structures and wide sidewalks on both sides (anticipated construction to begin in December 2013); and

Widening of Rock Prairie Road between Longmire Drive and State Highway 6 to add two eastbound lanes and a right turn lane westbound (construction to begin in 2016).

Bicycle and Pedestrian Facilities

The College Station Bicycle, Pedestrian, and Greenways Master Plan (adopted January 2010) designates existing and proposed bicycle and pedestrian facilities in the City. While there is a significant system of bike lanes, routes, and multi-use paths, critical connections are needed to make the system more functional. The existing facilities consist of approximately 44 miles of striped bicycle lanes and 32 miles of bicycle routes, as shown on Figure 19: Bicycle Facilities. There are approximately 156 miles of sidewalks around the City and 12 miles of multi-use paths consisting of side paths and greenway trails as shown on Figure 20: Pedestrian Facilities. As development occurs, sidewalks are required along all streets with the following exceptions: cul-de-sac bulbs, streets classified as a Freeway/Expressways, streets identified with an Estate/Rural context, streets constructed to the rural section, and existing local streets unless sidewalks have been identified in the Bicycle, Pedestrian, and Greenways Master Plan or in the applicable neighborhood, district, or corridor plan.

Bicycle Trails at Steve Bechy Park



Photo Credit: City of College Station

Trails in Bee Creek Park



Photo Credit: City of College Station

Projects completed in 2011 include:

Trail along Harvey Mitchell Parkway from Texas Avenue to Welsh Avenue; and

Trail in Bee Creek Park connecting bike lanes on Longmire Drive, Anderson Street, Texas Avenue/Krenek Tap Road and the existing trail that extends through Lemontree Park.

Projects completed in 2012 by the City, TxDOT, or private development include:

Bike lanes added on Lincoln Avenue from Tarrow Drive to Ashburn Avenue

to create continuous bike lanes from Texas Avenue to University Drive;

Bike lanes on Eagle Avenue from William D. Fitch Parkway to State Highway 6;

Sidewalks added on one side of Pedernales Drive from Balcones Drive to San Benito Drive;

Sidewalks added on one side of Manual Drive from Texas Avenue to Cornell Drive;

Sidewalks added on one side of Lassie Drive from Holleman Drive to Sterling Street; and

Sidewalks added on one side of Holleman Drive on a section near George Bush Drive.

Projects completed in 2013 or currently under construction include:

Sidewalks added on one side of Lincoln Avenue from Avenue A to Munson Avenue; and

Construction of trail along Bee Creek from Welsh Avenue to Southwest Parkway.

Bus and Transit Services

Texas A&M University Transportation Services provides bus services to transport students, faculty, and staff between locations in the community

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and the campus. The system currently consists of 80 buses, with 65 used for daily routes and others assigned to charters. Texas A&M University operates ten off-campus routes, shown in Figure 21: Transit Routes, serving portions of College Station. The University also operates six on-campus routes, a paratransit service for students and employees, charter services, and park-and-ride services from the Post Oak Mall, First Baptist Church of College Station, and College Station Wal-Mart parking lot for regular student use and football game days. Data from Transportation Services indicates their off-campus buses average 22,547 passengers per day for off-campus routes and nearly 9,194 passengers per day for on-campus routes.

The Brazos Transit District, or The District, provides public transportation for the community at large. Area services include seven fixed routes (see Figure 21), demand and response rides, and paratransit. Two of the fixed routes operate almost completely in College Station while small portions of two others provide service along University Drive and in the Northgate area.

Greyhound Lines, Inc. provides a long-distance travel transportation alternative to/from the area through its station in Bryan.

Air Travel

Easterwood Airport, a non-hub regional airport, is currently owned and operated by Texas A&M University System, but is undergoing privatization. The 700-acre airport is located on the west side of the University property, in northwest College Station. Its elevation is 320.6 feet and there are three runways in operation. The William A. McKenzie Terminal provides commuter flights to Dallas, Texas and Houston, Texas. Operators include American Airlines (operated by American Eagle Airlines) to Dallas/Fort Worth International Airport and United Airlines (operated by ExpressJet Airlines) to Houston Intercontinental Airport. Additionally, Easterwood supplies fuel and flight planning for Life Flights and Military Medi-vac flights.

In 2013, Easterwood Airport had 53,557 total operations (take-offs or landings), an average of 146 per day. Operations included 5,694 Air taxi (unscheduled passenger or freight service), 314 air carrier, 12,138 general aviation local (generally training and/or instrument checks), 22,827 general aviation itinerant (scheduled times to scheduled destinations) and 12,584 military aircraft operations.

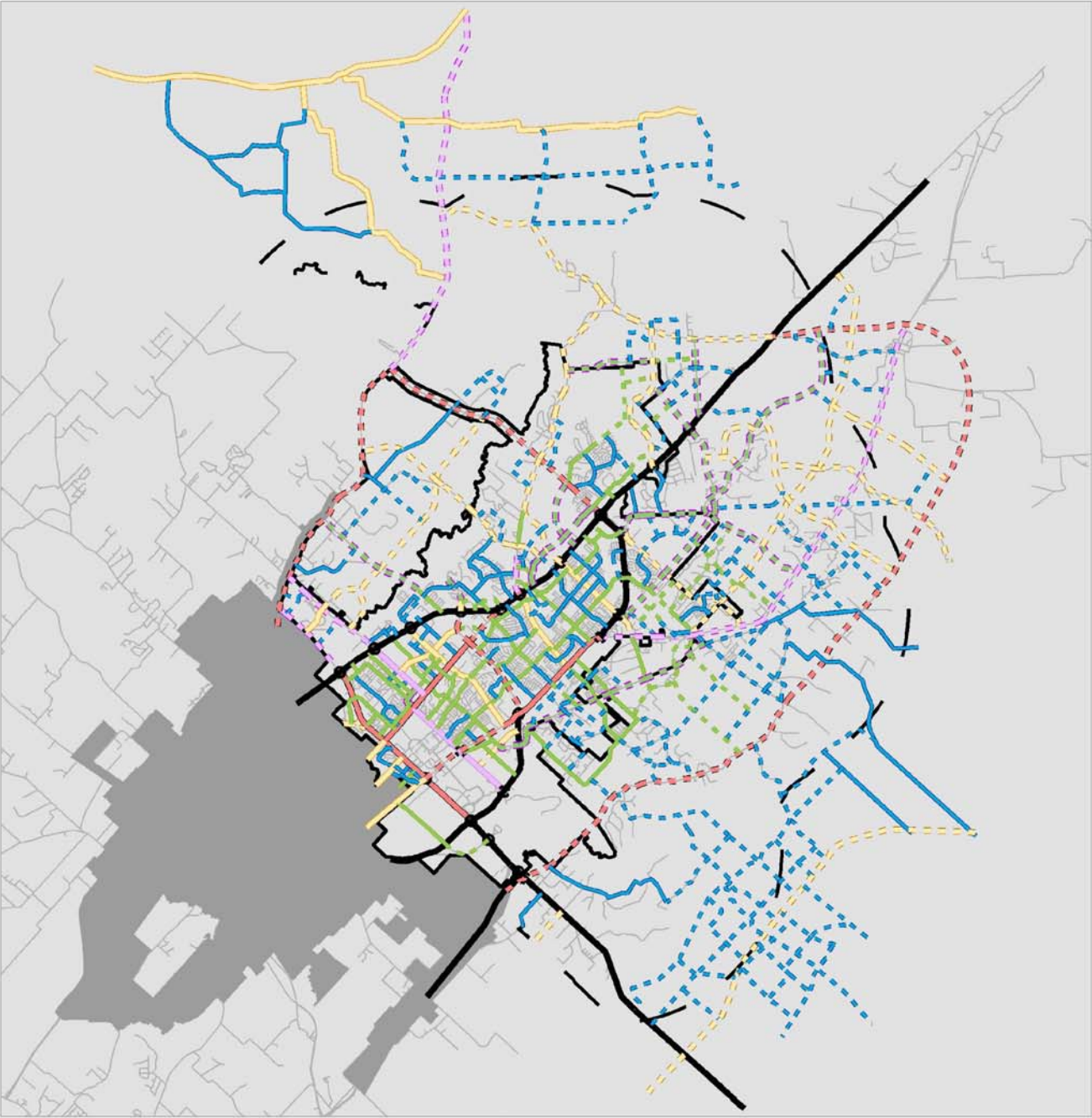
Rail

College Station has one railway within its City limits, on which an average of 18 freight trains pass through College Station each day. The tracks generally run north-south, parallel to Wellborn Road (FM 2154). As

reported in the 2010-2035 Bryan/College Station MPO Metropolitan Transportation Plan, Union Pacific Railroad (UPRR) officials anticipate that the number of trains per day could increase to as high as 48 trains in the future. This volume of train traffic will not likely occur until portions of the single-track railroad are double-tracked at an undetermined time in the future. There are ten railroad crossings within the College Station City limits; eight are at-grade crossings. The three grade-separated crossings include University Drive, Harvey Mitchell Parkway, and Old College on the Texas A&M University Campus. The crossing at Old College was improved in 2013 to include both an at-grade and grade-separated crossing which includes additional bicycle and pedestrian facilities for users. At-grade crossings can be challenging for emergency response and are a major generator of congestion for vehicular traffic when a train passes through during the peak hour (or during Texas A&M University class change times). There is a plan for another grade-separated crossing at George Bush Drive/Wellborn Road (FM 2154)/UPRR. The Thoroughfare Plan anticipates one future railroad crossing in the City at Deacon Drive.

When Texas began to look at high-speed rail in the early 1990s, lines were proposed to run between Houston and San Antonio, San Antonio and Dallas, and Dallas and Houston. The Texas Department of Transportation (TxDOT) is currently conducting route studies and environmental impact studies for these areas. At one time, College Station was a proposed stop on the line between Dallas and Houston. The Texas High-Speed Rail and Transportation Corporation has since formed and College Station is a participating member with the Mayor serving on the membership board. A preliminary high-speed rail plan by a private consortium is in the conceptual phase and has been revised into the "Texas T-Bone" configuration, which would run between Dallas/Fort Worth and San Antonio and intersect with another line running between Killeen/Temple and Houston. This configuration would allow high-speed rail to come through College Station on the line connecting the stations in Killeen/Temple and Houston.

Figure 17
City of College Station
Comprehensive Plan
Thoroughfare Plan -
Functional Classification



Source: City of College Station

Figure 18
Bryan/
City of College Station
2013 Traffic Volumes

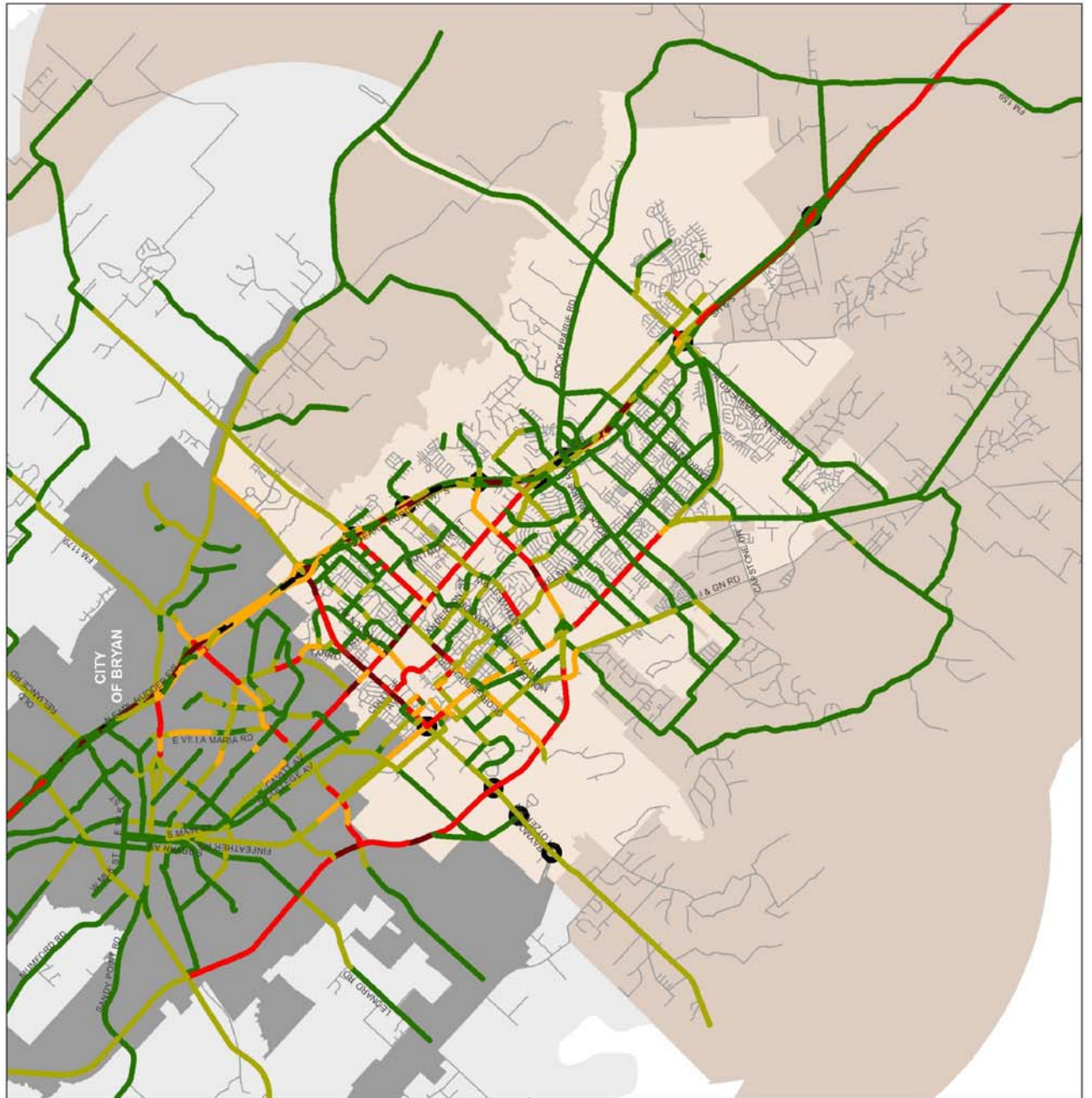


Figure 19
City of College Station
Bicycle, Pedestrian &
Greenways Master Plan

Bicycle Facilities

Legend

- Bike Lane Existing
- Bike Lane Funded
- Bike Lane Proposed
- Bike Route Existing
- Bike Route Proposed
- Multi-use Path Existing
- Multi-use Path Funded
- Multi-use Path Proposed
- Grade Separation Existing
- Grade Separation Funded
- Grade Separation Proposed
- COCs City Limits
- COCs ETJ Limits
- Bryan City Limits
- Streets



Source: City of College Station

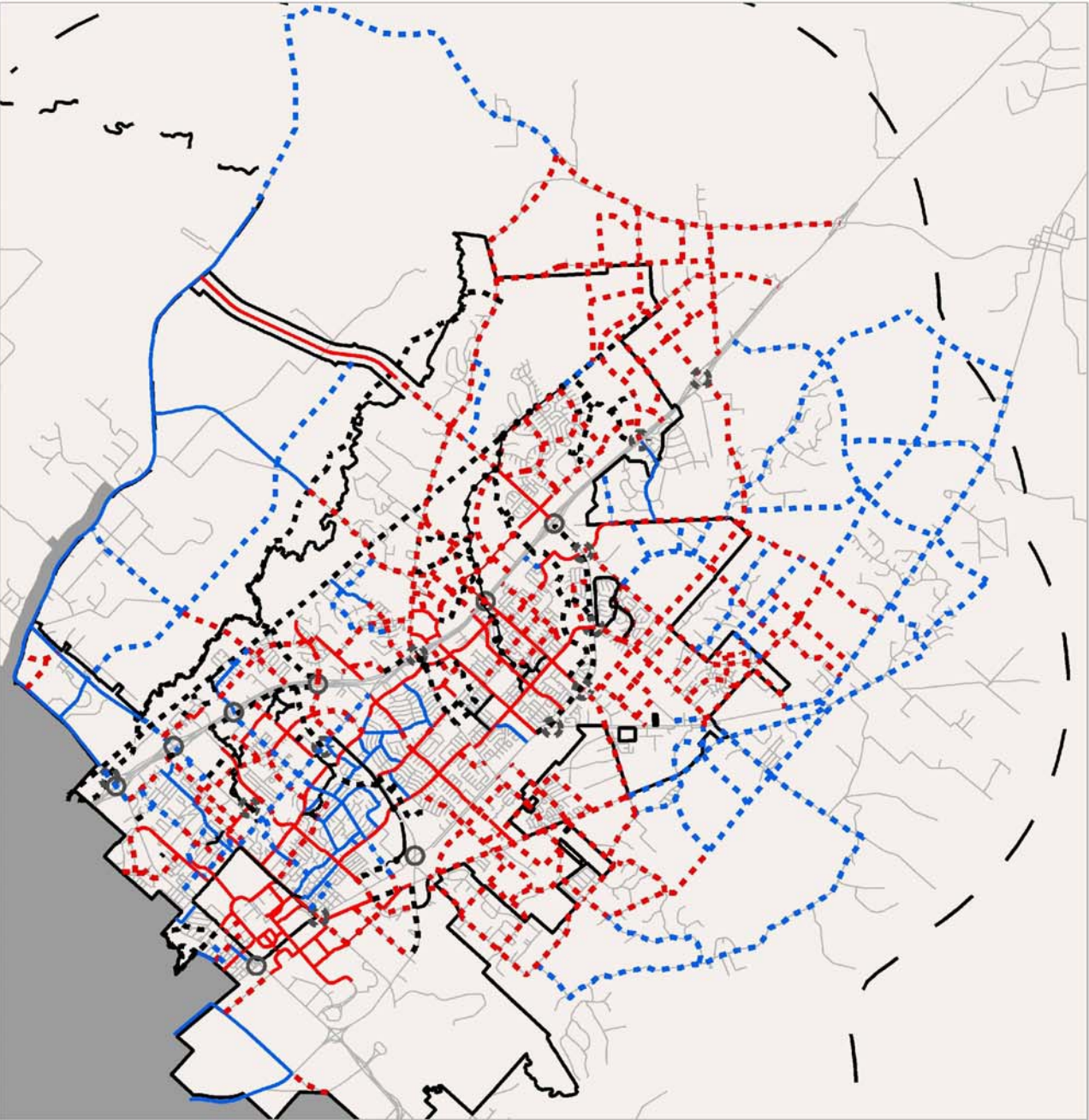


Figure 20
City of College Station
Bicycle, Pedestrian &
Greenways Master Plan

Pedestrian Facilities

Legend

- Sidewalk Existing on One Side
- Sidewalk Existing on Both Sides
- Sidewalk Funded
- Sidewalk Proposed
- Multi-use Path Existing
- Multi-use Path Funded
- Multi-use Path Proposed, <Null>
- Grade Separation Existing
- Grade Separation Funded
- Grade Separation Proposed
- COCS City Limits
- COCS ETJ Limits
- Bryan City Limits
- Streets



Source: City of College Station

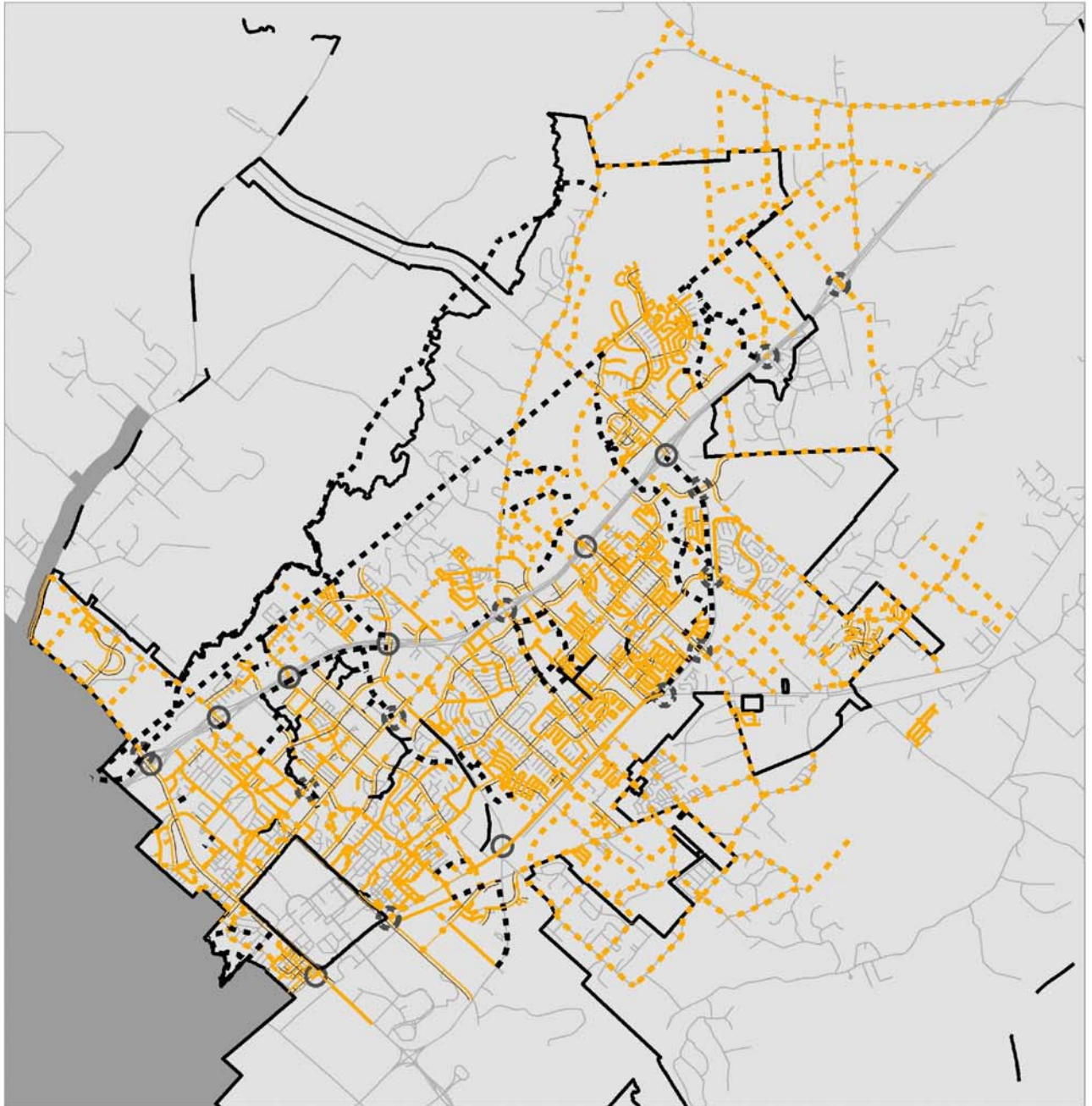
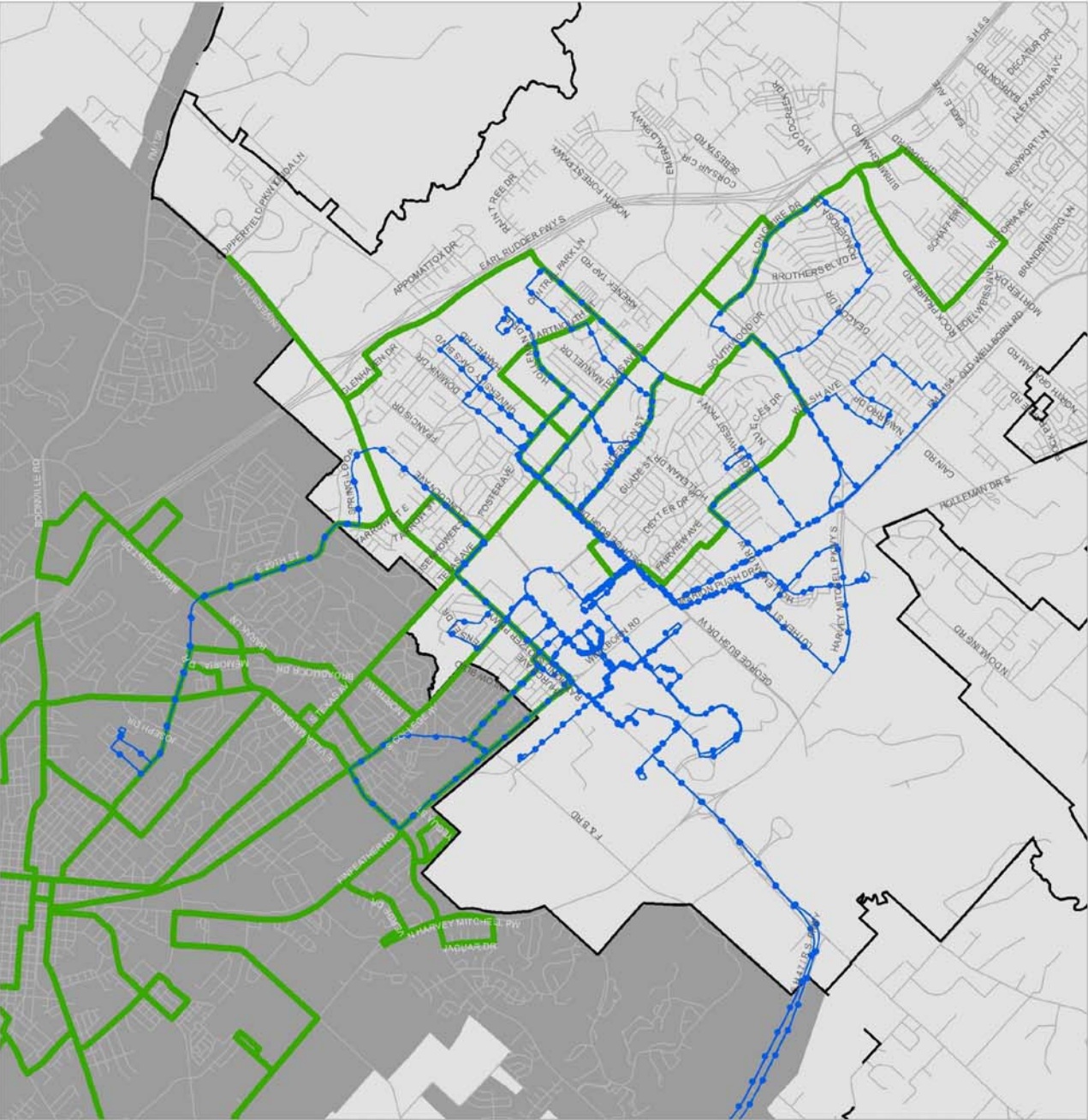


Figure 21
Bryan/
City of College Station
Transit Routes

- Legend**
- A&M Transit Routes
 - BTD Transit Routes
 - COCs City Limits
 - COCs ETJ
 - Bryan City Limits
 - Streets



Source: City of College Station,
Brazos County Appraisal District,
Texas A&M University,
and The District