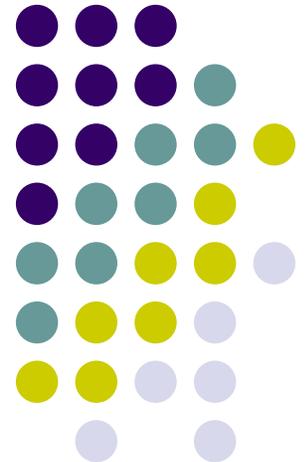


Growth Trends in College Station

College Station City Council Meeting
May 27, 2004

As Presented to the Rezoning Committee
College Station I.S.D.
April 15, 2004



*Trey Fletcher, AICP
Senior Planner, Development Services
City of College Station*

Objectives

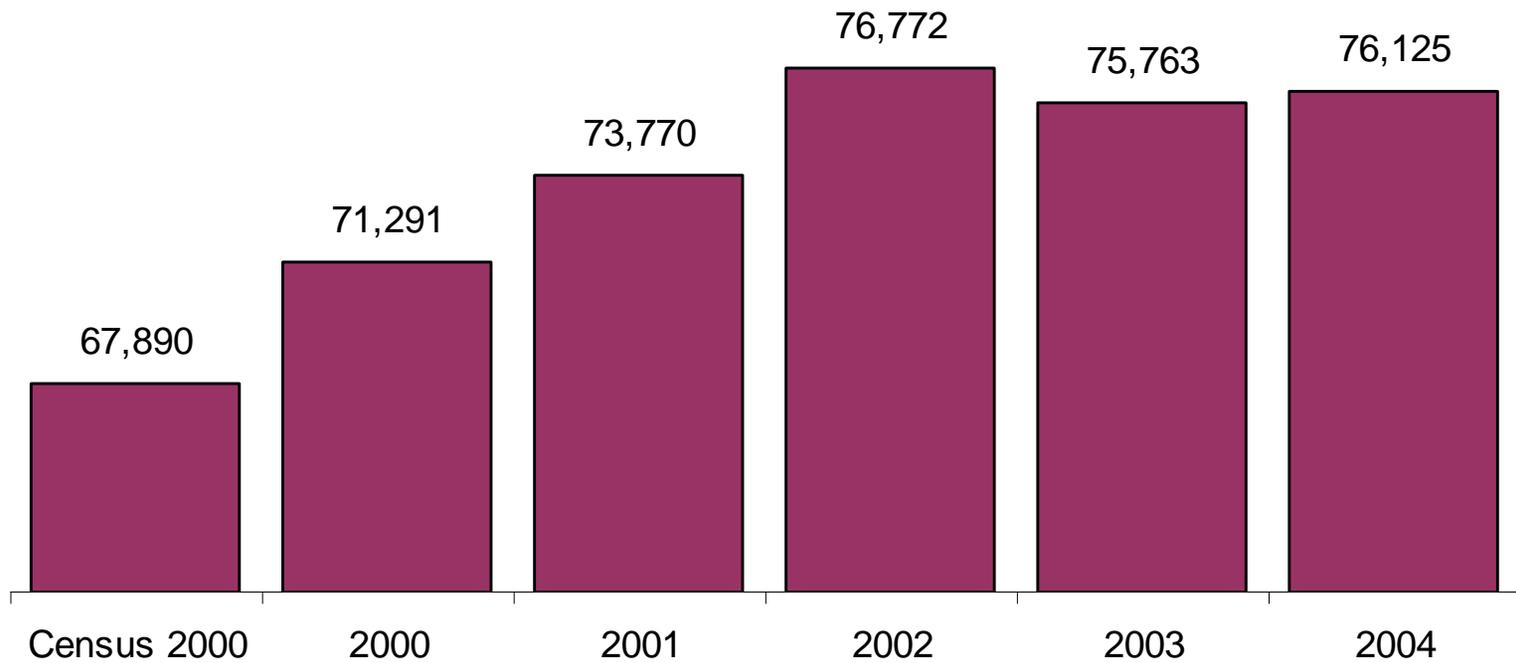
- Recent growth trends
- Projections



Growth Trends



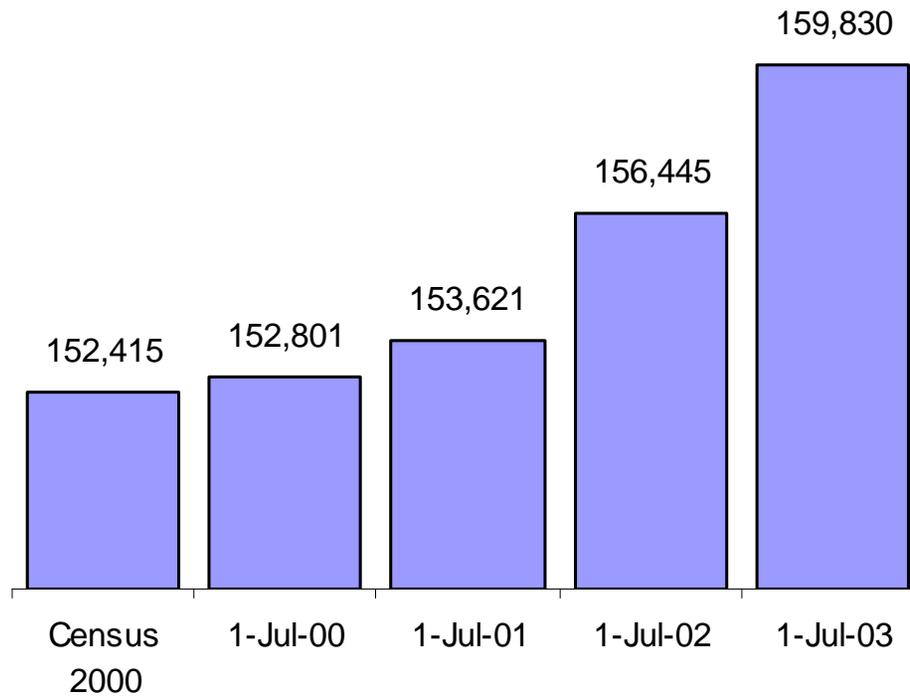
College Station



Growth Trends



Brazos County



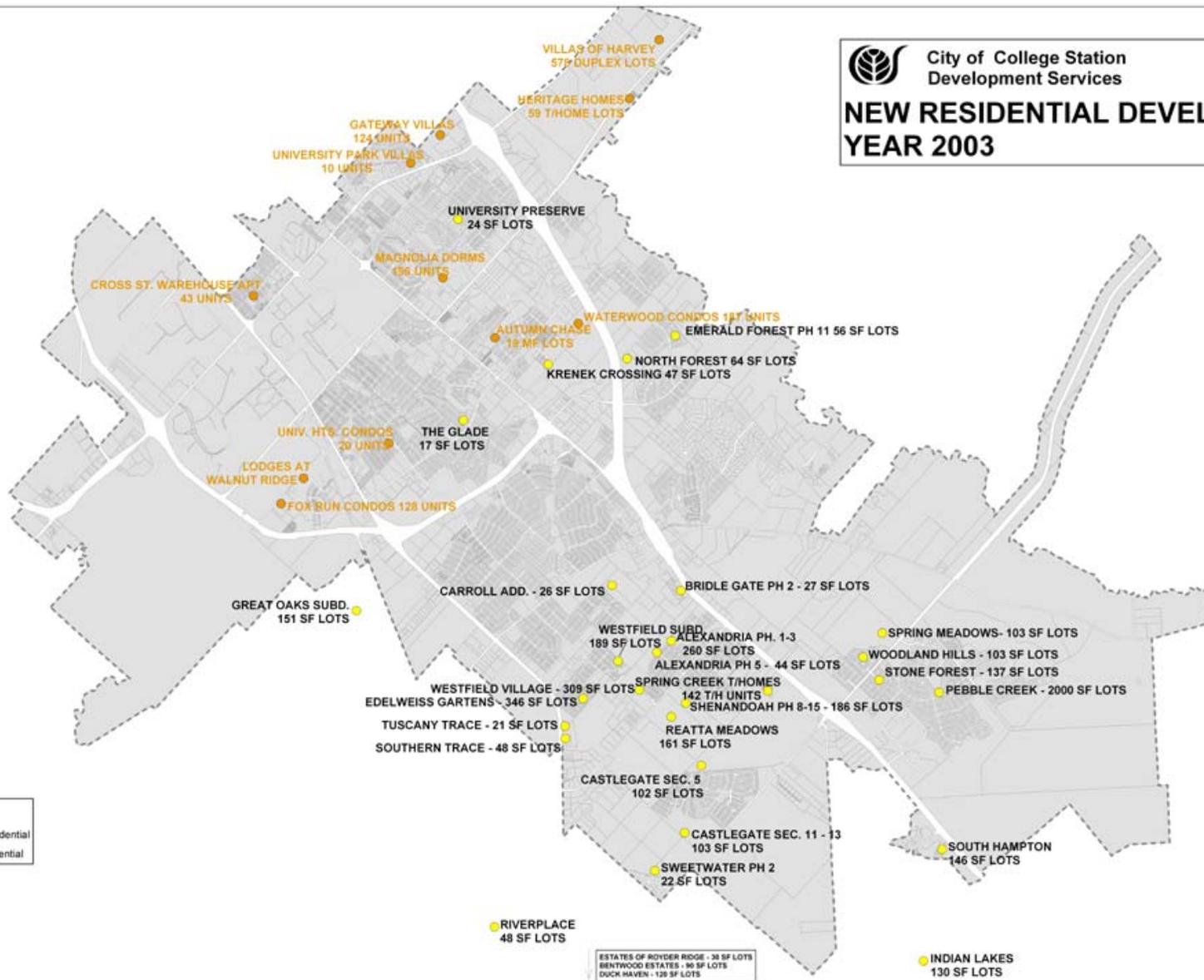


Not to scale



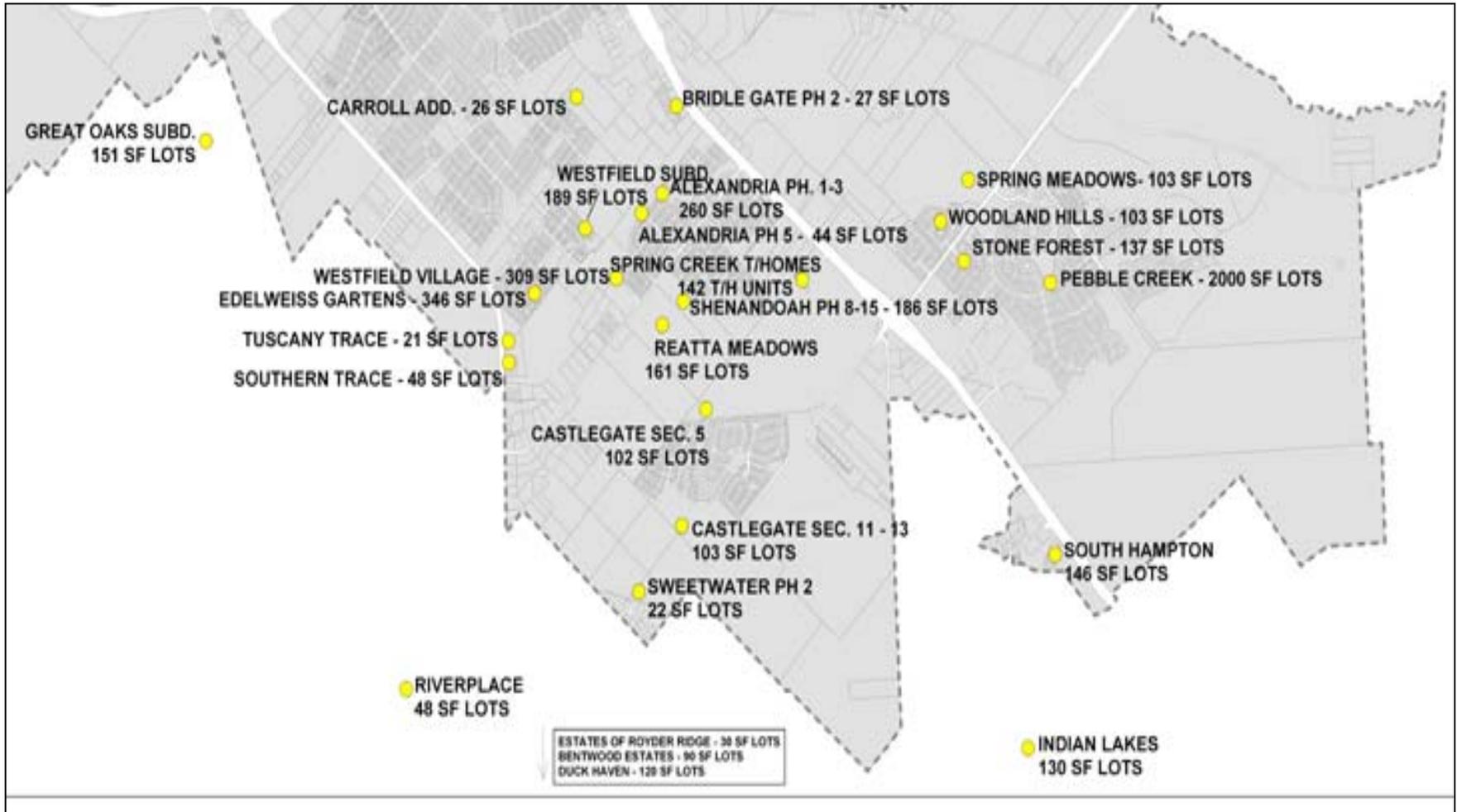
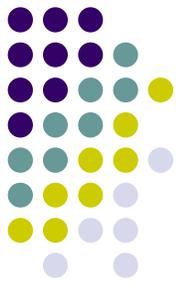
City of College Station
Development Services

NEW RESIDENTIAL DEVELOPMENT YEAR 2003



Notice: The accuracy of the data is limited by the validity and accuracy of available data, and therefore the City makes no representation or warranty as to the accuracy of the data. Any party using the data does so at their own risk. The data is produced pursuant to the Texas Public Information Act.
Map produced by Dan. Date: October 2003 Version: 03/03.mxd

Focus on South College Station

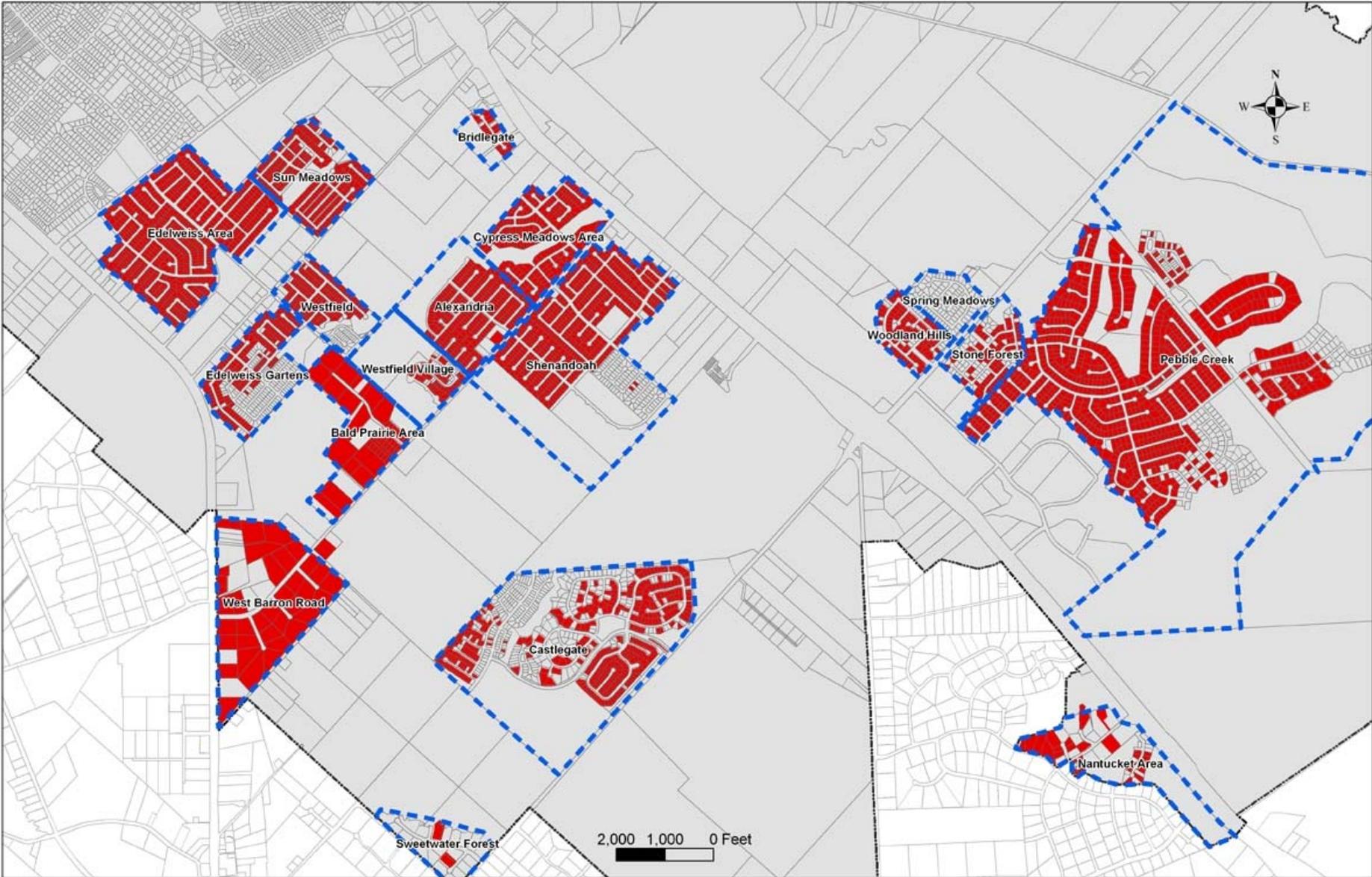


Sampling

(Based on SF Permits issued in 1Q/2004)



Subdivision	Total SF Average	Heated SF Average	Value Average
Emerald Forest #11	3,149.6	2,573.6	\$178,761.56
Edelweiss Gartens	2,144.6	1,569.1	\$104,718.54
Krenek Crossing Ph 1	1,412.6	1,338.7	\$88,354.20
Pebble Creek	4,247.8	3,236.0	\$231,674.50
Shenandoah	2,748.7	2,151.4	\$141,991.24
Stone Forest	3,051.6	2,335.9	\$164,968.33
Westfield Village	1,701.6	1,314.3	\$84,238.00



Absorption



<i>Subdivision</i>	<i>Total</i>	<i>Built</i>
Alexandria	262	262
Bald Prairie Area	46	43
Bridlegate	26	21
Castlegate	684	365
Cypress Meadows Area	196	196
Edelweiss Area	600	600
Edelweiss Gartens	328	174
Nantucket	57	33
Pebble Creek	1072	855
Shenandoah	602	503
Spring Meadows	98	0
Stone Forest	139	76
Sun Meadows	261	250
Sweetwater Forest	22	2
West Barron Road	47	35
Westfield	207	164
Westfield Village	84	56
Woodland Hills	115	81

- 4,846 total lots
- 3,716 built
- 1,130 remaining



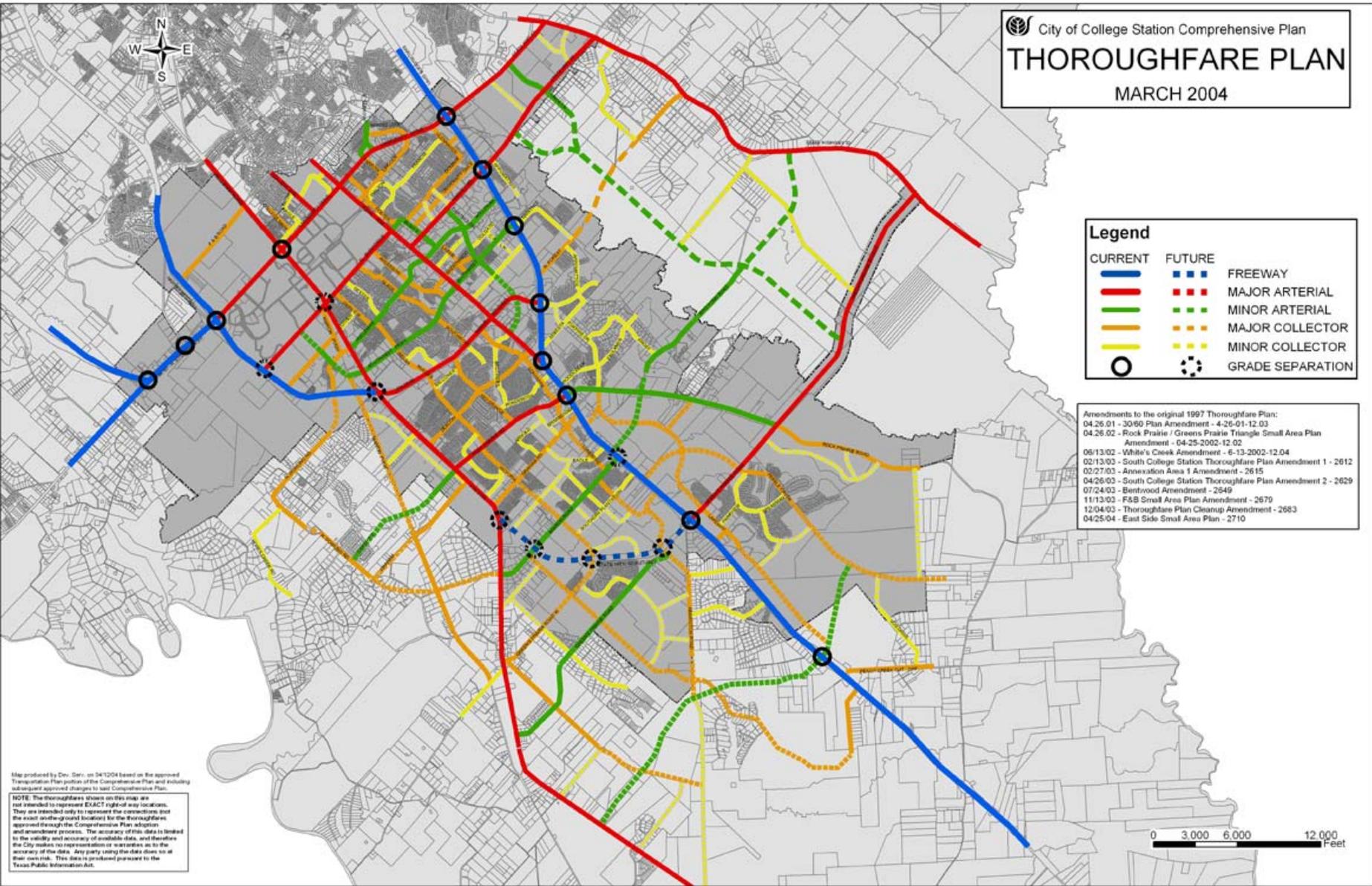
Legend

CURRENT	FUTURE	
		FREEWAY
		MAJOR ARTERIAL
		MINOR ARTERIAL
		MAJOR COLLECTOR
		MINOR COLLECTOR
		GRADE SEPARATION

- Amendments to the original 1997 Thoroughfare Plan:
- 04/26/01 - 30/60 Plan Amendment - 4-26-01-12.03
 - 04/26/02 - Rock Prairie / Greens Prairie Triangle Small Area Plan Amendment - 04-25-2002-12.02
 - 06/13/02 - White's Creek Amendment - 6-13-2002-12.04
 - 02/13/03 - South College Station Thoroughfare Plan Amendment 1 - 2612
 - 02/27/03 - Annexation Area 1 Amendment - 2615
 - 04/26/03 - South College Station Thoroughfare Plan Amendment 2 - 2629
 - 07/24/03 - Bentwood Amendment - 2549
 - 11/13/03 - F&B Small Area Plan Amendment - 2679
 - 12/04/03 - Thoroughfare Plan Cleanup Amendment - 2683
 - 04/25/04 - East Side Small Area Plan - 2710

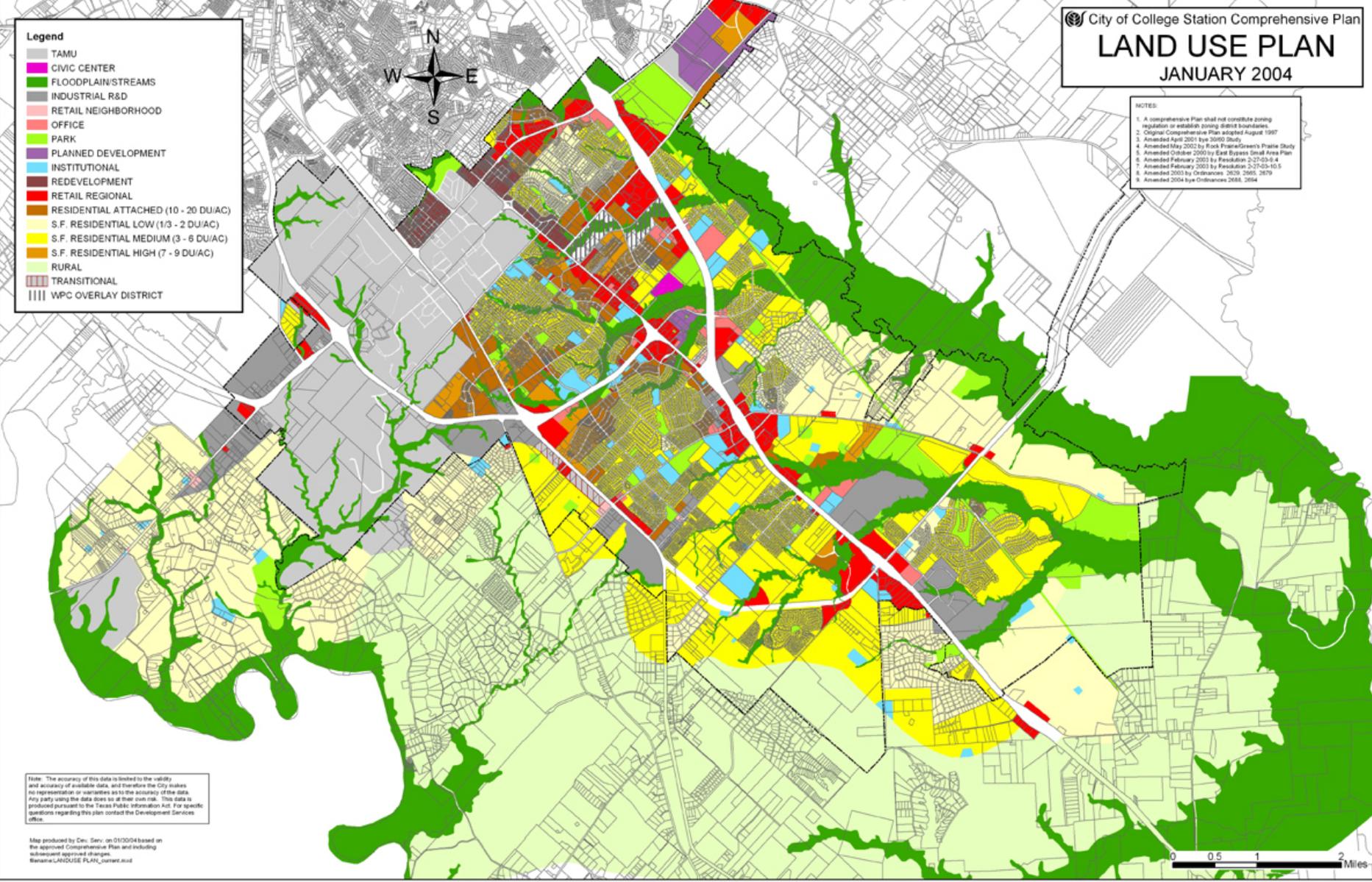
Map produced by Dev. Serv. on 04/12/04 based on the approved Transportation Plan portion of the Comprehensive Plan and including subsequent approved changes to said Comprehensive Plan.

NOTE: The thoroughfares shown on this map are not intended to represent EXACT right-of-way locations. They are intended only to represent the connections and the exact on-ground locations for the thoroughfares approved through the Comprehensive Plan adoption and amendment process. The accuracy of this data is limited to the validity and accuracy of available data, and therefore the City makes no representation or warranty as to the accuracy of the data. Any party using this data does so at their own risk. This data is produced pursuant to the Texas Public Information Act.



- Legend**
- TAMU
 - CIVIC CENTER
 - FLOODPLAIN/STREAMS
 - INDUSTRIAL R&D
 - RETAIL NEIGHBORHOOD
 - OFFICE
 - PARK
 - PLANNED DEVELOPMENT
 - INSTITUTIONAL
 - REDEVELOPMENT
 - RETAIL REGIONAL
 - RESIDENTIAL ATTACHED (10 - 20 DU/AC)
 - S.F. RESIDENTIAL LOW (1/3 - 2 DU/AC)
 - S.F. RESIDENTIAL MEDIUM (3 - 6 DU/AC)
 - S.F. RESIDENTIAL HIGH (7 - 9 DU/AC)
 - RURAL
 - TRANSITIONAL
 - WPC OVERLAY DISTRICT

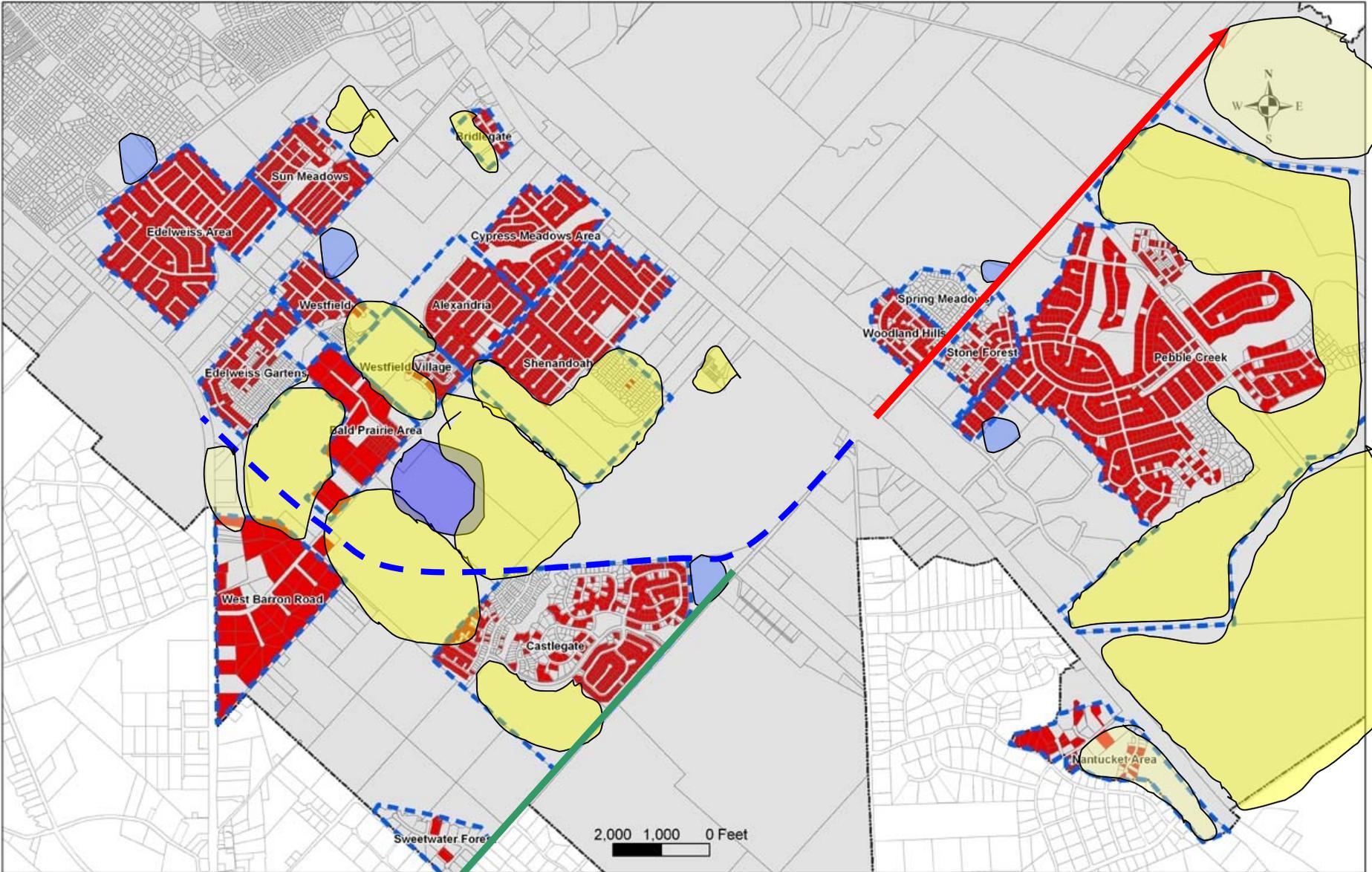
- NOTES:**
1. A Comprehensive Plan shall not constitute zoning regulation or establish zoning district boundaries.
 2. Original Comprehensive Plan adopted August 1997
 3. Amended April 2001 by Ordinance 2650
 4. Amended May 2002 by Resolution Green's Prairie Study
 5. Amended October 2003 by East Business Small Area Plan
 6. Amended February 2003 by Resolution 2-27-03-0-4
 7. Amended February 2003 by Resolution 2-27-03-10-5
 8. Amended 2003 by Ordinances 2629, 2666, 2679
 9. Amended 2004 by Ordinances 2688, 2694



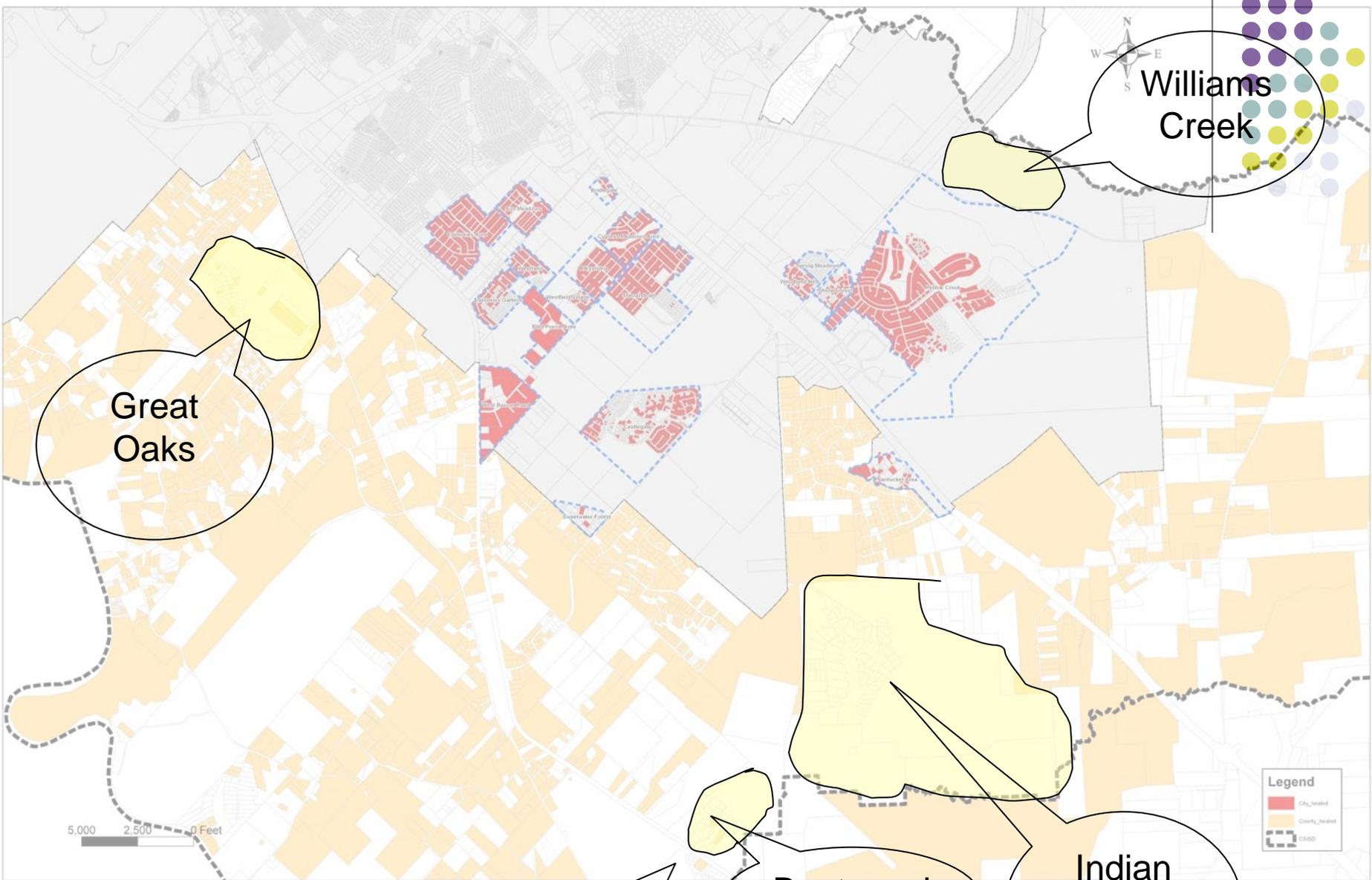
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Map produced by Cw. Serv. on 01/09/04 based on the approved Comprehensive Plan and including subsequent approved changes.
 Rename:LANDUSE_PLAN_current.mxd





2,000 1,000 0 Feet



Williams
Creek

Great
Oaks

Duckhaven

Bentwood

Indian
Lakes

Legend
City_Healed
County_Healed
Canal

5,000 2,500 0 Feet

Anticipated



Williams Creek	111 lots
Southern Trace	44 lots
Dickson Run	2 lots (ETJ)
Foxworth	2 lots (ETJ)
PJK Estates	2 lots
Horse Haven Estates	22 lots
Shenandoah (Ph 10-17)	260 lots
South Hampton area	62 lots

Anecdotal Indicators



- “Cities Ranked and Rated”

- #14 – best in Texas

“...college towns do especially well. The strength in higher education spills over into all levels of education, and most have excellent health care facilities...”

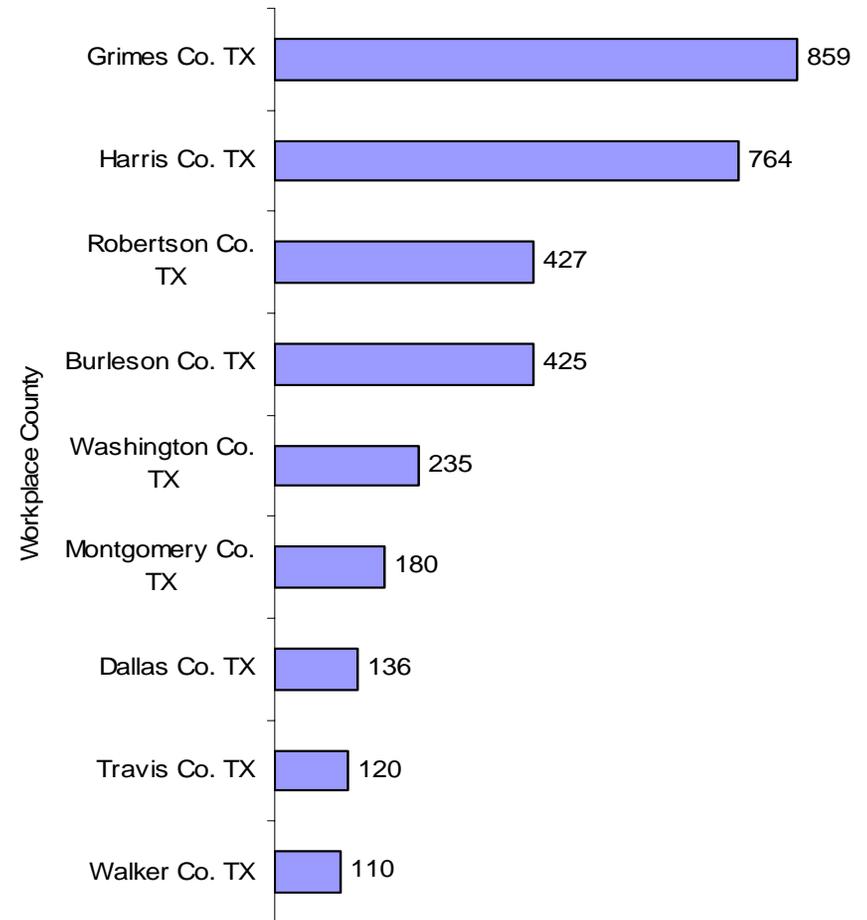
- “Top US Cities for Doing Business”

- #10 – Fastest, Most Sustained Growth
- #12 – Best Places, Small
- #238 – Most Balanced Economy and Growth

Projections



- **Commuting**
 - County-to-county flows
 - College Station-Bryan MSA
- Intra-county migration
- “Quiet growth”
- Large employer activity
- Retirees



Projections



- **Commuting**
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Projections

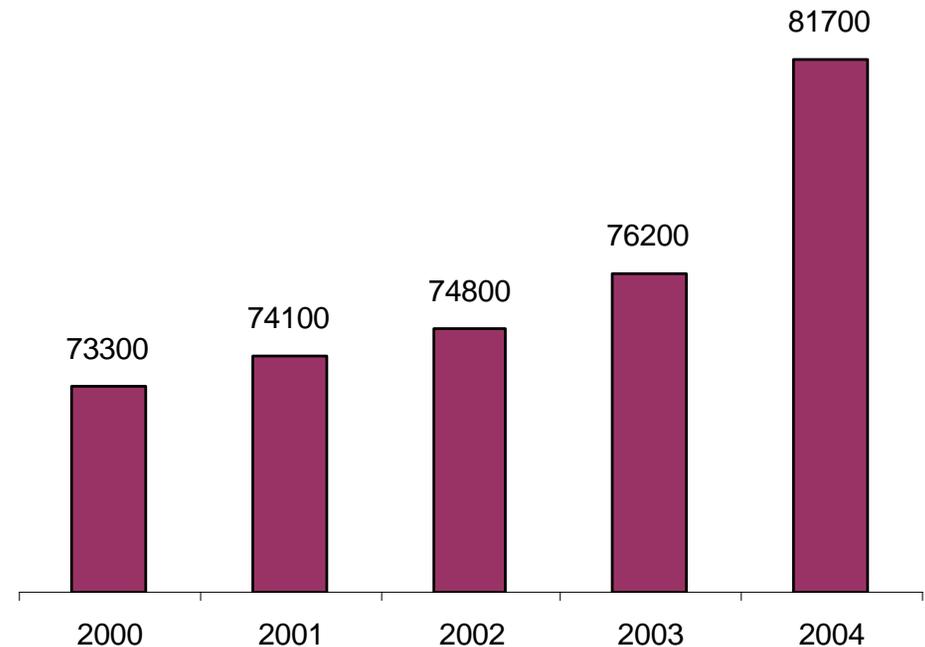


- Commuting
- Intra-county migration
- “Quiet growth”
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Projections

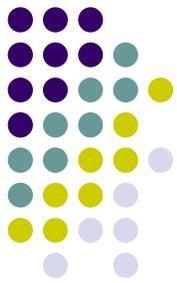
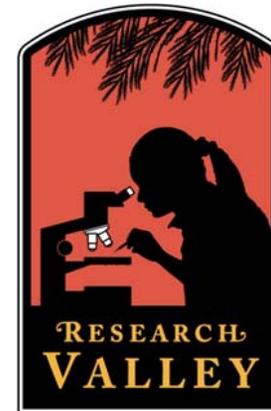


- Commuting
- Intra-county migration
- “Quiet growth”
 - Lone eagles
 - Small business growth
 - Retail / service / hospitality
- Large employer activity
- Retirees



Projections

- Commuting
- Intra-county migration
- “Quiet growth”
- Large employer activity
 - Faculty Hiring
 - The Adam Corporation / First American Bank
 - Medical Complexes
 - Business parks
- Retirees

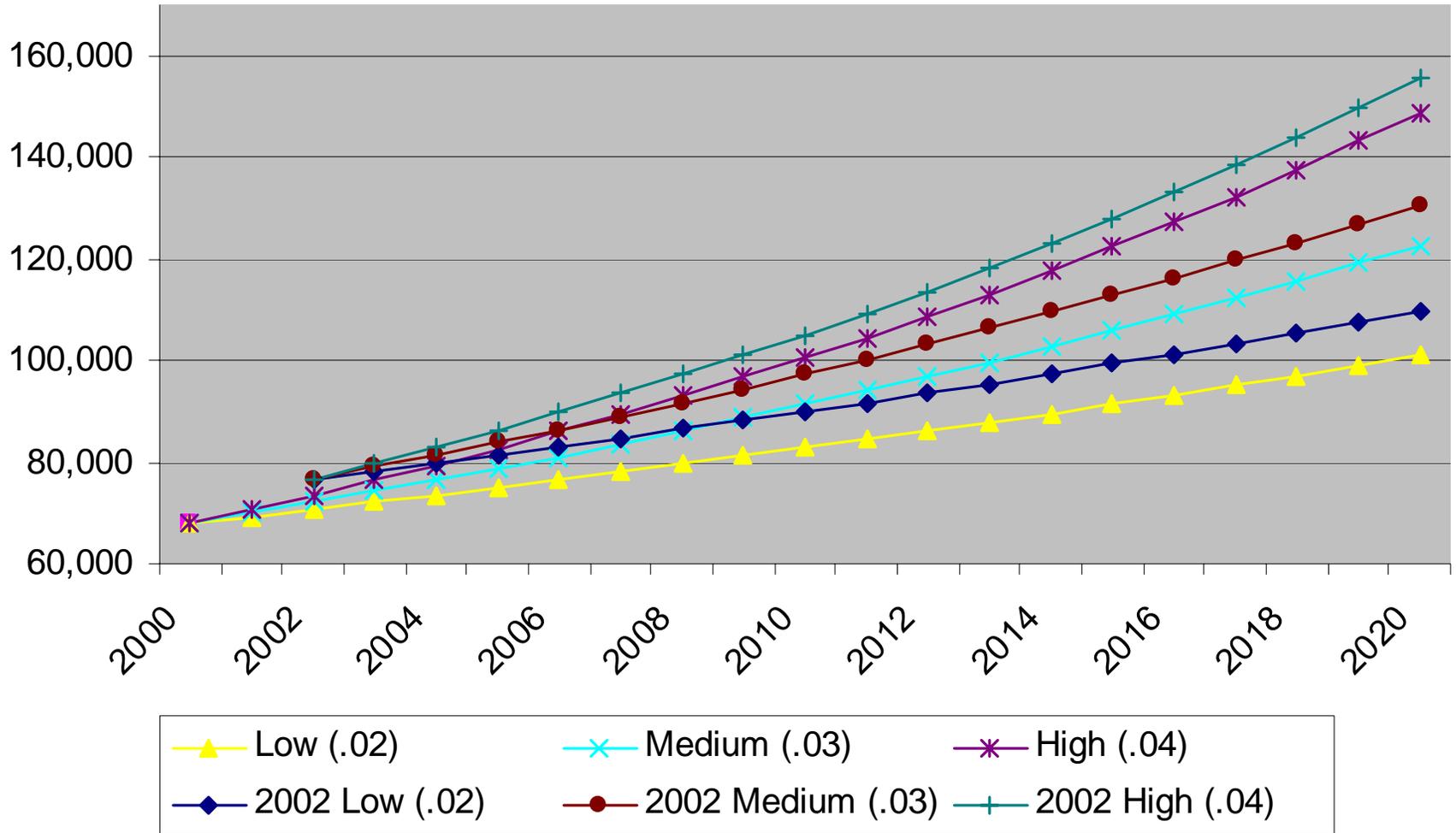
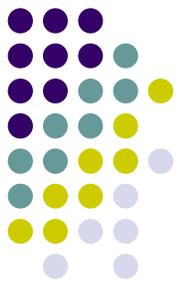




Projections

- Commuting
- Intra-county migration
- “Quiet growth”
- Large employer activity
- **Retirees**
 - 1 in 4 new residents
 - “Higher end” neighborhoods

Projections





Closing

- Platting / construction continue at brisk pace
 - Peripheral issues
-
- Comments / questions