

# MEMORANDUM

**DATE:** January 26, 2005  
**TO:** Planning & Zoning Commissioners  
**FROM:** Joey Dunn, AICP, Director of Planning & Development Services  
**SUBJECT:** College Station Comprehensive Plan

This memo has been prepared in support of the workshop discussion item concerning the need and merits of revising the Comprehensive Plan.

The Plan was prepared by a consultant, HOK, which commenced in 1994 and was adopted in 1997, and in the last 10 years a plethora of changes have occurred in our community and region which will be identified below.

Section 8.03 of the Comprehensive Plan, not included in the widely distributed Development Guide, identifies implementation strategies of the plan's Goals and Objectives. Section 8.07 addresses Comprehensive Plan Updates, and acknowledges that, "while most plans indicate a timeframe for their projections (usually 20 years), it makes good sense to revise and update it before the end of that timeframe...depending on changing conditions, the City may consider a 'major tune-up' of the Comprehensive Plan somewhere near its tenth anniversary."

The Plan also advocates a number of additional methods for maintaining the Comprehensive Plan in the interim in which staff has undertaken numerous revisions to the Plan since that include, but not limited to:

- Small area plans
- Neighborhood action plans
- Special interest plans
- Comprehensive plan amendments (includes applicant initiated amendments)

Another implementation strategy suggests the Planning & Zoning Commission and City Council should schedule joint workshops where the City staff provides updates regarding needed adjustments to the Comprehensive Plan affording the City to have the tools to react more effectively to new development proposals. Such workshops have occurred periodically; last year, City staff, the P&Z and City Council considered an extensive UDO and Comprehensive Plan Annual

**Table 1: College Station Population (1940-2004)**

In no decade has College Station experienced less than 29% growth and has historically sustained at least 3% average annual growth.

	Population	Growth	
		Decade	Annual
1940	2,148	NA	NA
1950	7,925	268.95%	27%
1960	11,396	43.80%	4%
1970	17,676	55.11%	6%
1980	37,272	110.86%	11%
1990	52,456	40.74%	4%
2000	67,890	29.42%	3%
2004*	80,214	18.15%	2%

**Notes:**

1. Source: U.S. Census <http://www.census.gov>
2. Source: Planning and Development Services

Review item. The proposed draft Plan of Work being considered by you also includes provisions for joint meetings with City Council as well as the City of Bryan's Planning & Zoning Commission.

The purpose of the following is to illustrate some key forces affecting the growth and development of College Station and should be integrated into ongoing and future comprehensive planning efforts.

The Plan originally proposed three alternative growth and development scenarios resulting in a preferred scenario which became the basis for the new land use plan. Alternative thoroughfare plan scenarios were also considered. The land use plan scenarios included:

- Scenario #1 represented a 'concentric-circle' approach growth and density with higher densities proposed closer to the University, with medium and lower densities occurring as development moves (south) along SH 6 further away from the developed 'core' area.
- Scenario #2 represented a 'linear-band' approach utilizing SH 6 as the spine for a development corridor and dissipate medium and low density development along the corridor. It generally represented an extension of the community's development pattern over the past 20 years (1975-1995).
- Scenario #3 combined an increase in University-area density and redevelopment with a 'dispersed village/neighborhood' style of development in the area between SH 6 and Wellborn Road.
- The Preferred Scenario was described as an overall preference for #2, with some aspects of #3.

In 2003, long range planning staff completed a "Growth Study" of College Station that analyzed extensive demographic, land use data, and historical growth patterns to initiate dialogue related to the City's annexation policies future options to accommodate anticipated population growth. This study also considered various growth and development scenarios. With current and anticipated platting activity occurring in the City Limits and in the ETJ, concerns arose regarding a greater need to consider infill development and weigh-in on attitudes about developing in a denser pattern. This issue remains as a work item on the Council's Strategic Plan for our department and has substantial funding (\$60,000) associated with it for land surveying and property owner notifications as necessary.

In 2003, the U.S. Census Bureau reevaluated MSA or Metropolitan Statistical Area boundaries. College Station's continued progression toward serving the Brazos Valley as a regional hub was recognized by renaming the one-county Bryan-College Station MSA as the College Station-Bryan MSA and adding Burleson and Robertson counties. This is generally based on the fact that College Station population surpassed that of Bryan, and commuting patterns indicating economic interaction.

A renewed comprehensive planning exercise would enable the City to begin to address a myriad of community-wide, if not regional, issues that are before us, including but not limited to the following:

- Annexation policies and growth form (density)
- Water/waste-water extensions
- ETJ Development Pressure
- Direction for Redevelopment land use designations on the Land Use Plan along Texas Avenue
- Simplification of the land use plan resulting in emphasis on the Plan's text (goals, objectives, policies; i.e. the plan would not identify parcels.

- Ability (or inability) to address multi-modal transportation opportunities through land use planning
- Emphasis on nodal, or transit-oriented, development
- Development of indicators to regularly measure progress of plan implementation
- Relationships of enrollments and related growth at TAMU and Blinn College as well as effects of related housing, parking and transportation policies upon the City

Given the time that has lapsed since the adoption of the existing Comprehensive Plan, the number of interim changes undertaken, sustained medium to high rates of population growth and related indicators, staff believes the needs and merits for a fully revised comprehensive plan are apparent and steps to proceed with the development of a request for qualifications process should be initiated soon. By doing so, we can dovetail with the upcoming City Council retreat to review the Strategic Plan and consider future fiscal obligations that would be incurred on the front end of the City's budget planning process for FY 2005-2006.

For your reference, a sample of data has been assembled on the following pages and includes the figures and tables showing population, employment, and development activity.

**Table 2: Bryan-College Station MSA Population Overview (1990-2004)**

As of 2003, College Station-Bryan MSA now includes three counties, Brazos, Burleson and Robertson. College Station appears to be on a path of continuing to be the largest city in the region. Our success also seems to propel regional growth as the CS-B MSA population grew over 50% since 1990.

Geography	Population (1)		Population Estimate (2)	Percent Share			1990-2000
	2000	1990	Jan. 04	2004	2000	1990	Growth
Brazos County	152,415	121,862	161,779	82.90%	82.44%	100.00%	25.07%
Bryan	65,660	55,002	69,146	35.43%	35.51%	45.13%	19.38%
College Station	67,890	52,456	73,691	37.76%	36.72%	43.05%	29.42%
Kurten	227	NA	233	0.12%	0.12%	#VALUE!	NA
Millican	108	NA	110	0.06%	0.06%	#VALUE!	NA
Wixon Valley	235	186	229	0.12%	0.13%	0.15%	26.34%
Burleson County	16,470	13,625	17,615	9.03%	8.91%	NA	20.88%
Caldwell	3,449	3,181	3,664	1.88%	1.87%	NA	8.43%
Snook	568	489	569	0.29%	0.31%	NA	16.16%
Somerville	1,704	1,542	1,704	0.87%	0.92%	NA	10.51%
Robertson County	16,000	15,511	15,747	8.07%	8.65%	NA	3.15%
Bremond	876	1,110	864	0.44%	0.47%	NA	-21.08%
Calvert	1,426	1,536	1,390	0.71%	0.77%	NA	-7.16%
Franklin	1,470	1,336	1,478	0.76%	0.80%	NA	10.03%
Hearne	4,690	5,132	4,460	2.29%	2.54%	NA	-8.61%
Incorporated Population	148,076	107,644	157,538	80.73%	80.09%	88.33%	37.56%
Unincorporated Population	22,409	14,218	37,603	19.27%	12.12%	11.67%	57.61%
Total MSA Population	184,885	121,862	195,141	100.00%	100.00%	100.00%	51.72%

Notes

1. Source: U.S. Census Bureau <http://www.census.gov>
2. Source: Texas State Data Center <http://txsdc.tamu.edu>

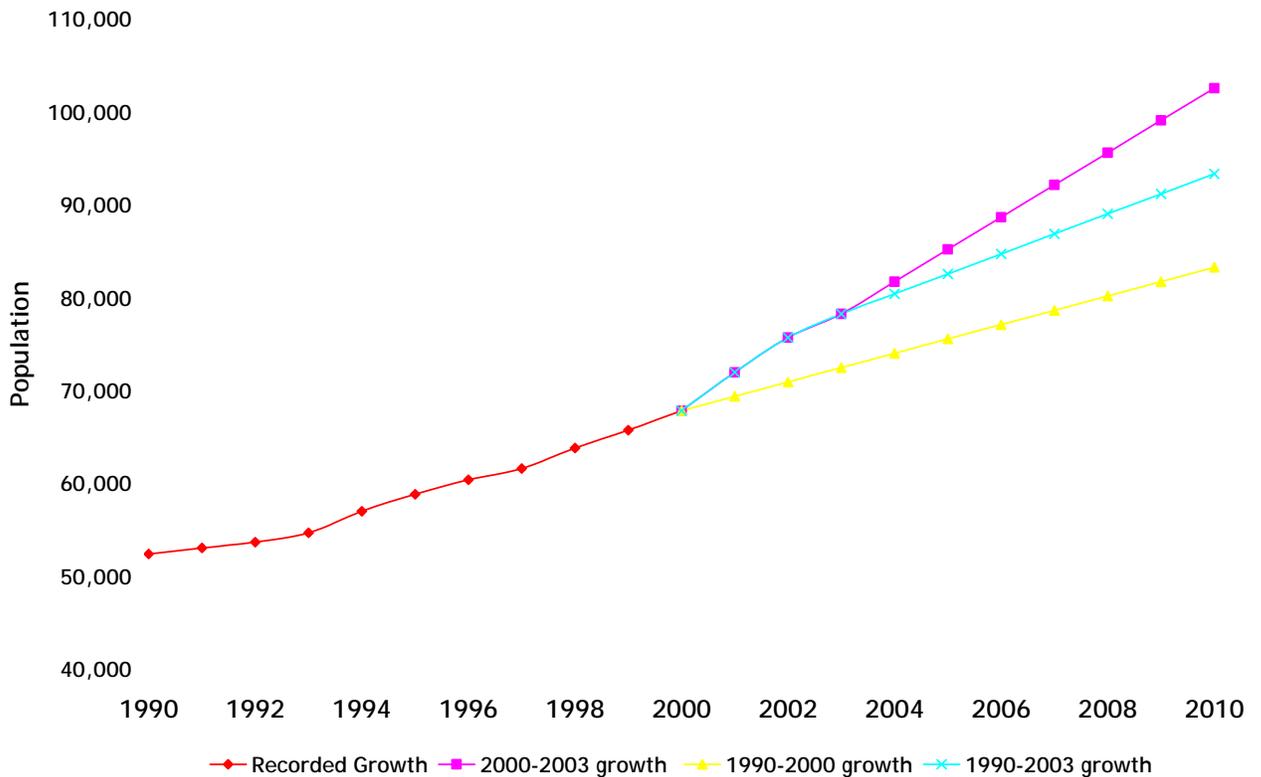
**Table 3: HOK Population Projections**

Population projections generated by the consultant preparing the Comprehensive Plan in the mid 1990s estimated College Station's population to be approximately 58,000, and projected the 2000 Census to be between 64,000-70,500. Our 2000 Census population registered 67,890, narrowly surpassing the 3% projection. According to our most recent population estimate for the end of 2004 (80,214), we are on target for the 3 to 4 percent range.

Year	Low (2%)	Mid (3%)	High (4%)
1995	58,000	58,000	58,000
2000	64,000	67,200	70,500
2005	70,700	78,000	85,800
2010	78,000	90,400	104,400
2015	86,200	104,700	127,000

**Figure 1: College Station Population Projections**

We project College Station's population to be between 83,000 and 102,000 in 2010.



**Table 4: Historical Employment Growth (1990-2004)**

According to the Texas Workforce Commission, Brazos County has experienced each year since 1990.

**Historic Employment Growth (1990-2004)**

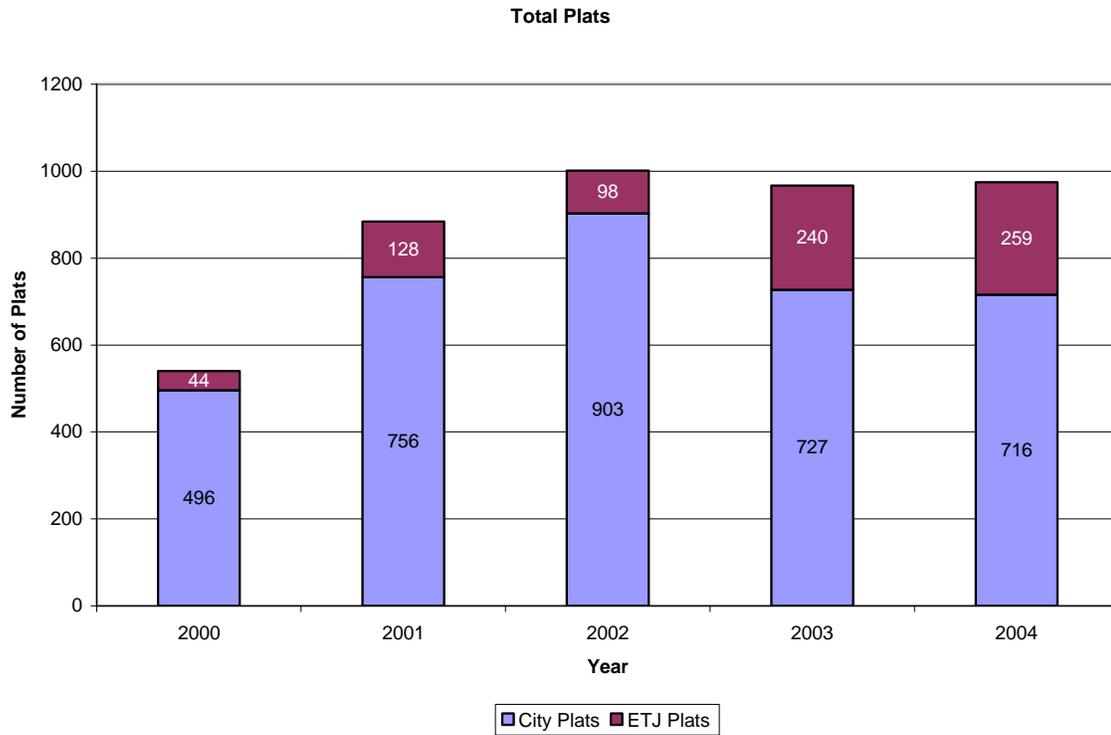
	B/CS MSA		College Station	
	Number	% Growth	Number	% Growth
2004	83,575	3.2%	33,249	3.2%
2003	80,965	3.0%	32,210	3.0%
2002	78,603	2.2%	31,271	2.2%
2001	76,928	1.1%	30,605	1.1%
2000	76,091	2.1%	30,271	2.1%
1999	74,513	2.3%	29,644	2.3%
1998	72,813	5.1%	28,968	5.1%
1997	69,281	2.6%	27,562	2.6%
1996	67,528	0.9%	26,865	0.9%
1995	66,951	0.3%	26,635	0.3%
1994	66,774	3.1%	26,565	3.1%
1993	64,740	3.9%	25,756	3.9%
1992	62,299	3.5%	24,785	3.5%
1991	60,219	3.3%	23,957	3.3%
1990	58,314	NA	23,199	NA

Notes:

1. Source: Texas Workforce Commission

**Figure 2: Platting Activity (2000-2004)**

Increasing numbers of platted lots have been occurring in the City's Extraterritorial Jurisdiction.



**Figure 3: Single-family Permits, 1980-2004**

Since 1992, College Station has permitted at least 300 new single-family dwellings each year. Since the current plan's adoption in 1997, 3,921 single-family homes have been permitted. Much of this development has occurred in southern College Station between Wellborn Road and SH 6 and along Greens Prairie Road.

