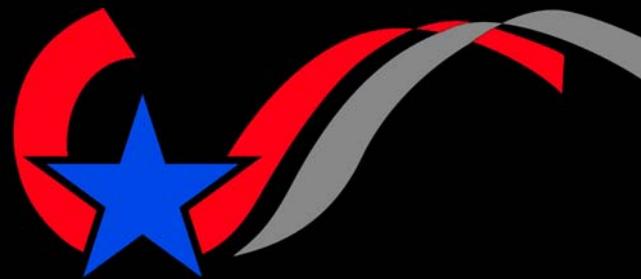


# Comprehensive Plan

## Then and Now

### 1997 - 2005



CITY OF COLLEGE STATION  
*Planning & Development Services*



# *Demographics*

- Population: 80,254
  - 30% growth since 1997
  - 4% *average* annual growth
- Housing growth
  - 31% growth since 1997
- Student growth
  - A&M enrollment has increased only 1 percent annually since 1995
  - Fall enrollments at the Blinn College Bryan Campus have increased 31% for the period of 1999-2004

*The City's 2015 population was projected to be between 86,200 and 127,000.*



# *Goals and Objectives*

- Provide for:
  - Land Use
  - Housing
  - Community Appearance
  - Economic Development
  - Transportation
  - Parks and Recreation
  - Utilities
- Action-oriented
- Most completed or in progress

*Based, in part, on a public input process  
“during 1994, 1995 and 1996...”*



# *Land Use Plan*

- Development pattern shifts
- Annexations
- ETJ development pressure
- Platting activity up 150% since 1997
- Infrastructure/CCN issues
- Potential airport expansion
- Redevelopment
- Need for clear policy guidance
  - Grow south or east/west or maximize infill/redevelopment opportunities

*The City Limits of College Station  
have expanded 24%.*



# *Parks/Open Space*

- Recreation, Park and Open Space Master Plan adopted 1997
  - City Council direction to revise every 3 yrs.
  - Update adopted 2002
- Greenways Master Plan adopted in 1999
  - Update in progress

*If the population is projected to double over the next 20 years, “there will need to be a parallel increase in park and open space development.”*



# *Thoroughfare Plan*

- New TxDOT access management manual
- Need to integrate new / proposed projects:
  - SH 40 (new)
  - Texas Avenue (widening)
  - SH 6 (new grade separations)
  - FM 60 (widening)
  - FM 2154 (widening)
- Updated through SAP/Comp Plan Amend
- Rapid growth in south College Station/ETJ
- Implementation generally development driven
- Strong correlation to land use planning

*“With few roadways to handle the increasing traffic, most of the burden is handled by SH 6, Texas Avenue and Wellborn Road.”*



# *Water/Wastewater*

- ETJ Development Pressure
- Annexation 2002
- CCN Issues
- Competing objectives: extension vs. upsizing to accommodate greater density
- Water/wastewater master plan update underway now

*“College Station’s ability to serve areas with infrastructure and utilities will determine its ability to grow.”*



# *Urban Design Plan*

- Streetscape Plan (1992)
- Sought to address the following areas:
  - Core Area
  - East Bypass
  - Texas Avenue
  - Wellborn Road

*...proposed “roadway enhancements by establishing landscaping, edge treatment and setback standards for major corridors.”*



# *Implementation*

- Identified numerous CIP project needs
- Suggested necessary revisions to zoning ordinance and subdivision regulations
- Suggested methods for updates to the Plan
- “City may consider a ‘major tune-up’ of the Plan somewhere near its tenth anniversary.”

*“A Comprehensive Plan can be the most important document a community can have.”*



# *Small Area Plans*

- Wolf Pen Creek, 1998
- East Bypass Study, 2000
- Eastgate Neighborhood Plan, 2001
- 30/60 Plan, 2001
- Greens Prairie/Rock Prairie Plan, 2002
- Whites Crk T-fare, 2002
- Southside Traffic Calming, 2003
- Northgate Plan, 2003
- Annex Area #1 Plan, 2003
- South CS T-fare, 2003
- F&B Plan, 2003
- Arrington / SH 6, 2003
- East CS T-fare, 2004

*Series of amendments, small area plans have addressed approximately 36% of City.*



## *Other changes*

- Bush Library opening
- Hotel rooms up 25% this year
- Research Valley Partnership
- Larger CS/B MSA
- Aging population, increased retirees

*“A Comprehensive Plan can be the most important document a community can have.”*