



Objective: Implementation of the Comprehensive Plan through the creation and consolidation of zoning districts and associated amendments to the City of College Station Unified Development Ordinance (UDO).

Background: The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure that the vision for College Station is realized through the future growth and development of the City. The Comprehensive Plan approaches the growth of College Station in a manner different from the City's previous plans; it focuses on the creation and enhancement of places of distinction in College Station. The Plan recognizes the importance of character and capitalizes on that to offer the greatest flexibilities for development, while protecting special places.

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts be developed for each of the land use classifications to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. Zoning and its associated development criteria help to ensure that the form, character, and quality of development reflect the City's planning objectives.

The Comprehensive Plan's Concept Map identifies Growth Areas – these are areas where future development is expected to have little impact on existing neighborhoods. Growth Areas are intended to have greater market flexibility and expanded development options, while providing development that enhances the overall character of the City. Currently, the City recommends, and developers/property owners have used, Planned Development Districts (PDDs) to implement the Plan in Growth Areas. In the short-term, it is expected that PDDs will continue to be used. In the future, it is expected that zoning specific to Growth Areas will be created to reduce the number of steps in the zoning process, while still providing the flexibility that was intended.

Approach: Staff has developed a phased approach to the creation and adoption of the new zoning districts, which have been categorized into non-residential, residential, and growth area districts.

Phase 1: The completion of Phase I resulted in the adoption of new non-residential zoning districts in September 2012. New districts include NAP Natural Areas Preserved, SC Suburban Commercial, BP Business Park, and BPI Business Park Industrial. At that time, existing non-residential districts were either renamed or retired as part of the amendments to the Unified Development Ordinance.

Phase 2: Staff is currently working on developing the residential districts. These districts will be similar to our existing set of zoning districts, meaning that they will largely be use-based, with some additional performance standards. Several other existing districts will be renamed to simplify the nomenclature, but the standards will remain the same. Retired districts will remain effective for properties, but will not be available for future rezoning proposals. The districts to be created, renamed, and retired are proposed as follows:

New Residential Zoning Districts

- "RS Restricted Suburban"
- "U Urban"
- "UO Urban Open"



- “UMU Urban Mixed Use”

Changed & Renamed Districts

- “A-O Agricultural Open” to “R Rural”
- “A-OR Rural Residential Subdivision” to “E Estate”

Renamed Districts

- “R-1 Single-Family Residential” to “GS General Suburban”
- “R-3 Townhouse” to “T Townhouse”
- “R-2 Duplex” to “D Duplex”
- “R-7 Manufactured Home Park” to “MHP Manufactured Home Park”

Retired Districts

- “R1-B Single Family Residential”
- “R-4 Multi-Family Residential”
- “R-6 High Density Multi-Family Residential”

The creation and adoption of the one and two family districts will be done separately from the creation and adoption of the multi-family and mixed-use districts.

Phase 3: Once the residential districts are adopted, Staff will begin work on a specific zoning approach for the Growth Areas identified on the Concept Map in the Comprehensive Plan.