CITY OF COLLEGE STATION
Home of Texas A&M University®

EXISTING CONDITIONS REPORT

2019-2023

Contents

INTRODUCTION

As part of the development and periodic evaluation of the Comprehensive Plan, it is important to have a foundation on which to base future expectations. The Existing Conditions Report is updated approximately every five years to assess the changing conditions in the community and inform future planning efforts. The 2024 Existing Conditions Report provides a snapshot of the current conditions that exist in College Station between 2019 and 2023.

This report includes current conditions and trends for the following key areas: local context, natural environment, demographics, economic development, land use, public facilities, and transportation. The city looks at these key areas holistically to determine the appropriate expectations and direction of the Comprehensive Plan, including its implementation, monitoring, and evaluation.
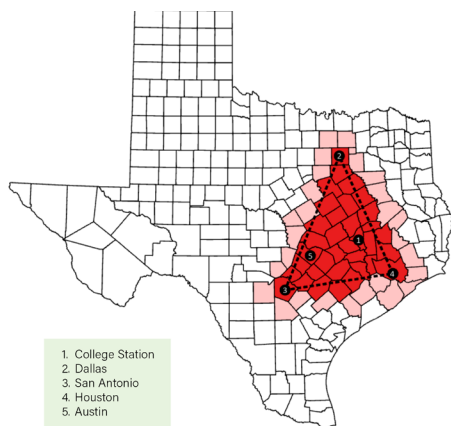
Location

1. College Station
2. Dallas
3. San Antonio
4. Houston
5. Austin

Figure 1:The cities and counties in or near the Texas Triangle, a megaregion of the U.S. state of Texas; Source: Planning and Development Services 2024

College Station is a city in Brazos County, situated at the eastern edge of the Central Texas region. Located in the center of the Texas Triangle, College Station is within a three-hour drive of five of the nation's 20 largest cities: Houston, San Antonio, Dallas, Austin, and Fort Worth. (Figure 1). 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 and Austin metro areas) and/ or telecommuting from College Station is an increasing reality for residents.

The City encompasses approximately 51.2 square miles and has an Extraterritorial Jurisdiction (ETJ) of 160.87 square miles. In 2018, when the City's population exceeded 100,000 residents, the City's ETJ expanded in accordance with Chapter 42 of the Texas Local Government Code. Currently, the City's ETJ extends five miles from the City limits, except where it abuts the City of Bryan and where the two cities have negotiated their ETJ's.

The City shares a portion of its northern city limit line with the City of Bryan, and together the two cities form the core of the College Station-Bryan Metropolitan Statistical Area (MSA). The College Station-Bryan MSA is made up of Brazos, Burleson, and Robertson Counties and is home to approximately 278,000 residents. It is the 14th largest MSA in Texas and ranks fifth in the state for percent change in population, showing an 18.6% growth in population between 2012 and 2022 (Table 1).

Table 1: Population by Metropolitan Statistical Area, Texas, 2012 vs. 2022 Ranked by Percent Change; Sources: U.S. Census Bureau, Population and Housing Unit Estimates Program; Texas Comptroller of Public Accounts analysis

**Top 10 fastest growing Metropolitan Statistical Areas in Texas
Percent Change from 2012 to 2022**

Texas MSA	Total Change	Percent Change
Austin-Round Rock-San Marcos	586,254	32.0%
Dallas-Fort Worth-Arlington	1,299,166	19.6%
San Antonio-New Braunfels	418,266	18.7%
Houston-Pasadena-The Woodlands	1,158,391	18.7%
College Station-Bryan	**43,636**	**18.6%**
Sherman-Denison	21,265	17.4%
Killeen-Temple	72,525	17.1%
Midland	24,875	16.3%
Tyler	27,098	12.6%
Odessa	16,397	11.3%

College Station is home to the main campus of Texas A&M University, the flagship institution of the Texas A&M University System. In the fall of 2023, 68,115 students attended the College Station campus[1]. Texas A&M University is the oldest public institution of higher education in Texas, and the Texas A&M University Foundation had over $3.2 billion dollars of endowment in 2023. The university has a triple designation as a land, sea, and space grant institution, reflecting the broad scope of the research endeavors it brings to the city, including ongoing projects funded by agencies such as NASA, the National Institutes of Health, the National Science Foundation, and the Office of Naval Research.

[1] *Includes Distance Education students.*

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 and 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. 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 Station witnessed growth to the north, east and south during the 1940s; however, the city's status as a general law city limited officials' ability to annex territory. Without a city charter, the council could only annex property in areas where residents petitioned for inclusion into the city limits. While the home rule amendment from 1912 allowed Texas cities with at least 5,000 inhabitants the legal right to compose and amend their own charters, College Station did not meet the required population threshold until the late 1940s. The City was the first general law city in the state to employ a City Manager in the 1940s and employed a "business manager" before that. The 1950 Census recorded College Station's population at 7,268, and on January 8, 1952, residents voted 220-11 to adopt a home rule charter with a council-manager form of government. The City first adopted zoning regulations in 1940, shortly after incorporation, to encourage orderly and desired growth of the City. The City began formal planning for growth and development in the 1960s.

The Comprehensive Plan

The City of College Station aims to be a vibrant, forward-thinking, knowledge-based community, that promotes the highest quality of life for its residents and visitors. City leaders, stakeholders, and staff strive toward creating distinctive places, strong neighborhoods, a prosperous economy, engaging spaces, integrated mobility, exceptional services, managed growth, and collaborative partnerships. This vision and associated aspirations are laid out in the City's Comprehensive Plan.

DISTINCTIVE PLACES

STRONG NEIGHBORHOODS

A PROSPEROUS ECONOMY

ENGAGING SPACES

INTEGRATED MOBILITY

EXCEPTIONAL SERVICES

MANAGED GROWTH

COLLABORATIVE PARTNERSHIPS

Figure 2: City Aspirations

College Station's third Comprehensive Plan was originally adopted in May 2009 after thousands of hours of citizen participation. The plan covered a 20-year horizon and guided the city's growth and development. The 2009 Comprehensive Plan was conceived as a "living document" and recommended that the City regularly evaluate and update the Plan as conditions change in the community.

In 2019, City leadership and staff launched the 10-year evaluation of the plan – branded The Next 10 – that engaged over 800 citizens and stakeholders across the community and culminated in the 10-Year Evaluation & Appraisal Report. The report, officially adopted by the City Council in October 2020, recommended modifications to the Comprehensive Plan in response to changing conditions. Throughout 2021, City staff implemented the recommended changes which included revisions to goals, policies, actions, narrative, and maps, as well as the maps in associated master plans. The City Council adopted the updated Comprehensive Plan in October 2021.

Recognitions and Rankings

In recent years, College Station has received many national recognitions and rankings in a variety of economic and social categories. Since 2019, College Station has gradually risen in the ranking for many quality-of-life metrics related to public schools, raising a family, and retirement. The City of College Station is also recognized as a high performing organization by several national accreditation agencies. Currently the City is among a small group of municipalities in Texas to simultaneously have national accreditations in police, fire, public safety communications, parks and recreation, water, and public works.

The City of College Station boasts a long history of planning excellence. In 2024, the City was recognized for the 18th year by the Richard R. Lillie FAICP Planning Excellence Program. This program recognizes municipalities that take a wholistic approach to community planning. The City is also known for its award-winning Comprehensive Plan, which was awarded the 2022 Comprehensive Plan Award by the Texas Chapter of the American Planning Association and the Central Texas section of the Texas APA Chapter. These two awards recognized the City's Comprehensive Plan for advancing "the science and art of planning."
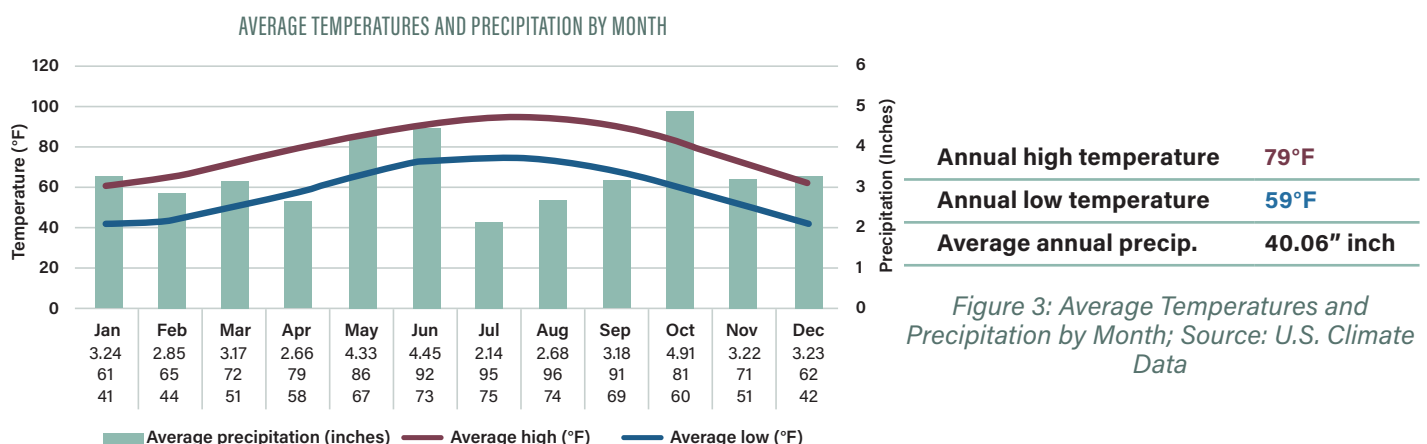
NATURAL ENVIRONMENT

Climate and Weather

Located about 367-feet above sea level, College Station has a subtropical and temperate climate. The winters are mild with periods of low temperatures that usually last less than two months (Figure 3). Snow and ice are rare, but several winter storms, including 2021 Winter Storm Uri, have changed the average snowfall. Summers are hot and humid with the primary variation in weather being occasional rain showers (Figure 3).

AVERAGE TEMPERATURES AND PRECIPITATION BY MONTH

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	3.24	2.85	3.17	2.66	4.33	4.45	2.14	2.68	3.18	4.91	3.22	3.23
	61	65	72	79	86	92	95	96	91	81	71	62
	41	44	51	58	67	73	75	74	69	60	51	42

Average precipitation (inches) — Average high (°F) — Average low (°F)

Annual high temperature	**79°F**
Annual low temperature	**59°F**
Average annual precip.	**40.06″ inch**

Figure 3: Average Temperatures and Precipitation by Month; Source: U.S. Climate Data

7

Ecoregion

College Station is in the East Central Texas Plains, also known as the Post Oak Savannah or the Texas Claypan Area. The terrain of the Post Oak Savannah ranges from nearly flat to irregular rolling plains, and the landscape is moderately dissected by a low density of streams, flowing into several broad river systems. The City of College Station is flanked by the Brazos River to the southwest and Navasota River to the east, with the natural topography ranging from gently hilly in the center of town to relatively level terrain along the Brazos and Navasota River floodplains.

The undeveloped landscape is characterized by a mosaic of post oak woodland and grassland. Drought, grazing, and fire are the primary natural processes that have affected this ecoregion over time. Historically, this region would have experienced frequent low-intensity fire, maintaining the savannah structure with large mature trees and an understory of grasses. The combination of fire suppression and heavy livestock grazing has increased the cover of low-growing woody plants with poor fire-resistance, particularly Eastern Red Cedar and Honey Mesquite.
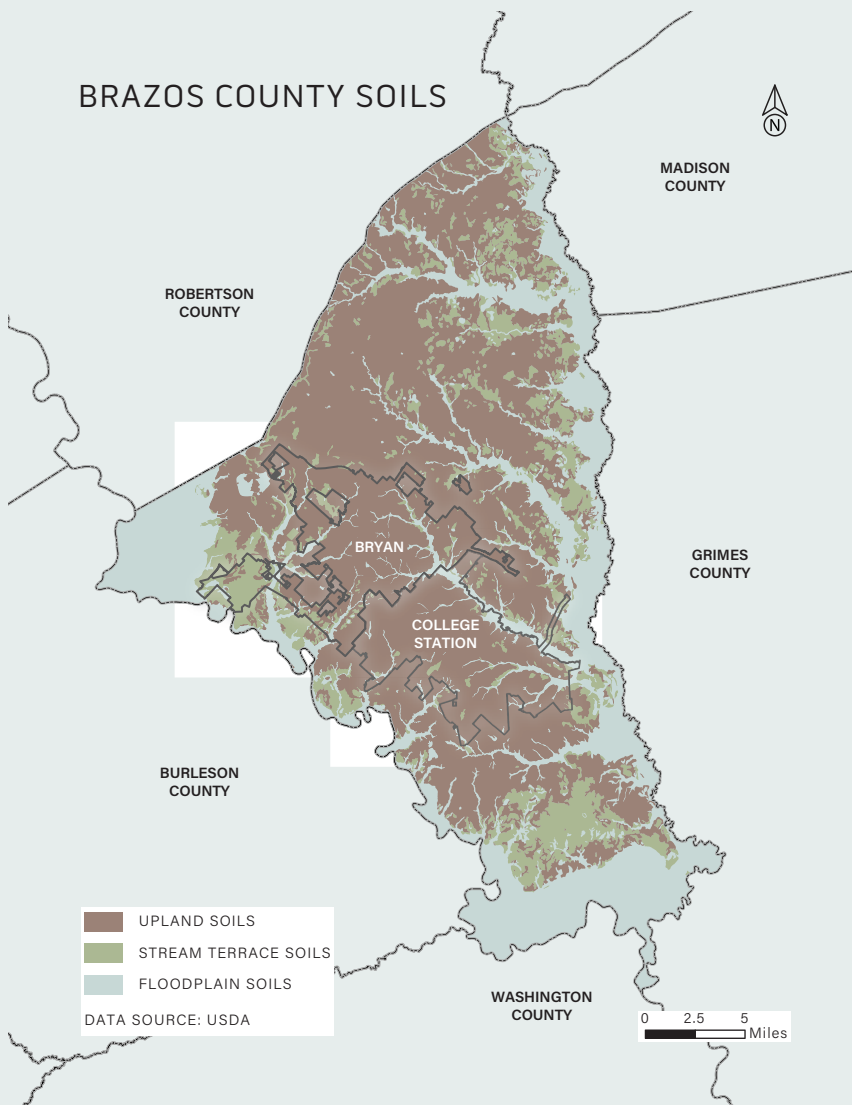
Soils

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). Most 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 4).

BRAZOS COUNTY SOILS

MADISON COUNTY

ROBERTSON COUNTY

BRYAN

GRIMES COUNTY

COLLEGE STATION

BURLESON COUNTY

- UPLAND SOILS
- STREAM TERRACE SOILS
- FLOODPLAIN SOILS

DATA SOURCE: USDA

WASHINGTON COUNTY

0   2.5   5
Miles

Figure 4: Brazos County Soils

Floodplain

The city resides in the Region 8 Lower Brazos Flood Planning Region as identified by the Texas Water Development Board. The Lower Brazos Region encompasses approximately 23,442 square miles and includes 30 major lakes and reservoirs. The Lower Brazos River runs west of College Station, along the border between Brazos County and Burleson County, on its way to the coast, where it enters the Gulf of Mexico near Lake Jackson and Freeport. A network of waterways exists throughout the City of 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 3,959.30 acres of floodplain in the City limits, which accounts for 8.3 % of the city's land area.

The City employs development standards, future land use planning, and zoning provisions to protect and preserve the natural function of the floodplains. The future land use designation of Natural & Open Areas and the zoning district of Natural Areas Protected (NAP) are used to conserve natural areas and provide conveyance of floodwaters. Currently, 87.7 acres of floodplains are preserved in College Station through Natural Areas Protected (NAP) zoning. Additionally, the City proactively purchased a number of properties in the floodplain in order to mitigate disruptions to natural conveyance structures. Currently, the City of College Station owns 803.6 acres of floodplain in the City limits; most of this land is programed as city parks, greenways, and open spaces for the public's enjoyment.

The City's floodplain management program helps citizens minimize flood-related property damage as well as protect water quality, provide ideal wildlife habitat, and maintain dynamic travel corridors. The National Flood Insurance Program (NFIP) has designated the College Station as a Class-6 Community in recognition of the city's flood management efforts beyond the minimum National Flood Insurance Program standards. Subsequently, the flood insurance rates in College Station have been reduced by twenty (20) percent for structures in Special Flood Hazard Areas (SFHA) and ten (10) percent in all areas outside of the SFHA since 2020.
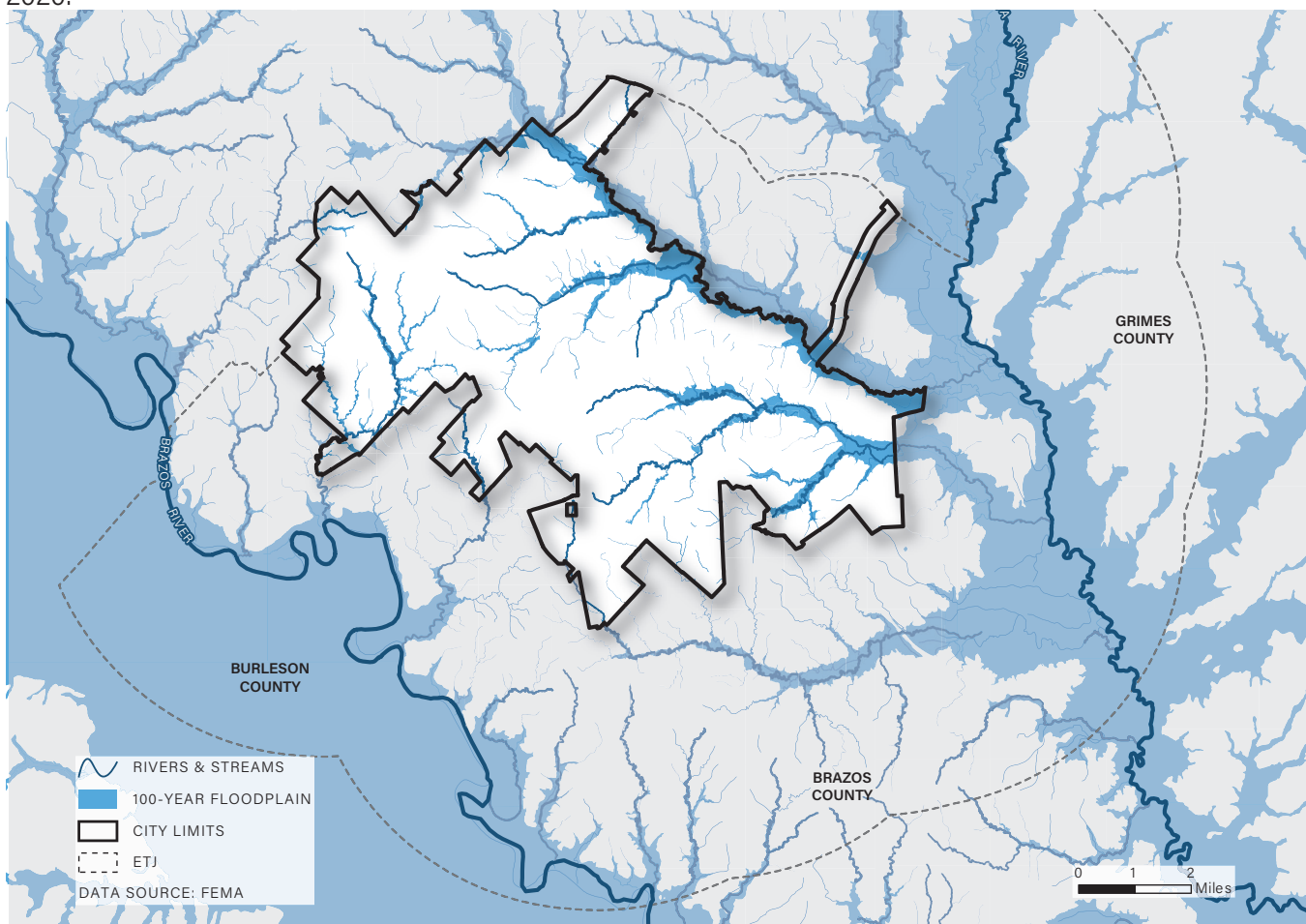

Figure 5: Floodplain Map of College Station

DEMOGRAPHICS

Population

The estimated population of College Station as of December 2023 was 128,370 (Planning and Development Services, 2024). Over the last five years, the City's population grew by approximately 7.9%, with an average annual growth rate of 1.5% (Table 2).   This slower growth rate reflects the impact of the COVID-19 pandemic, particularly through reduced student movement and the shift to distance learning during 2020 and early 2021.

Year	Estimated Population	Annual Growth Rate	5-Year Growth Rate
2009	93,450	2.81%	
2010	94,929	1.58%	
2011	96,767	1.94%	10.1%
2012	98,085	1.36%	
2013	100,096	2.05%	
2014	102,332	2.23%	
2015	106,581	4.15%	
2016	109,927	3.14%	18.9%
2017	116,893	6.34%	
2018	118,967	1.77%	
2019	121,489	2.12%	
2020	122,085	0.49%	
2021	124,511	1.99%	7.9%
2022	126,005	1.20%	
2023	128,370	1.88%	

The City's population estimates are calculated by adding projected population growth to a base number; typically, the population estimate from the most recent decennial census. Population growth is calculated by multiplying the number of demolition permits and recently issued residential certificates of occupancy by a multiplier. The multiplier is based on the average household size and occupancy rate from the most recent American Community Survey data releases.

Growth Projections for 2030

Population projections for College Station were conducted at 2%, 2.5%, and 3% annual growth rates. Figure 7 compares trends and projections for 2030 against those from 2018 and 2023. Between 2014 and 2018, the City experienced an 18.9% growth rate, which influenced higher projections for 2030. However, the 2020 dip in growth altered this trajectory, leading to more conservative estimates.
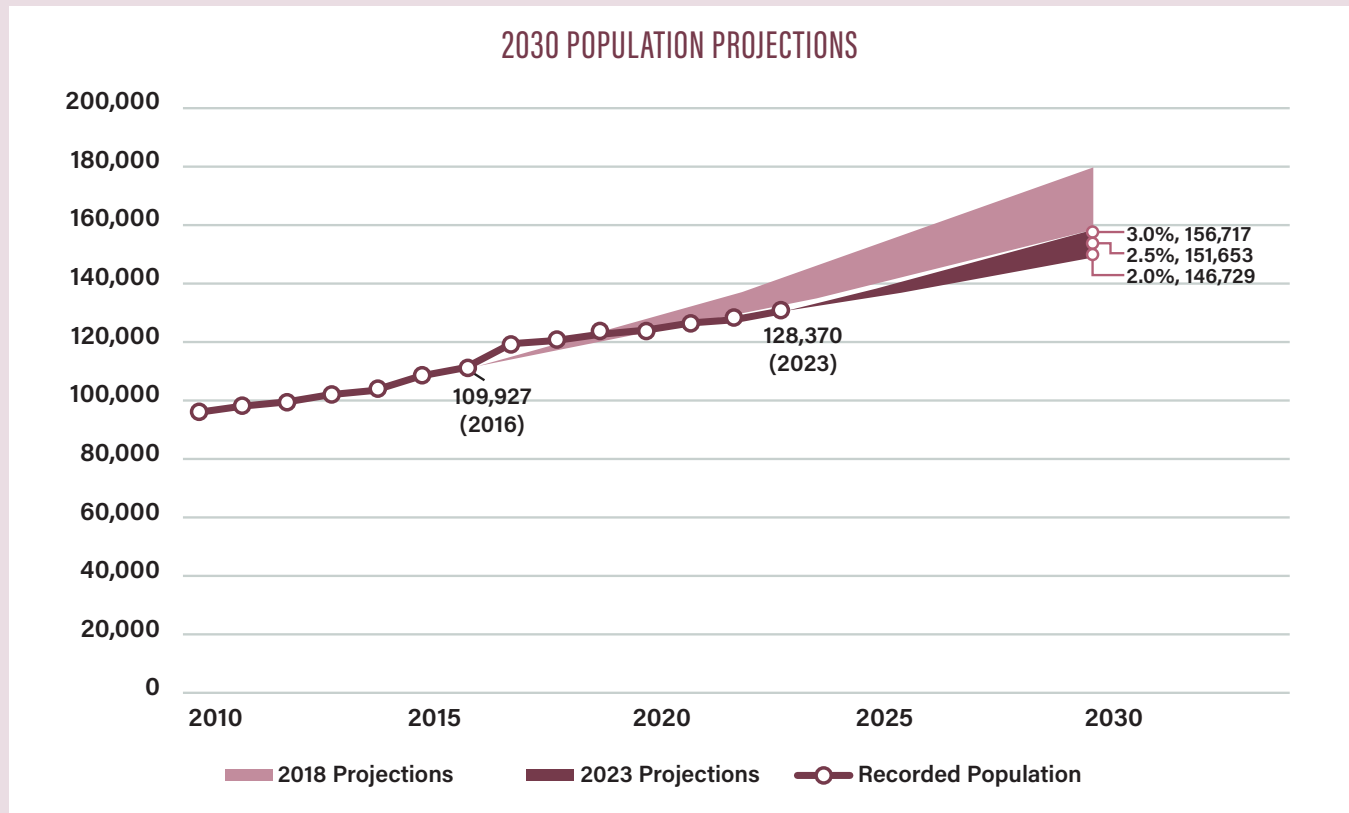

Figure 6: 2030 Population Projections for College Station; Source: Planning and Development Services

STATE AND REGIONAL PROJECTIONS

In 2022, the Texas State Demographer projected the state's population to reach between 44.4 million and 54.4 million by 2060. For Brazos County, the conservative estimate was 356,762, with a high-end projection of 458,282 (Figure 6). The College Station-Bryan metropolitan area is expected to grow to 424,700 by 2060, ranking 36th among 384 U.S. metropolitan areas (Stebbins, 2022).

Density

The mean population density by block group in College Station is 8.75 people per acre, with the densest block group reaching 31 people per acre. Figure 7 illustrates population density across the City, where red areas indicate high-density zones, and green areas represent lower-density regions.
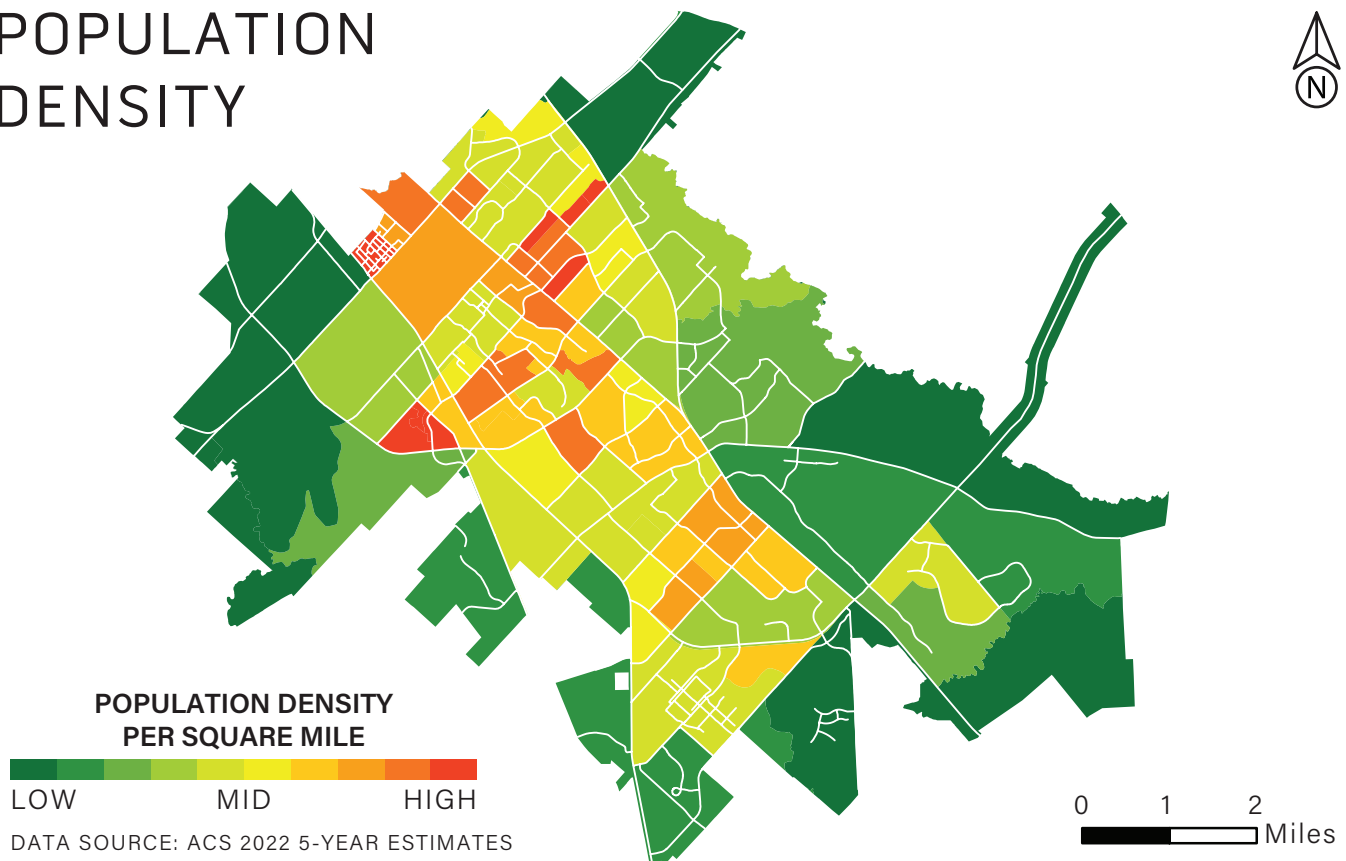

POPULATION DENSITY

POPULATION DENSITY PER SQUARE MILE

LOW   MID   HIGH

DATA SOURCE: ACS 2022 5-YEAR ESTIMATES

0   1   2   Miles

Figure 7: Population Density by Block Group, 2022 5-Year Estimate

Age Distribution

The demographic structure of College Station reflects its status as a university town, with 25.6% of the population aged 20-24. Adjacent age groups (15-19 and 25-29) also constitute notable segments, highlighting the City's youthful character. Conversely, individuals aged 60 and above represent 11.2% of the population, with those 75 and older accounting for only 3%.

The City's 2023 population pyramid shows the largest proportion of residents in the university-age cohort. Comparisons with 2018 reveal stable trends, but notable increases in the 85+ and 50-54 age groups.
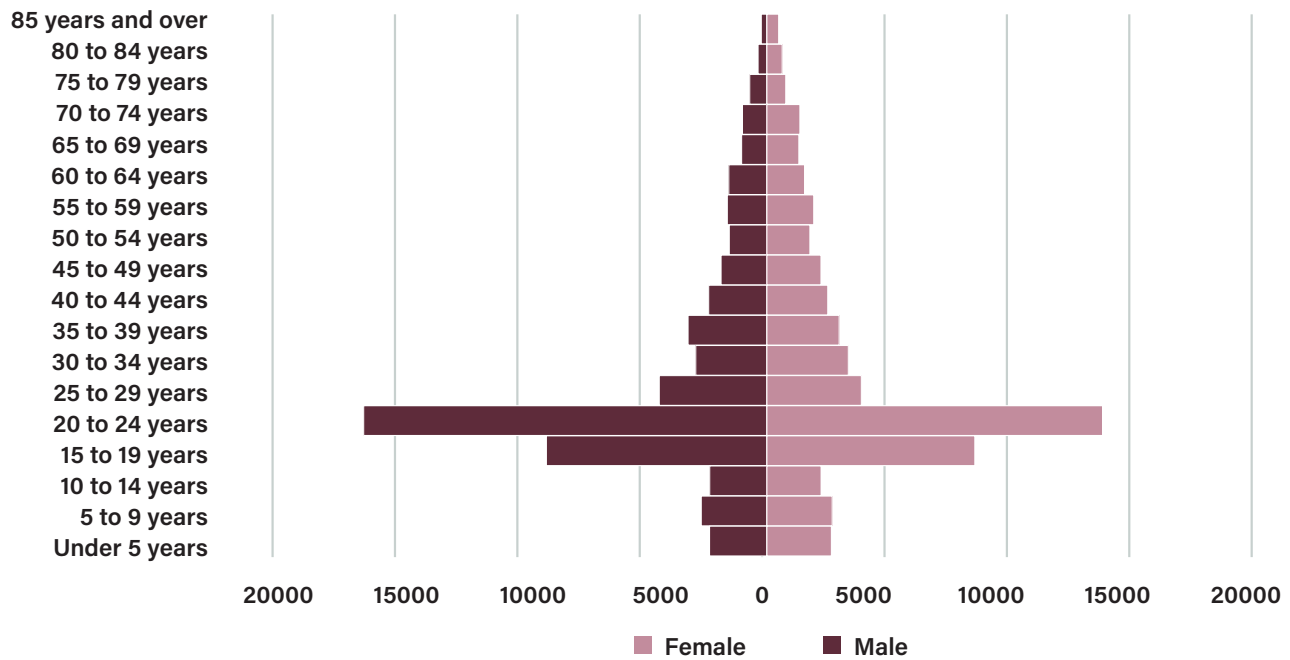
POPULATION PYRAMID FOR CITY OF COLLEGE STATION

Figure 8: College Station Population Pyramid. 2023 1-Year Estimate

PERCENT POPULATION CHANGE 2018 TO 2023

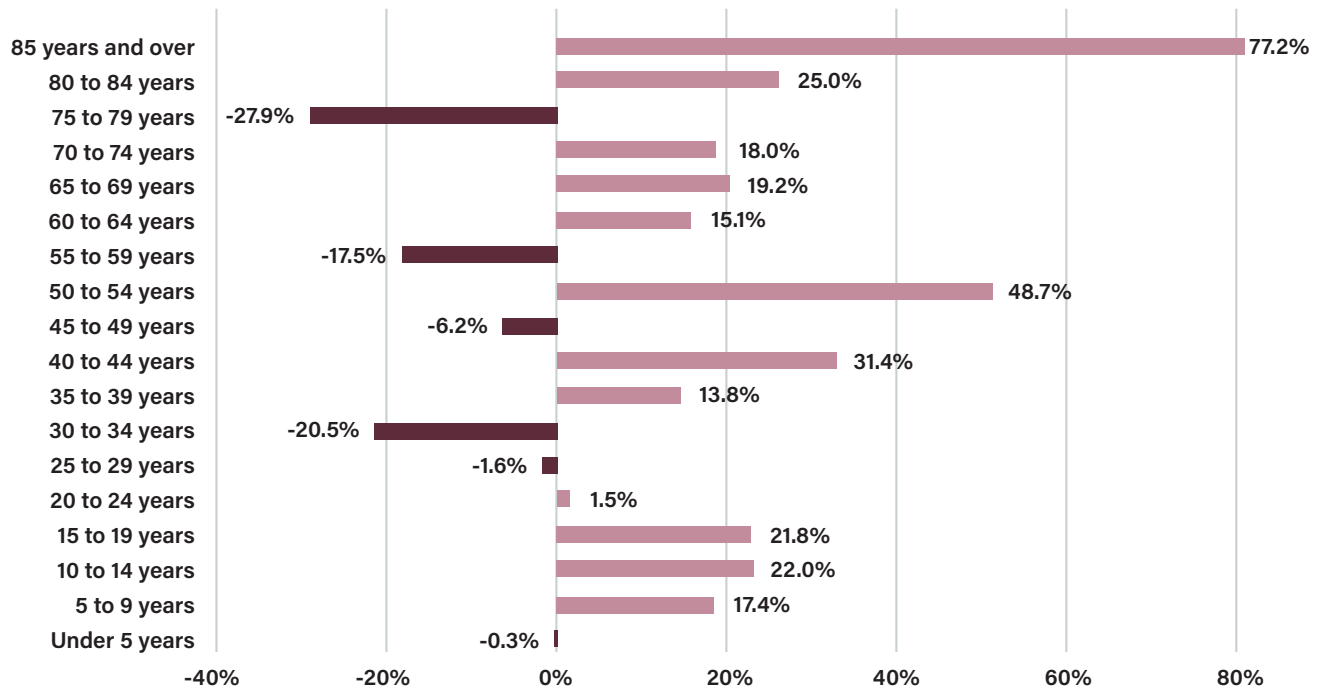| Age Category	Percent Change
85 years and over	77.2%
80 to 84 years	25.0%
75 to 79 years	-27.9%
70 to 74 years	18.0%
65 to 69 years	19.2%
60 to 64 years	15.1%
55 to 59 years	-17.5%
50 to 54 years	48.7%
45 to 49 years	-6.2%
40 to 44 years	31.4%
35 to 39 years	13.8%
30 to 34 years	-20.5%
25 to 29 years	-1.6%
20 to 24 years	1.5%
15 to 19 years	21.8%
10 to 14 years	22.0%
5 to 9 years	17.4%
Under 5 years	-0.3%

Figure 9: Percent Population Change by Age Category 2018-2023; Source: U.S. Census Bureau

Ethnicity and Race

As of 2023, 89.1% of College Station's population identified as one race, while 10.9% identified as two or more races. The racial composition includes 67% White, 8.8% Black, 9.6% Asian, and 3.3% "some other race." Hispanic or Latino residents comprise 18.4% of the population. Between 2010 and 2023, the Black, Hispanic, Asian, and "some other race" populations grew significantly, with increases of 56.9%, 84.5%, 34.3%, and 34.9%, respectively (Table 3).

Approximately 22.3% of residents speak a language other than English at home, with Spanish (11%), Indo-European languages (5.3%), and Asian/Pacific Islander languages (4.3%) being the most common.
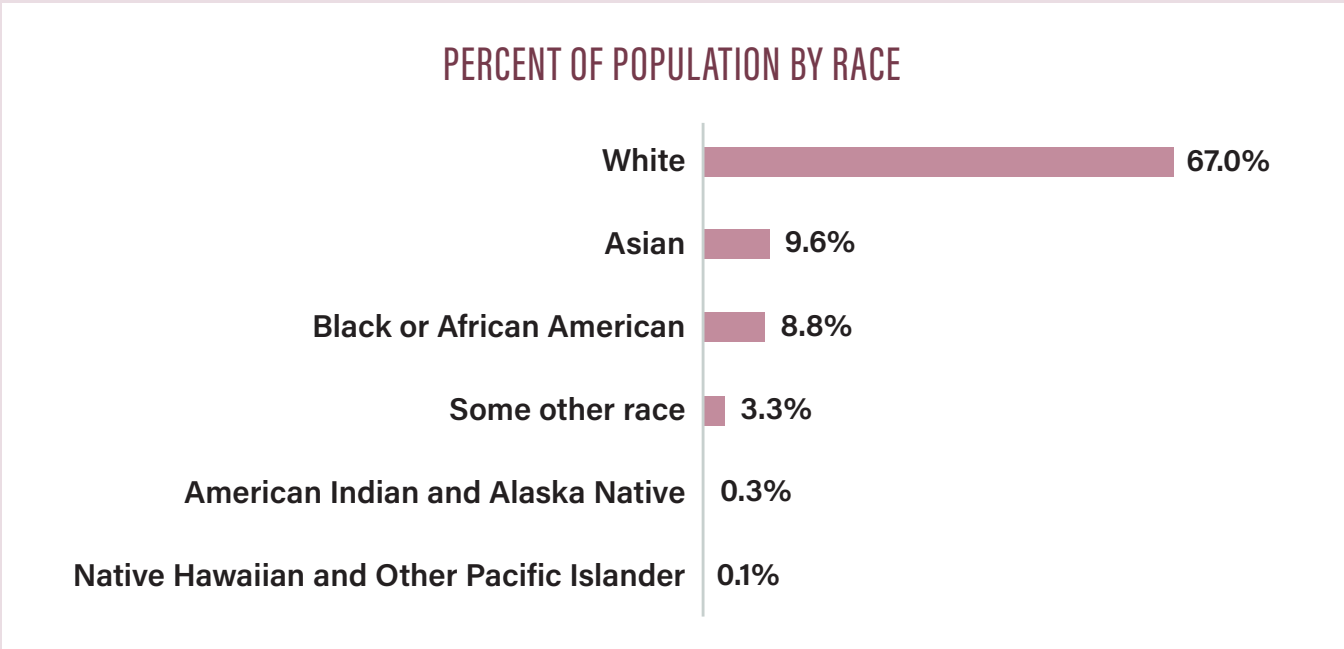
PERCENT OF POPULATION BY RACE

Race	Percent
White	67.0%
Asian	9.6%
Black or African American	8.8%
Some other race	3.3%
American Indian and Alaska Native	0.3%
Native Hawaiian and Other Pacific Islander	0.1%

Figure 10: 2023 Race and Ethnicity; Source: U.S. Census Bureau, ACS 2023 5-Year Estimates

Table 3: College Station Race and Ethnicity 2010-2023; Source: U.S. Census Bureau, ACS 2023 1-Year Estimate

Race/Ethnicity	2010	2023	Numerical Change	Percent Change
White	72,502	81,524	9,002	12.42%
Black	6,383	10,068	3,632	56.90%
Asian	8,576	11,573	2,942	34.31%
Hispanic	13,165	24,329	11,123	84.49%
Some Other Race	4,361	5,884	1,523	34.92%

Education

EDUCATIONAL ATTAINMENT

A substantial portion of College Station's population is highly educated. As of 2023, 59.1% of residents held a bachelor's degree or higher, while 5.7% had an associate's degree. Around 11% of the population was enrolled in K-12 schools. College students represent a significant demographic, with 35% of the total population enrolled in undergraduate or graduate programs.
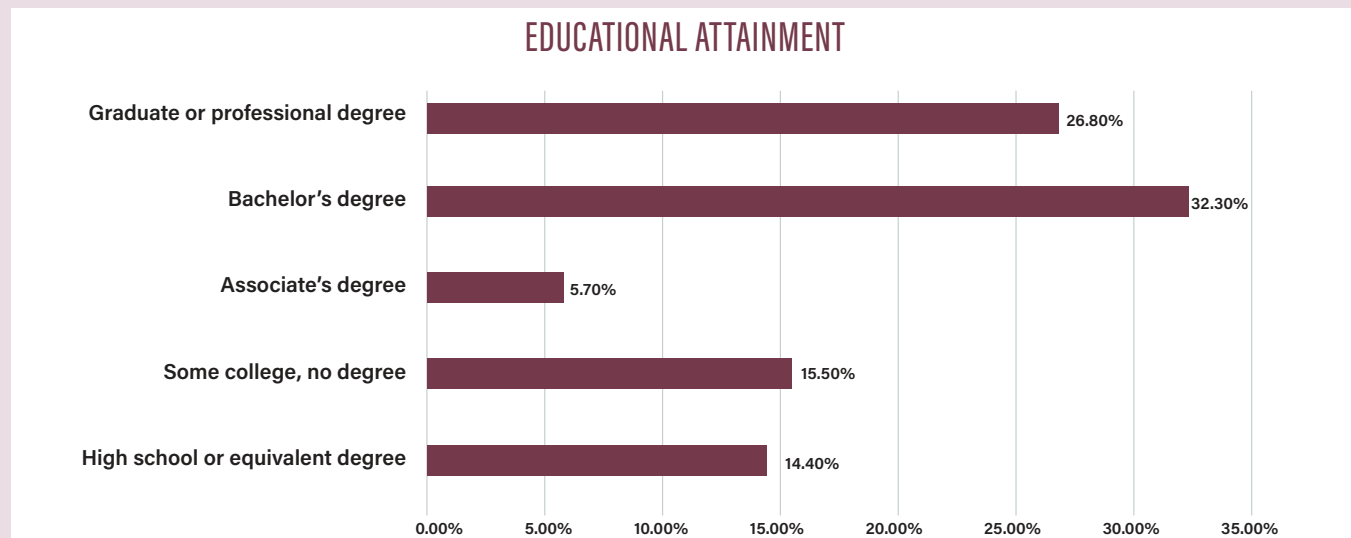

EDUCATIONAL ATTAINMENT

Category	Percentage
Graduate or professional degree	26.80%
Bachelor's degree	32.30%
Associate's degree	5.70%
Some college, no degree	15.50%
High school or equivalent degree	14.40%

Figure 11: Educational Attainment; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

HIGHER EDUCATION ENROLLMENT

The growth of Texas A&M University significantly influences College Station's population trends. Since the 1960s, the university's expanded enrollment, including the removal of its 50,000-student cap, has driven demographic changes. In 2024, the University's Capacity Study recommended pausing undergraduate growth for five years due to infrastructure constraints.
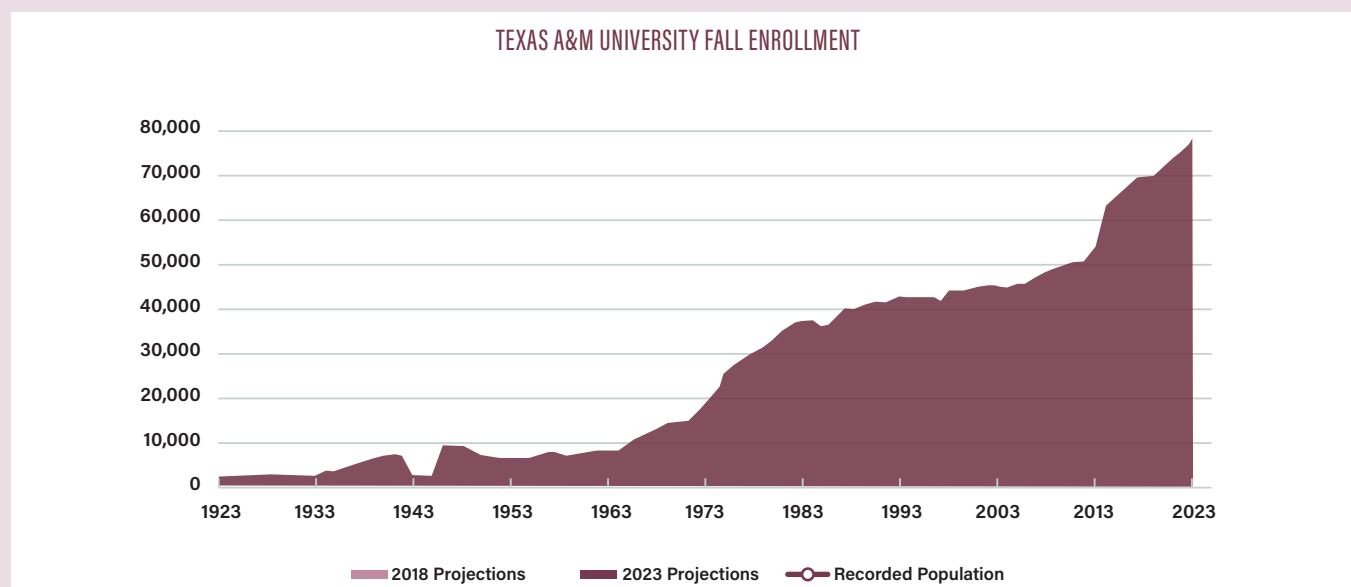

TEXAS A&M UNIVERSITY FALL ENROLLMENT

Legend: 2018 Projections — 2023 Projections — Recorded Population

Figure 12: exas A&M University Fall Enrollment; Source: Texas A&M University Office of Academic and Business Performance Analytics: Note: In 2013, Texas A&M added the School of Law campus enrollment to its enrollment counts. In 2014, the university added Galveston, Qatar, and other campuses to the enrollment count.

Enrollment figures increased from 56,948 in 2014 to 71,127 in 2023, due to the university including other campuses in its enrollment counts, such as Qatar and the School of Law, and the removal of the 50,000 student enrollment cap. The College Station student enrollment in the fall 2023 semester was 68,115.

Table 4: College Station Campus In Person Fall Enrollment Student Headcount; Source: Texas A&M University
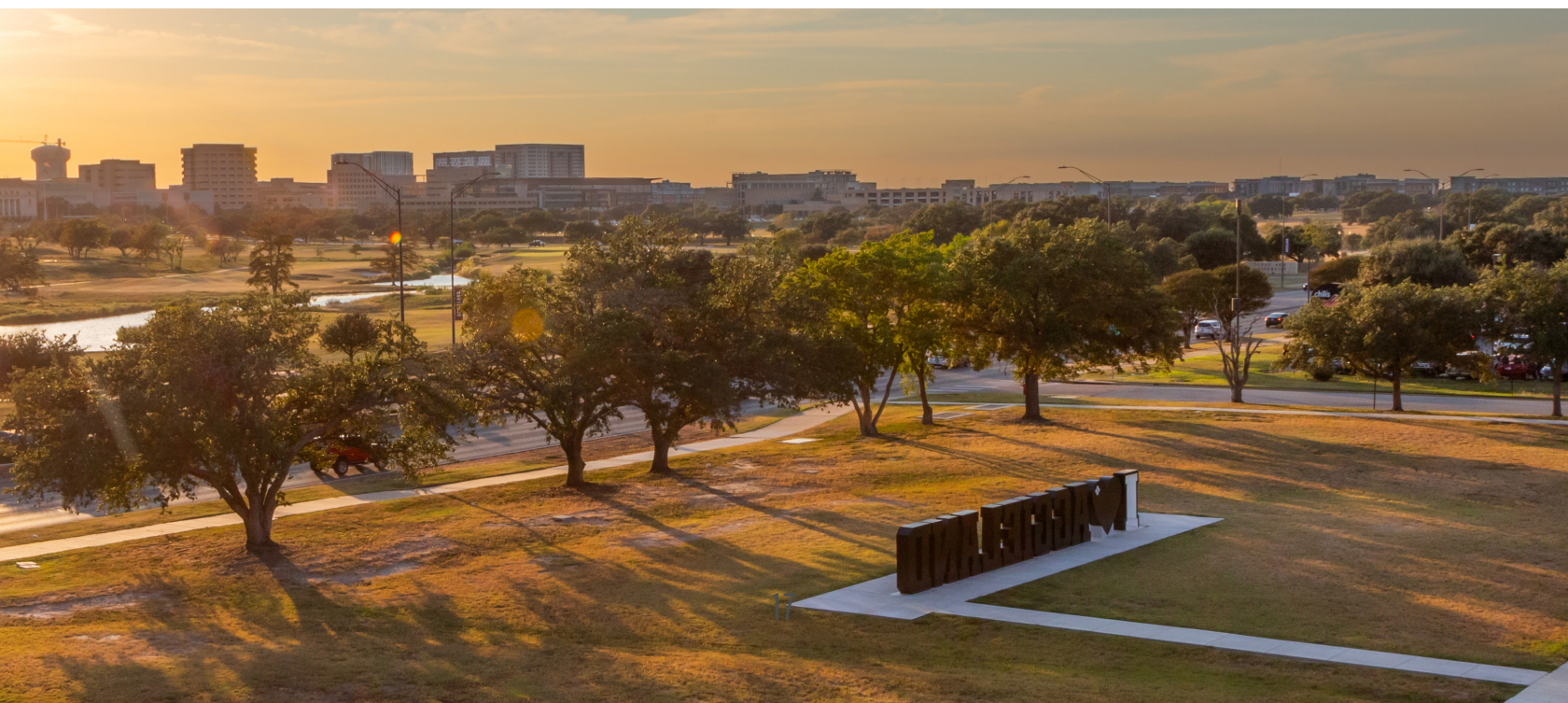
Fall Term	Students*
2020	63,280
2021	64,902
2022	65,914
2023	68,115

*Note: Enrollment numbers include both in person and distance education students enrolled at College Station campus.

Blinn College, though smaller, also impacts the local student population. From 2019 to 2023, Texas A&M University saw a 9% enrollment increase. Campuses in the City of Bryan, Blinn College and Texas A&M Health Science Center, experienced a 5.7% decline and 19.6% increase, respectively, during the same period (Table 5).

Table 5: Institutions of Higher Education and Enrollments, Fall 2019 and Fall 2023; Source: Texas Higher Education Coordinating Board

Institution	Institution Type	Fall 2019 Enrollment	Fall 2023 Enrollment*	Percent Change in Enrollment
Texas A&M University	University	63,859	69,598	9.0%
Blinn College District*	Junior or Community College	14,082	9,905	-29.7%
Texas A&M Health Science Center	Health Science School	2,887	3,454	19.6%
Total	**N/A**	**135,079**	**138,320**	**2.4%**

HIGHER EDUCATION

W SH 21

④

SH 47

③

② ①

SH 6

SH 30

FM 60

EASTERWOOD
AIRPORT

SH 6

N

① MAIN CAMPUS

② ANIMAL SCIENCE COMPLEX

③ HEALTH SCIENCE CENTER

④ RELLIS CAMPUS

⑤ BLINN COLLEGE

⑤

■ TEXAS A&M UNIVERSITY PROPERTY

■ BLINN COLLEGE PROPERTY

☐ COLLEGE STATION CITY LIMITS

☐ BRYAN CITY LIMITS

0   1.25   2.5
▬▬▬▬▬▬
Miles

DATA SOURCE: TEXAS A&M UNIVERSITY & BLINN COLLEGE
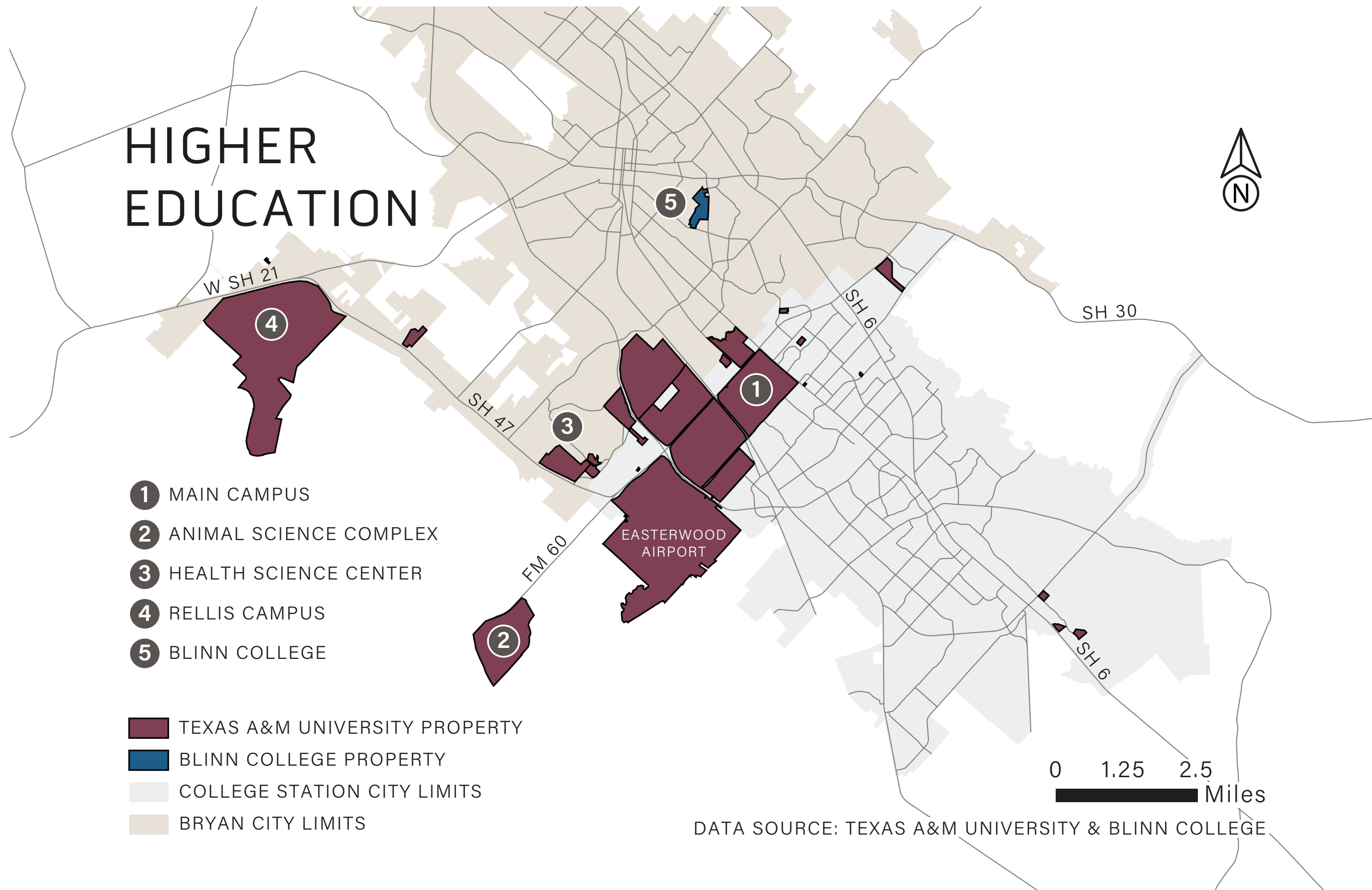
Figure 13: Map of Texas A&M University Property; Source: Planning and Development Services

Income

The 2023 median household income in College Station was $47,632, significantly lower than Texas' median of $75,780. Poverty rates vary by age, with 13.5% of children, 36.8% of working-age adults, and 9.6% of seniors living below the poverty line. Family households have a median income of $91,354, while married-couple families earn significantly more at $112,420. Nonfamily households report a much lower median income of $31,102.
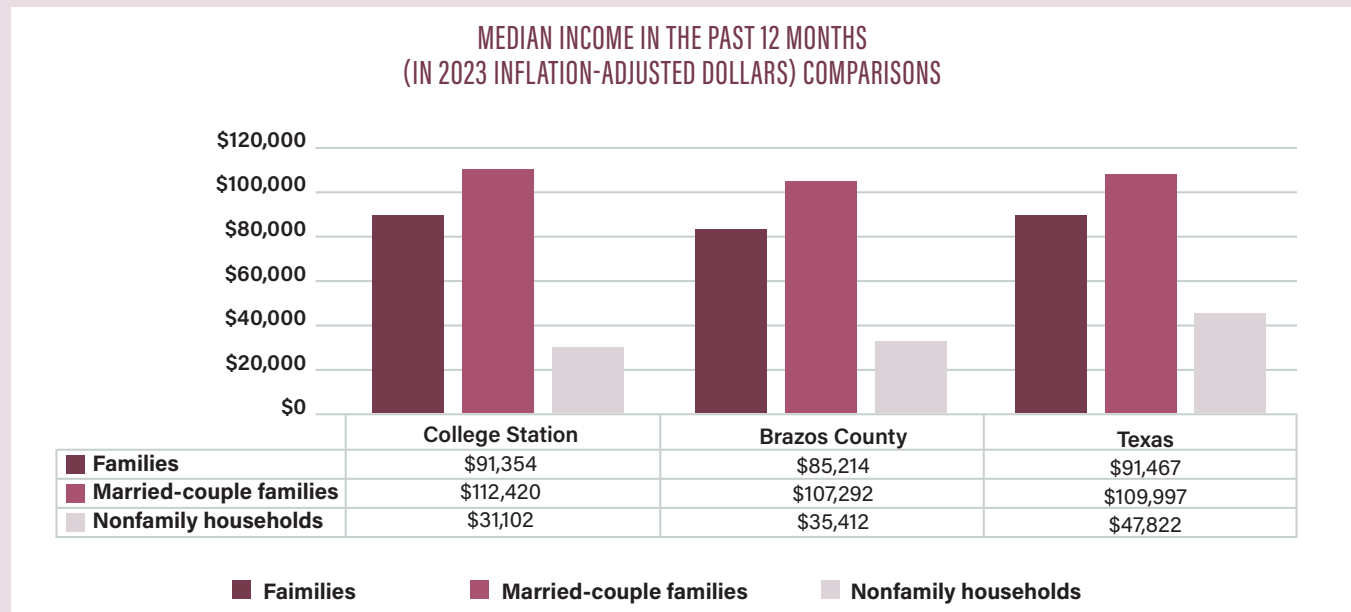
MEDIAN INCOME IN THE PAST 12 MONTHS
(IN 2023 INFLATION-ADJUSTED DOLLARS) COMPARISONS

	College Station	Brazos County	Texas
Families	$91,354	$85,214	$91,467
Married-couple families	$112,420	$107,292	$109,997
Nonfamily households	$31,102	$35,412	$47,822

■ **Faimilies**   ■ **Married-couple families**   ☐ **Nonfamily households**

Figure 14: Median Income in the Past 12 Months Comparisons; Source: U.S. Census Bureau 2023 1-Year Estimate

Vulnerable Populations

In College Station, several factors contribute to the vulnerability of specific population groups, including children, the elderly, non-English speakers, individuals with disabilities, and those living below the income poverty threshold. Notably, 7.3% of the City's population lacks health insurance, limiting access to essential healthcare services. Approximately 22.3% of residents speak a language other than English at home, with Spanish being the most common (11%) (Figure 15). Of those who speak a non-English language, 5.4% report speaking English less than "very well."
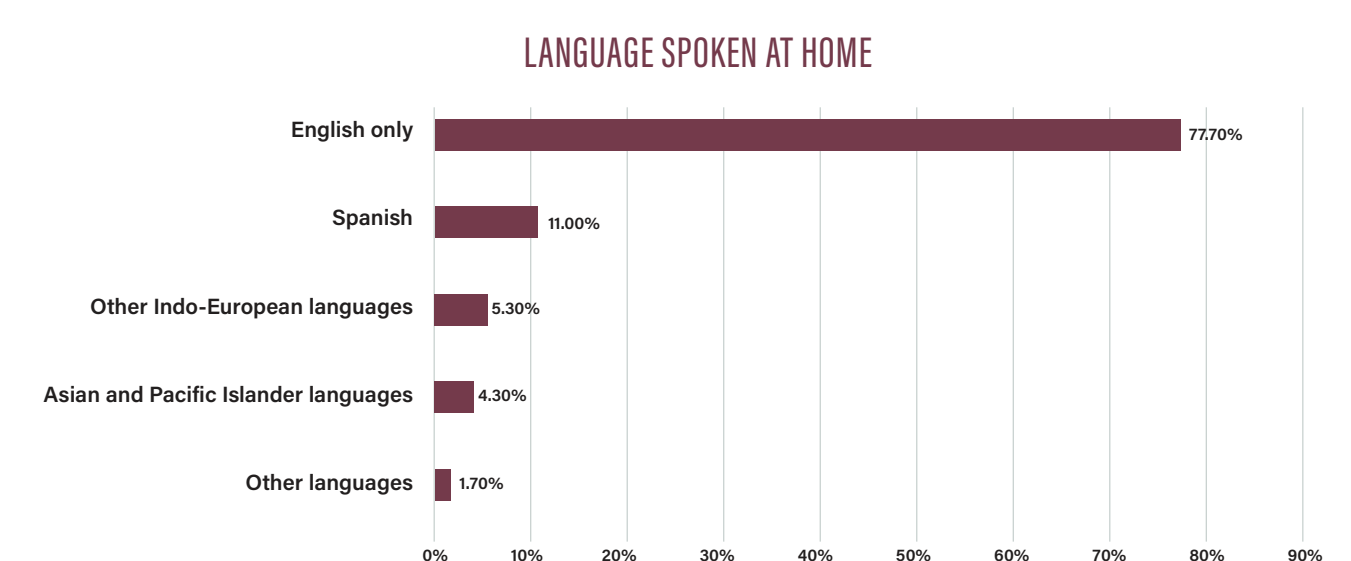
LANGUAGE SPOKEN AT HOME

Language	Percentage
English only	77.70%
Spanish	11.00%
Other Indo-European languages	5.30%
Asian and Pacific Islander languages	4.30%
Other languages	1.70%

Figure 15: Language Spoken at Home; Source: U.S. Census Bureau, ACS 2023 1-Year Estimate

Approximately 8.8% of the total population (11,023 people) has a disability. Disability types were categorized across age groups, reflecting varying impacts.
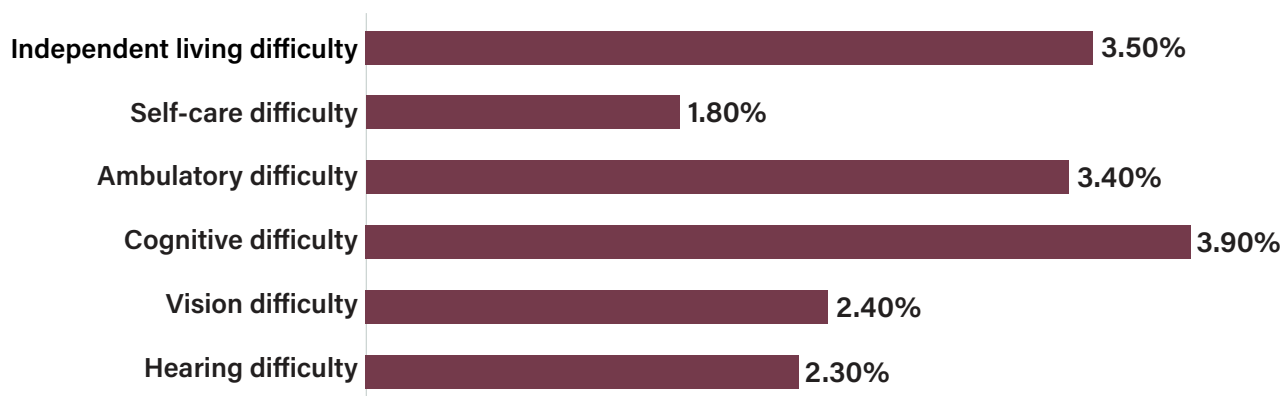
POPULATION WITH A DISABILITY

Disability Type	Percentage
Independent living difficulty	3.50%
Self-care difficulty	1.80%
Ambulatory difficulty	3.40%
Cognitive difficulty	3.90%
Vision difficulty	2.40%
Hearing difficulty	2.30%

Figure 16: Population with a Disability by Type; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

Household Size and Composition

Data on household composition and occupancy patterns in College Station highlights the diversity of living arrangements and housing units, reflecting the City's demographic makeup, substantial student population, and variety of household types.

HOUSEHOLDS AND FAMILY COMPOSITION

College Station is home to approximately 47,029 households, with 35.4% consisting of married couples, 29.9% of male householders without spouses or partners, and 29.7% of female householders in similar circumstances. Individuals living alone represent 17.8% of households, with only 3.4% involving individuals aged 65 or older living alone. Additionally, 22.7% of households include children under 18 years old, and 14.7% have members aged 65 or older. The average household size is 2.37, slightly lower than the average family size of 3.05.

HOUSEHOLD SIZE AND OCCUPANCY

Occupied housing units in College Station predominantly consist of smaller households. Single-person households account for 31.5% of all units, with renters representing a significant majority (37.5%) compared to owners (20.4%). Two-person households are also prevalent, making up 32.9% of all units, with a more balanced distribution between owner-occupied (35.4%) and renter-occupied (31.6%) units. Larger households with four or more occupants are more common among homeowners (24.8%) compared to renters (16.7%), indicating that larger family units are more likely to own their homes.

HOUSEHOLDS BY TYPE

Texas — Family Households 67.4% | Non-family Households 32.6%

College-Station Bryan MSA — Family Households 55.9% | Non-family Households 44.1%

College Station — Family Households 45.6% | Non-family Households 54.4%
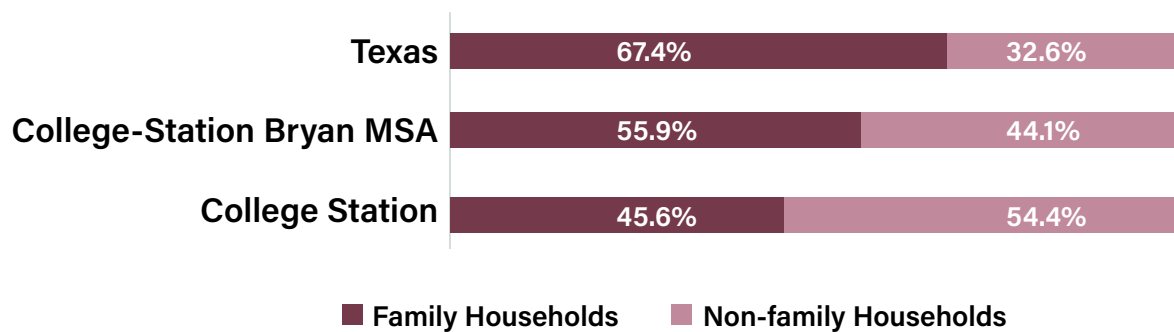
■ Family Households   ■ Non-family Households

Figure 17: Households by Type; Source: U.S. Census Bureau

Family households make up 45.6% of all housing units, with significant differences between owner-occupied and renter-occupied units. Among owner-occupied housing, 76.0% are family households, while renters are predominantly nonfamily households (70.7%). Married-couple families dominate the family household category for owners (68.8%), whereas renters have higher shares of other family types (11.8%) and single-parent households.

Nonfamily households form the majority (54.4%) of all housing units, with renters accounting for 70.7% of this group. Single-person households (37.5% of renters) are particularly common, consistent with a student-oriented rental market. Renters are also more likely to live with roommates or other nonfamily members (33.2%) compared to homeowners (3.6%).

PRESENCE OF CHILDREN

HOUSEHOLD COMPOSITION: CHILDREN

2023 — Households with Children under 18 21.0% | Households without Children under 18 79.0%

2018 — Households with Children under 18 23.2% | Households without Children under 18 76.8%

■ Households with Children under 18   ■ Households without Children under 18
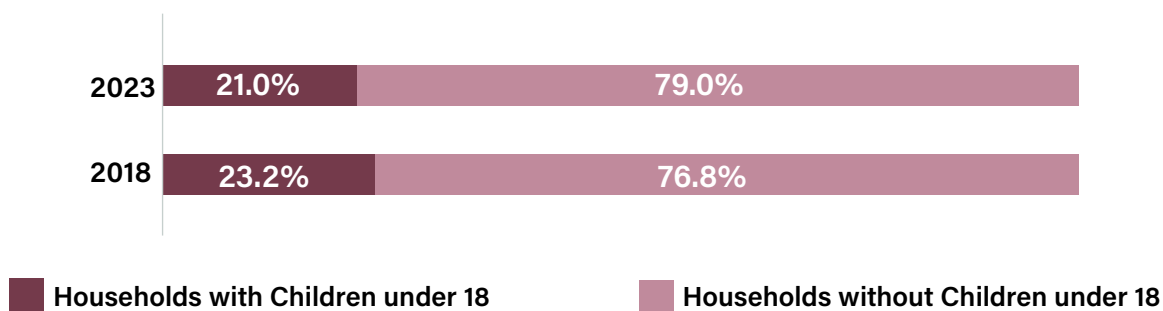
Figure 18: Household Composition – Children, Source: U.S. Census Bureau

Family households with children are more common among homeowners. Approximately 22.3% of households have children under 18, with 35.7% of owner-occupied units falling into this category compared to 15.1% of renter-occupied units. Renters with children are more likely to have younger children, whereas homeowners are more likely to have children aged 6 to 17 years.

RENTER- VS. OWNER-OCCUPIED HOUSING

The data reflects a clear divide between owner-occupied and renter-occupied housing in College Station. Renters dominate the housing landscape, particularly among younger, smaller households and nonfamily living arrangements, indicative of the university influence on the local housing market. Meanwhile, owner-occupied housing has more families, older residents, and larger households. These trends highlight the unique housing dynamics shaped by the city's diverse population and economic drivers.

OWNER VS RENTER - OCCUPIED UNITS

	Owner Occupied	Renter Occupied
Texas	62.5%	37.4%
College Station - Bryan MSA	50.2%	49.8%
College Station	34.9%	65.1%
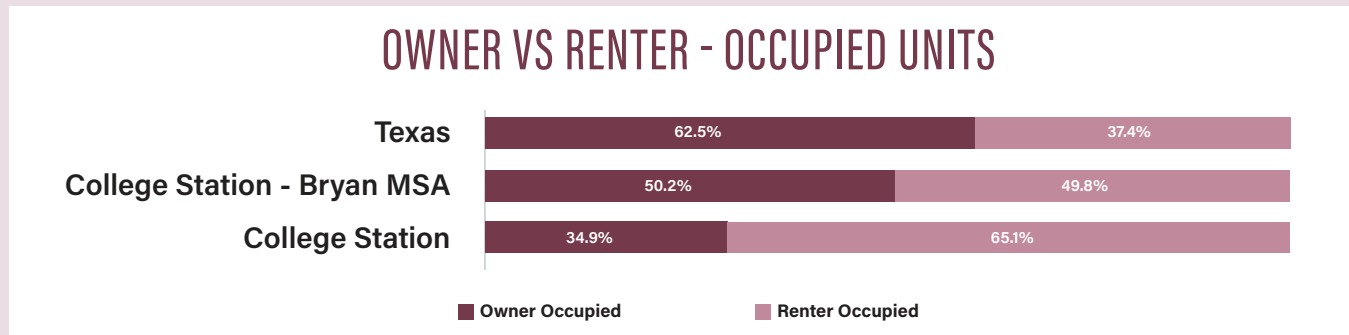
Figure 19: Owner vs Renter Occupied Housing Units Comparisons;
Source: U.S. Census Bureau ACS 2023 1-Year Estimates

A clear divide exists between owner-occupied and renter-occupied housing in College Station. Renters dominate the housing landscape, particularly among younger, smaller households and nonfamily living arrangements, reflecting the influence of the local university. Owner-occupied housing is more prevalent among families, older residents, and larger households, underscoring the varied housing dynamics shaped by the city's diverse population and economic drivers.

Housing

STOCK AND INVENTORY

From 2019 to 2023, completed residential construction permits fluctuated across housing types. Single-family detached homes dominated, peaking at 548 permits in 2022. Overall, completed residential permits increased from 2019 to 2023, peaking at a total of 621 residential permits completed in 2023. In the five-year report period, a total number of 2,718 permits were completed all the way through the certificate of occupancy process, comprising a total of 5,683 units. While single family detached accounts for the largest portion of residential permits, multi-family accounts for the largest portion of units.

COMPLETED RESIDENTIAL PERMITS 2019-2023

Legend: Duplex, Multi-Family, Townhome, Single Family Detached, Accessory Living Quarters

Figure 20: Completed Residential Permits by Type 2019-2023;
Source: Planning and Development Services
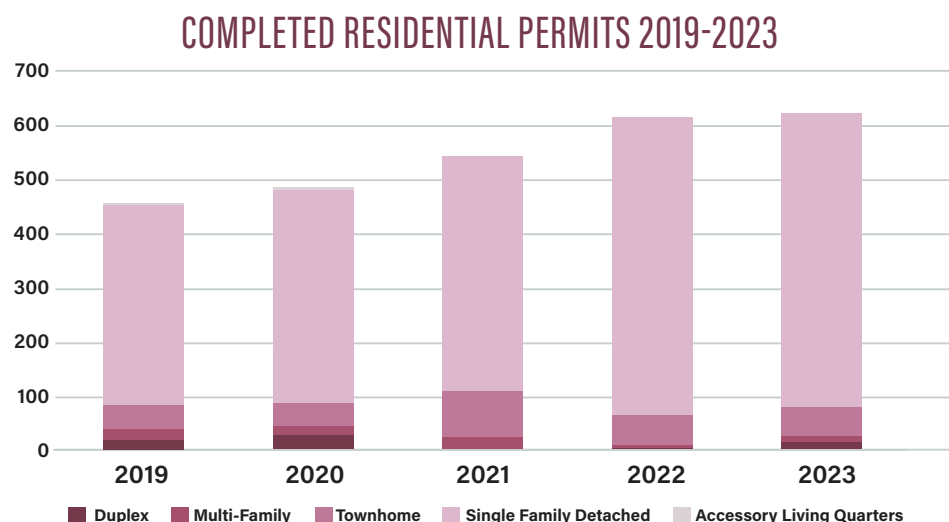
Housing units reflect a diverse mix: 54.3% have two or three bedrooms, 28.6% have four or more bedrooms, and smaller units account for the remainder. Most housing stock is relatively modern, with 45.6% built between 2000 and 2019 and an additional 4.57% constructed since 2020.

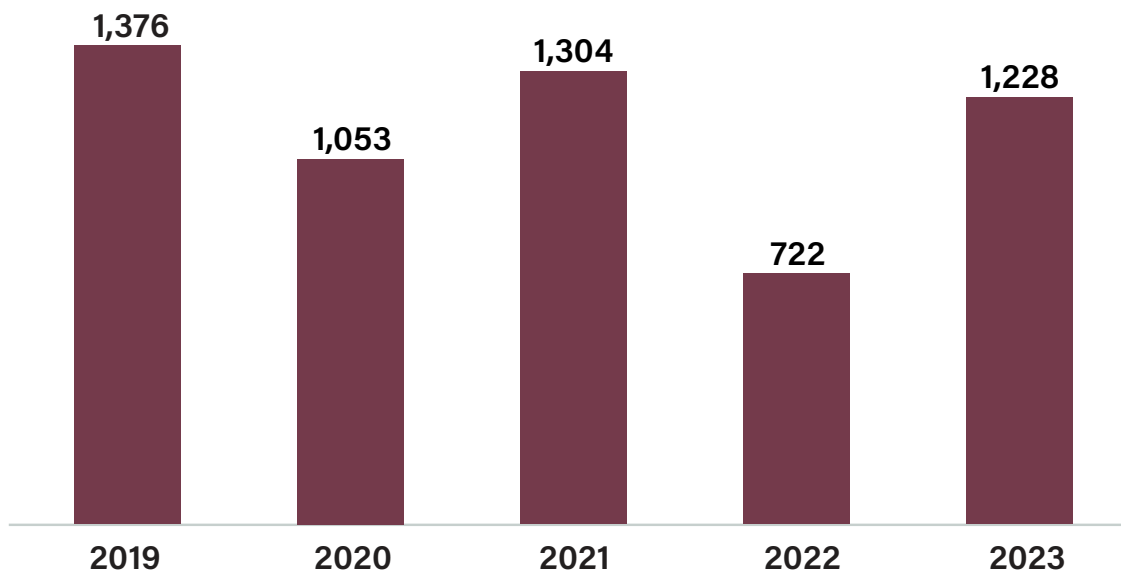## NEW RESIDENTIAL UNITS CONSTRUCTED BY YEAR

Figure 21: New Residential Units Constructed by Year; Source: Planning and Development Services

Table 6: Completed New Residential Permits* 2019-2023; Source: Planning and Development Services

Residential Permit Type	2019	2020	2021	2022	2023
Duplex	20	30	3	6	17
Multi-Family	21	16	22	3	12
Townhome	45	42	85	57	52
Single Family Detached	367	394	433	548	540
Accessory Living Quarters	2	3	0	0	0

*Note: Completed residential permits are those that have completed the development process, resulting in construction and issuance of certificates of occupancy.

Table 7: New Residential Units Constructed 2019-2023; Source: Planning and Development Services

Residential Type	2019	2020	2021	2022	2023
Duplex	40	60	6	12	34
Multi-Family	922	554	780	105	602
Townhome	45	42	85	57	52
Single Family Detached	367	394	433	548	540
Accessory Living Quarters	2	3	0	0	0

HOUSING UNITS BY BEDROOM COUNT

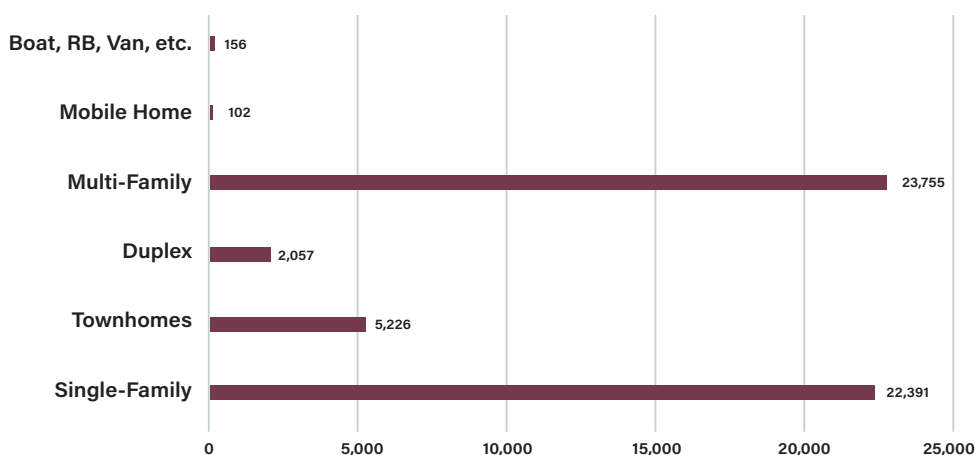| Category	Percent
4 or more bedrooms	28.6%
2 or 3 bedrooms	54.3%
One bedroom	14.2%
Studios/Efficiencies	3.0%
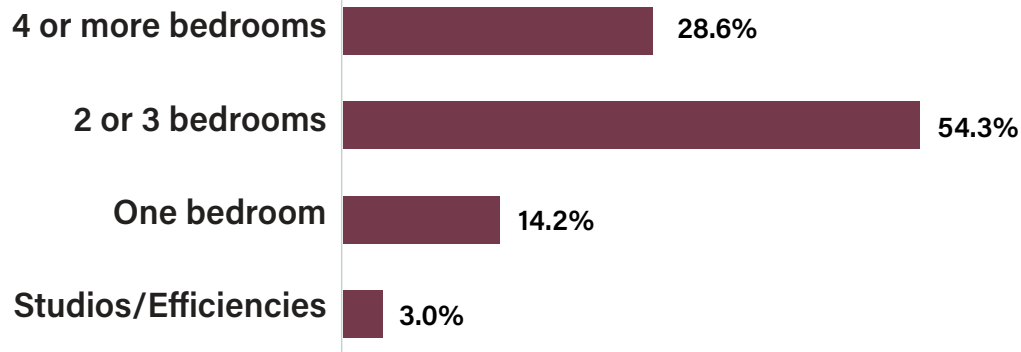
Figure 22: Housing Units by Bedroom Count; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

The occupied housing stock in College Station reflects a dynamic growth pattern over the decades, with the majority of housing units being relatively modern. Table 8 highlights a relatively young and expanding housing landscape in College Station.

Table 8: Age of Occupied Housing Stock by Year Built; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

Year Structure Built	Housing Units	Percent
1939 or earlier	164	0.35%
1940-1959	1,375	2.92%
1960-1979	8,583	18.25%
1980-1999	13,309	28.30%
2000-2019	21,447	45.60%
2020-2023	2,151	4.57%

HOUSING UNITS BY TYPE

Type	Units
Boat, RB, Van, etc.	156
Mobile Home	102
Multi-Family	23,755
Duplex	2,057
Townhomes	5,226
Single-Family	22,391

The 2023 estimate of housing stock in College Station reveals significant diversity in housing types, with a substantial presence of multi-family and single-family units.

Figure 23: Housing Units by Housing Type; Source: U.S. Census Bureau ACS 2023 1-Year

HOUSING OCCUPANCY STATUS

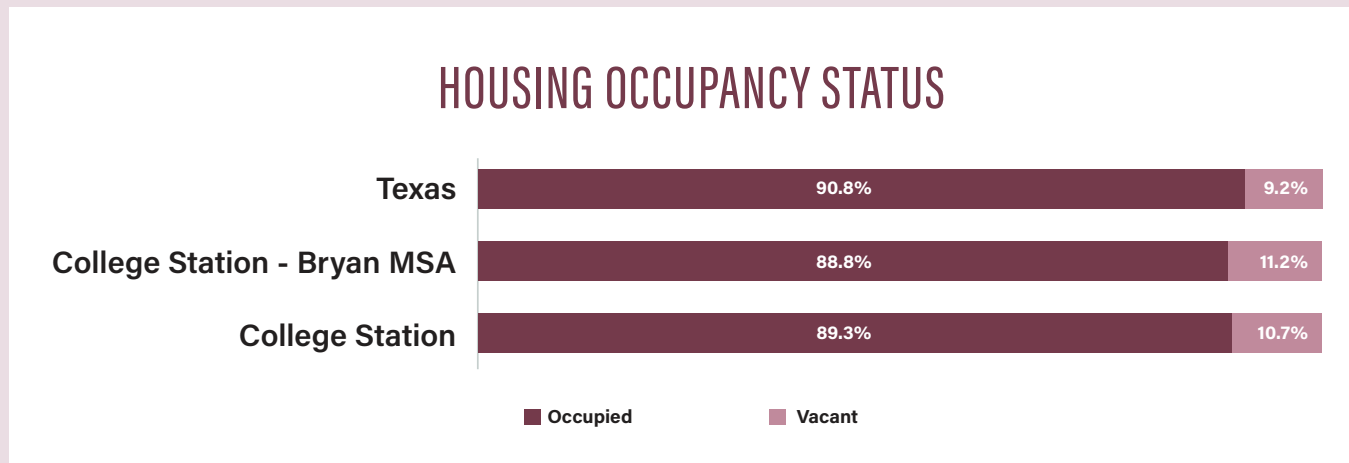|	Occupied	Vacant
Texas	90.8%	9.2%
College Station - Bryan MSA	88.8%	11.2%
College Station	89.3%	10.7%

■ Occupied   ■ Vacant

Figure 24: Housing Occupancy Status Comparisons; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

OCCUPIED HOUSING UNITS BY HOUSING TYPE AND TENURE

	Other	Duplex	Townhomes	Multi-Family	Single Family Detached
■ Owner-occupied housing units	258	0	1,084	330	14,733
■ Renter-occupied housing units	0	2,057	3,720	18,681	6,166
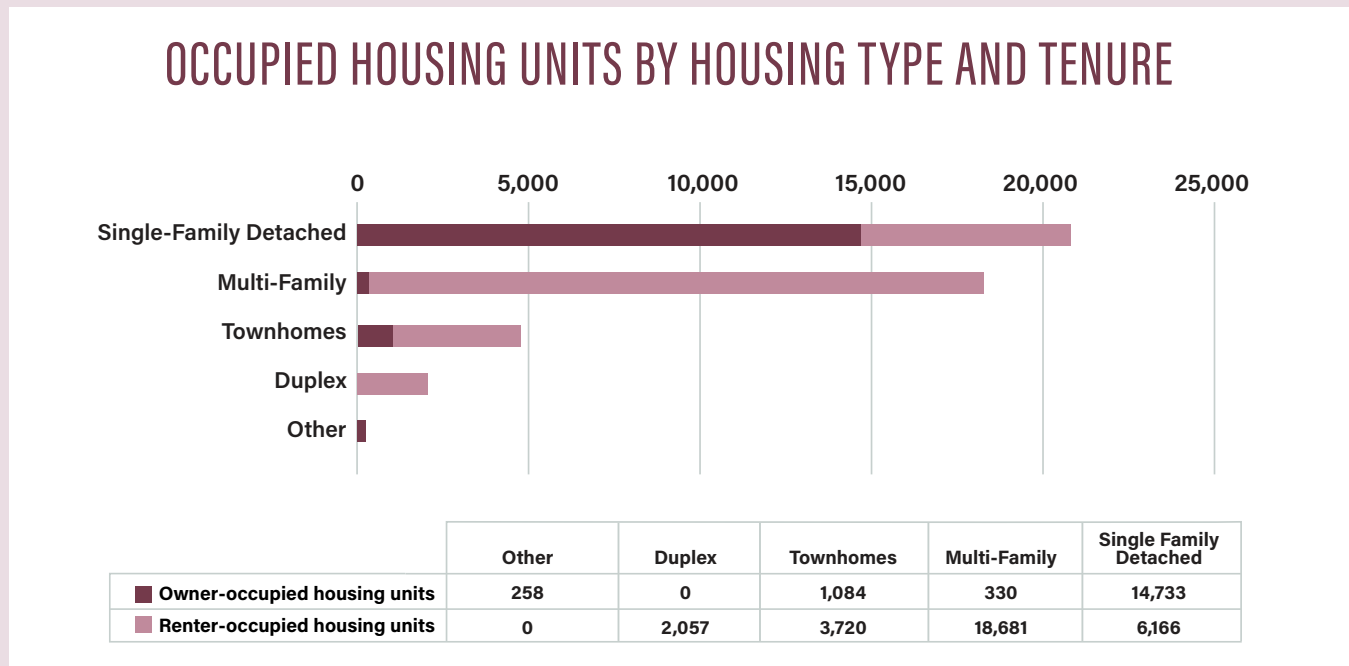
Figure 25: Occupied Housing Units by Housing Type and Owner-Renter Status;
Source: U.S. Census Bureau 2023 1-Year Estimates

Occupancy and tenure data provide insights into the local housing market, reflecting patterns of ownership, rental activity, and housing characteristics. College Station has an estimated total of 52,687 housing units, with 89.3% of these units being occupied and 10.7% vacant (ACS 2023). The homeowner vacancy rate is a low 1.7%, indicating strong demand for owner-occupied housing, while the rental vacancy rate is higher at 5.3%, reflecting greater availability in the rental market. These figures suggest a relatively tight housing market, particularly for homeowners.

RENTALS

Renters dominate the housing market, comprising 65.1% of occupied units, consistent with the City's student population. Registered rental properties account for 32% of single-family and duplex units, with concentrations near Texas A&M University. High turnover rates are evident, with 55.6% of householders moving into their homes since 2021.
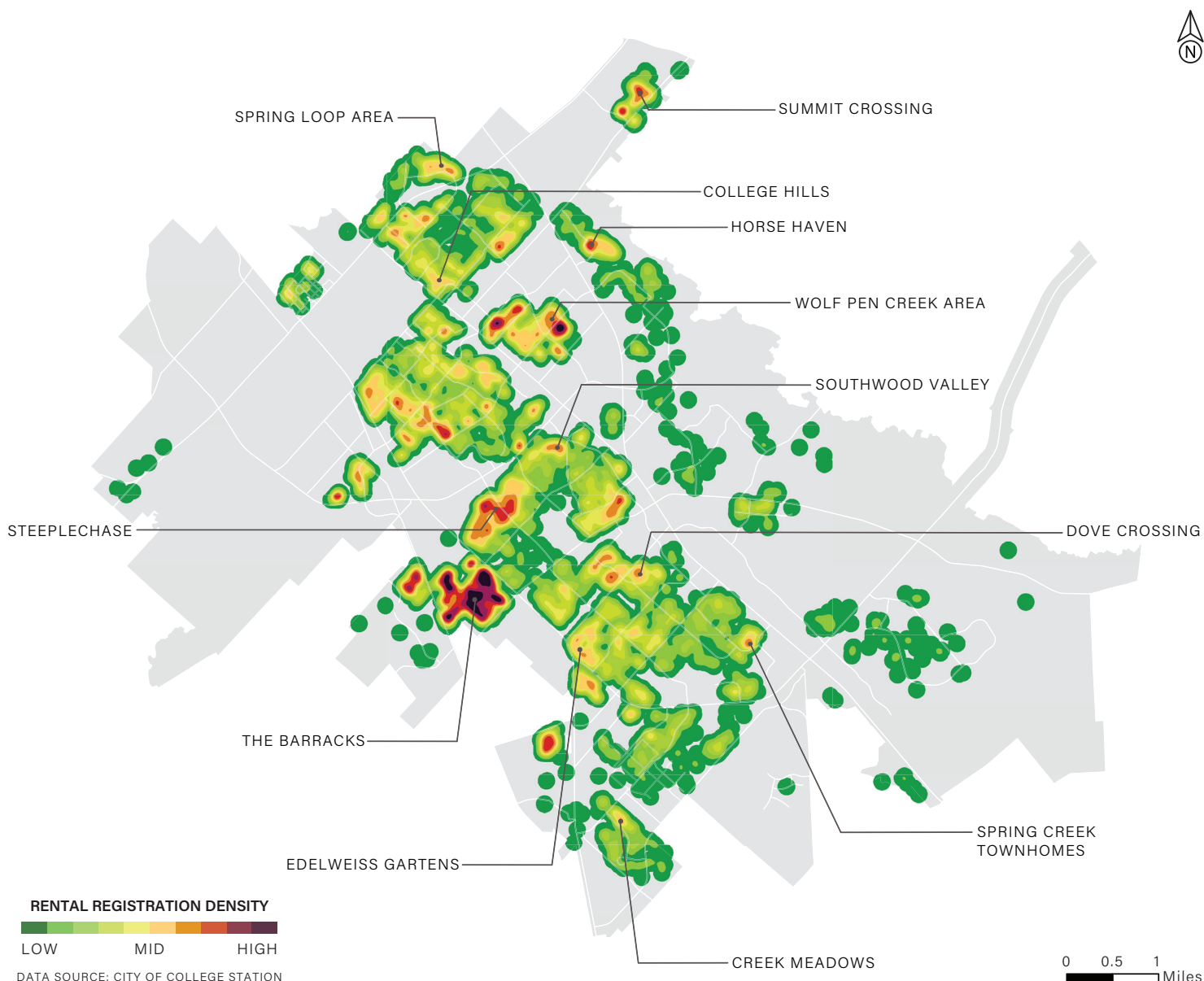

Figure 26: Rental Registration Density; Source: City of College Station

ON-CAMPUS HOUSING

Texas A&M University's on-campus housing consists of 25 residence halls, two university apartments, and the Corp of Cadets dormitory. On campus housing option at Texas A&M's College Station campus hold a capacity of approximately 11,000 students. In its 2024 Capacity Study, Texas A&M University reported that on-campus housing is at full capacity, and recommends the university increase the number of beds by 2,500 (2024 Capacity Study Report, Texas A&M University).

ECONOMIC DEVELOPMENT

Employment

Between 2018 and 2023, the total number of people employed in the College Station – Bryan MSA increased by 16.2%, a larger percent increase than both the state and neighboring MSAs (Table 9). Texas A&M University continues to be the largest employer in the Brazos Valley.

*Table 9: Total Nonfarm Employment (2023) and Changes in Employment Levels (2018-2023);
Source: Bureau of Labor Statistics*

Region	Total Employed 2018	Total Employed 2023	% Change, 2018-2023
United States	148,908,000	156,051,000	4.8%
Texas	12,523,300	13,912,700	11.1%
College Station - Bryan MSA	**119,700**	**139,100**	**16.2%**
Killeen- Temple MSA	143,100	153,500	7.3%
Waco MSA	123,400	135,000	9.4%

Table 10: Leading Employers – College Station; Source: Greater Brazos Partnership, 2024

Number of Employees	Employer
5,000+	Texas A&M University
1,000 - 4,999	City of College Station
	College Station Independent School District
500 - 999	Baylor Scott and White
	FUJIFILM Diosynth Biotechnologies
	Reynolds and Reynolds
250 - 499	Cognizant Technology Solutions
	G-CON Manufacturing
100 - 249	C.C. Creations
	Kelsey-Seybold Clinic
	Matica Biotechnology

Table 11: MSA Employment by Industry, Bureau of Labor Statistics

MSA Employment by Industry	% Total Employment in MSA	
	2018	**2023**
Government		
Federal Government	0.7%	0.6%
State Government	**23.3%**	**22.8%**
Local Government	9.6%	8.8%
Private		
Natural Resources and Mining	**2.8%**	**2.2%**
Construction	5.1%	4.5%
Manufacturing	5.0%	4.7%
Trade, Transportation, and Utilities	14.1%	13.9%
Information	0.0%	1.1%
Financial Activities	3.4%	3.4%
Professional and Business Services	7.8%	9.5%
Education and Health Services	10.4%	11.7%
Leisure and Hospitality	**14.3%**	**14.6%**
Other Services	2.2%	2.2%
Public Administration	0.0%	0.0%
Unclassified	0.0%	0.1%

College Station has a growing, educated labor force and low unemployment rate (Figure 59). The average annual unemployment rate for College Station in 2023 was 3.2%, while the unemployment rate for the State of Texas was 3.9%.

Table 12: Average Annual Unemployment Rate Comparisons

Average Annual Unemployment Rate			
Year	College Station	CS-B MSA	Texas
2018	2.9%	3.0%	3.9%
2019	2.8%	2.8%	3.5%
2020	5.0%	5.5%	7.7%
2021	3.8%	4.2%	5.6%
2022	3.1%	3.2%	3.9%
2023	3.2%	3.2%	3.9%

MSA UNEMPLOYMENT RATE
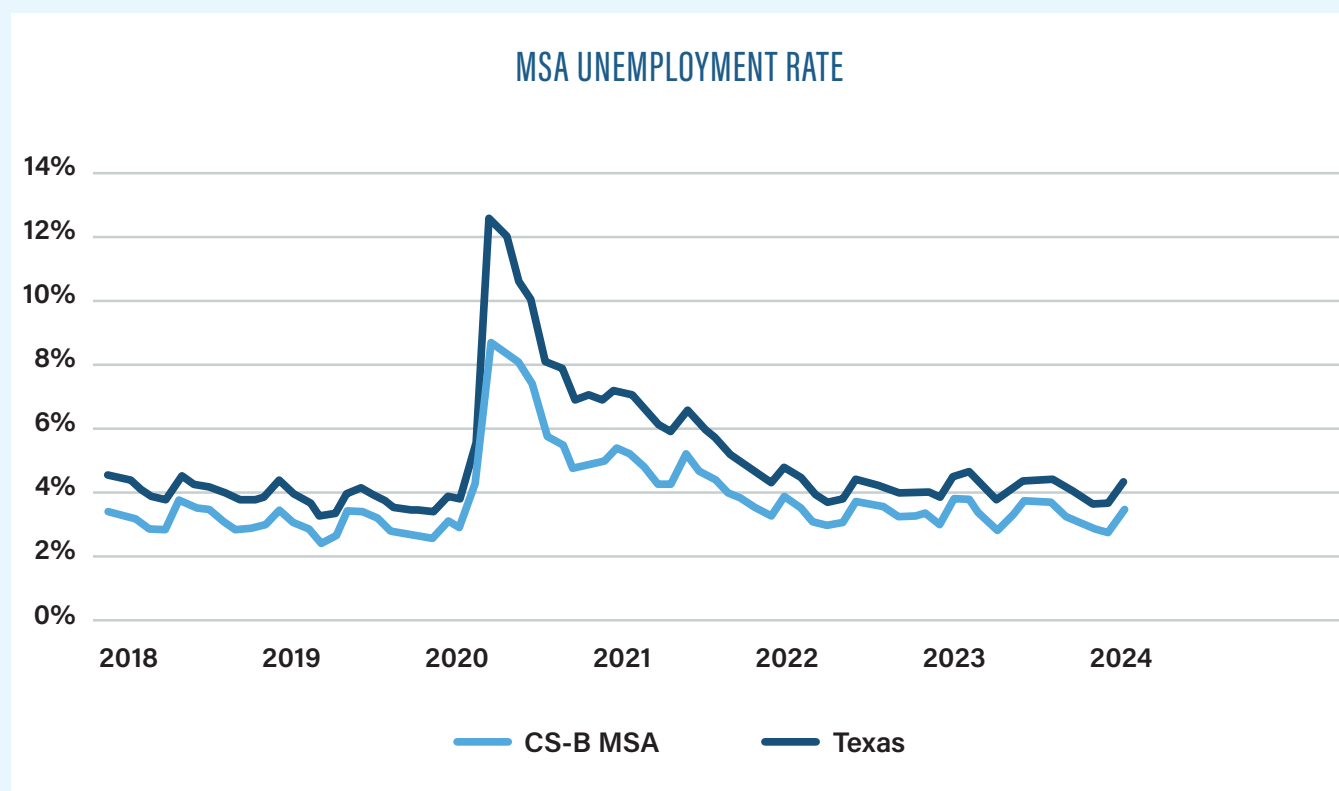
Figure 27: College Station-Bryan MSA Unemployment Rate 2018-2024; Source: Bureau of Labor Statistics, 2024

While employment in the CS-B MSA grew at a faster rate than both the state and the nation, it had notably lower average annual wages. Median earnings are also lower in the MSA when compared to the median earnings of individuals with similar education levels across the state.

Table 13: Average Annual Pay for Nonfarm Employment (2023) and Changes in Average Annual Pay (2018-2023); Source: Bureau of Labor Statistics

Region	Average Annual Pay 2018	Average Annual Pay 2023	% Change 2018-2023
United States	$57,266	$72,360	26.4%
Texas	$57,747	$72,318	25.2%
College Station - Bryan MSA	**$41,882**	**$52,739**	**25.9%**
Killeen- Temple MSA	$46,034	$57,659	25.3%
Waco MSA	$46,096	$57,388	24.5%

MEDIAN EARNINGS BY EDUCATIONAL ATTAINMENT, 2023

Educational Attainment	Texas	College Station
Graduate or Professional Degree	$83,517	$66,899
Bachelor Degree	$66,474	$55,613
Some College or Associate Degree	$45,447	$41,572
High School Graduate or GED	$37,086	$32,179
No High School Diploma	$30,388	$20,819

■ Texas   ■ College Station
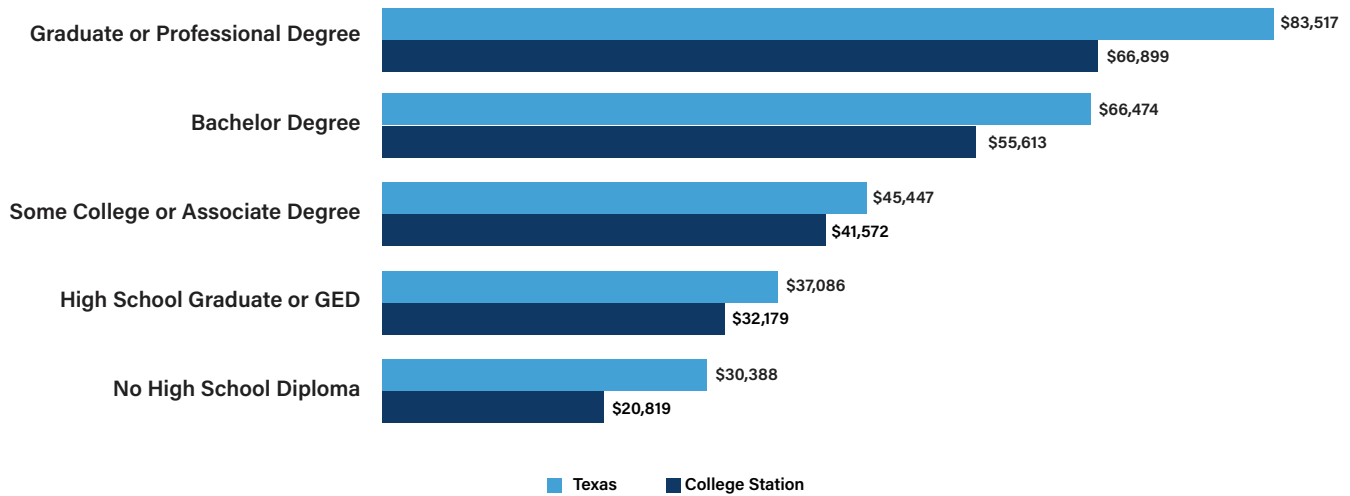
Figure 28: Median Earnings in the Past 12 Months; 2023 ACS 1-Year Estimate, US Census Bureau

Between 2018 and 2022, there was a loss of about 5,000 primary jobs in College Station (LEHD, Census Bureau). The largest losses occurred in 2020 and were most likely related to labor market changes brought on by the COVID-19 Pandemic. Since 2018 the percentage of primary jobs in College Station held by workers who live outside the city has increased. The top places where workers live outside of College Station and Bryan are Houston, Austin, and San Antonio.

COLLEGE STATION INFLOW/OUTFLOW JOB COUNTS IN 2022 – ALL WORKERS

Employed in College Station, Lives outside

36,705

Employed and Lives in College Station

14,924

Lives in College Station, Employed Outside

25,764
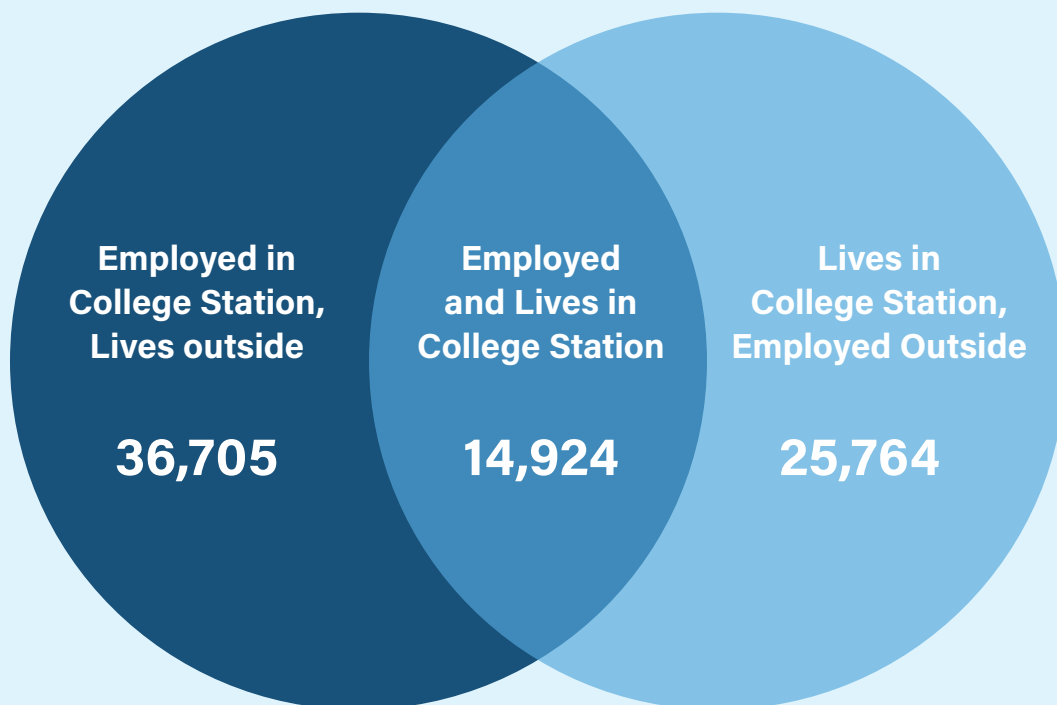
Figure 29: College Station, TX Inflow/Outflow Jobs Counts (Primary Jobs); Longitudinal Employer-Household Dynamics, US Census Bureau

Inflow/Outflow Job Count (Primary Jobs)	2018		2022	
Employed in College Station	**56,610**		**51,629**	
Lives Outside	39,605	70.0%	36,705	71.1%
Lives Inside	17,005	30.0%	14,924	28.9%
Lives in College Station	**37,047**		**40,688**	
Employed Outside	20,042	54.1%	25,764	63.3%
Employed Inside	17,005	45.9%	14,924	36.7%

Housing Market

MEDIAN HOME SALE PRICE 2011-2023
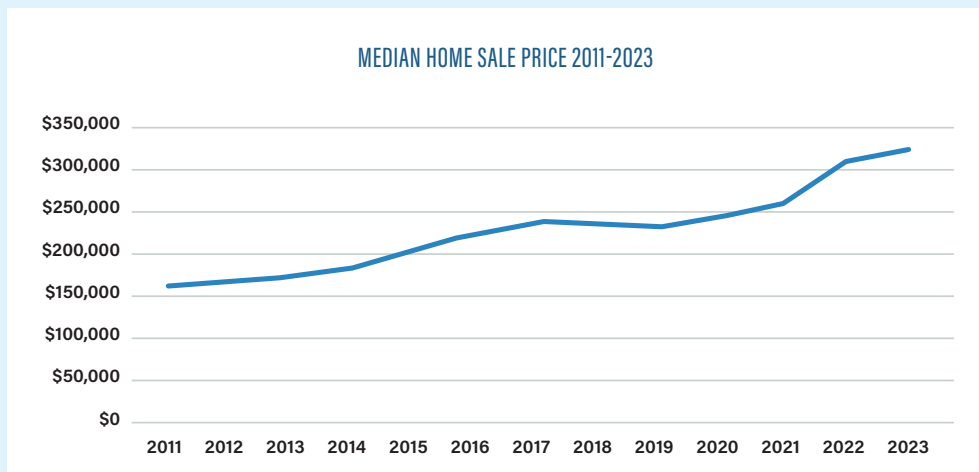
Figure 30: Median Home Sale Price 2011-2023;
Source: Texas Real Estate Center

The median home sale price in College Station has shown a consistent upward trajectory from 2011 to 2023. In 2011, the median home sale price was approximately $150,000, but by 2023, it had more than doubled, exceeding $300,000. This sharp increase highlights the city's economic growth, increased housing demand, and rising construction costs over the past decade.

COLLEGE STATION HOUSING SALES PRICE DISTRIBUTION

■ 2018 ■ 2023
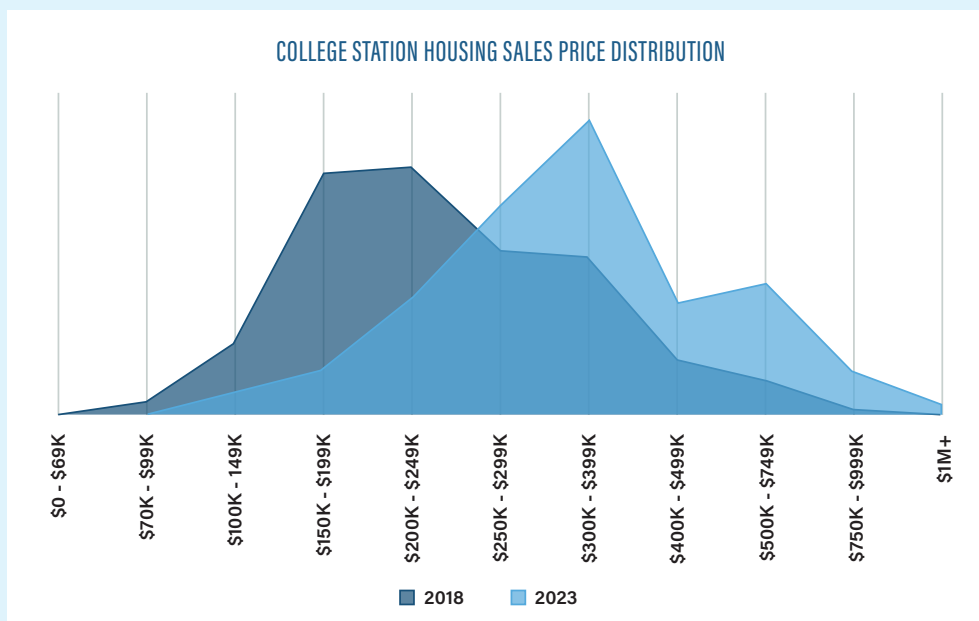
Figure 31: College Station Housing Sales Price Distribution 2018 vs 2023;
Source: Texas Real Estate Center

INVENTORY AND SUPPLY DYNAMICS

The inventory of active listings and months of inventory fluctuated significantly since the last Existing Conditions report in 2018. In the early years (2018-2019), inventory levels were higher, with months of inventory consistently above 4 months, reflecting a balanced market. However, during the pandemic years (2020-2021), inventory levels dropped dramatically as demand outpaced supply. By December 2021, months of inventory fell to just 0.42, marking a seller's market.

Starting in 2022, inventory levels began to recover as market conditions shifted. By the end of 2023, months of inventory reached 2.47, signaling a move toward more balanced market conditions.

Property Tax and Assessed Value

Over the last decade, College Station's total taxable assessed value has almost doubled (Figure 68). Between 2018 and 2023 alone, total taxable assessed value increased by 34%, primarily fueled by rising prices and added value through new construction.

TOTAL TAXABLE ASSESSED VALUE (IN BILLIONS)

Year	Value
2014	$6.23
2015	$6.65
2016	$7.16
2017	$7.95
2018	$8.90
2019	$9.38
2020	$9.92
2021	$10.07
2022	$10.48
2023	$11.96
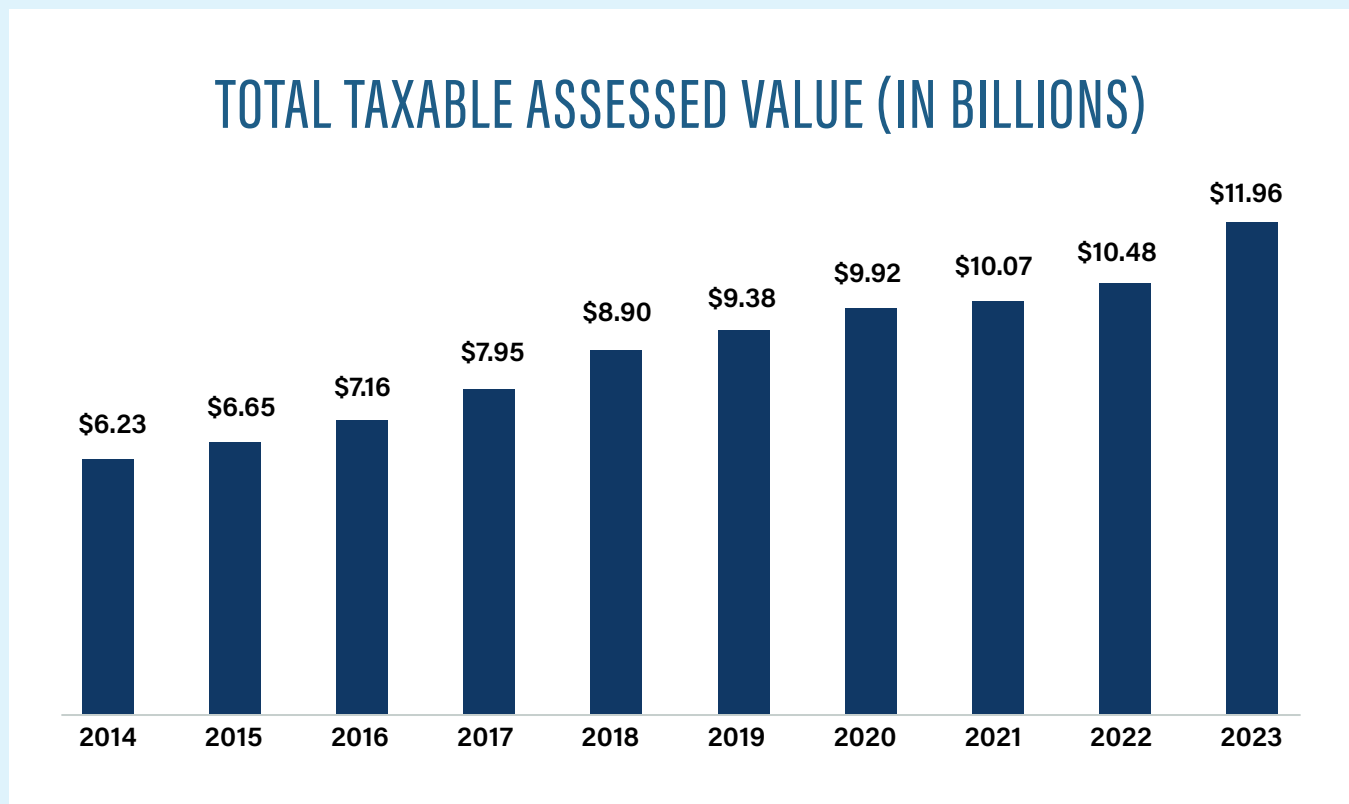
Figure 32: Total Taxable Assessed Value 2014-2023; City of College Station 2023 ACFR

The total appraised value for all property in the City of College Station is over $17.6 billion (2023 Certified Tax Roll, Brazos County Appraisal District). Residential properties make up $9.1 billion dollars in valuation and commercial properties make up $7.8 billion dollars. The remainder is largely comprised of vacant and agricultural land valued at $844 million.
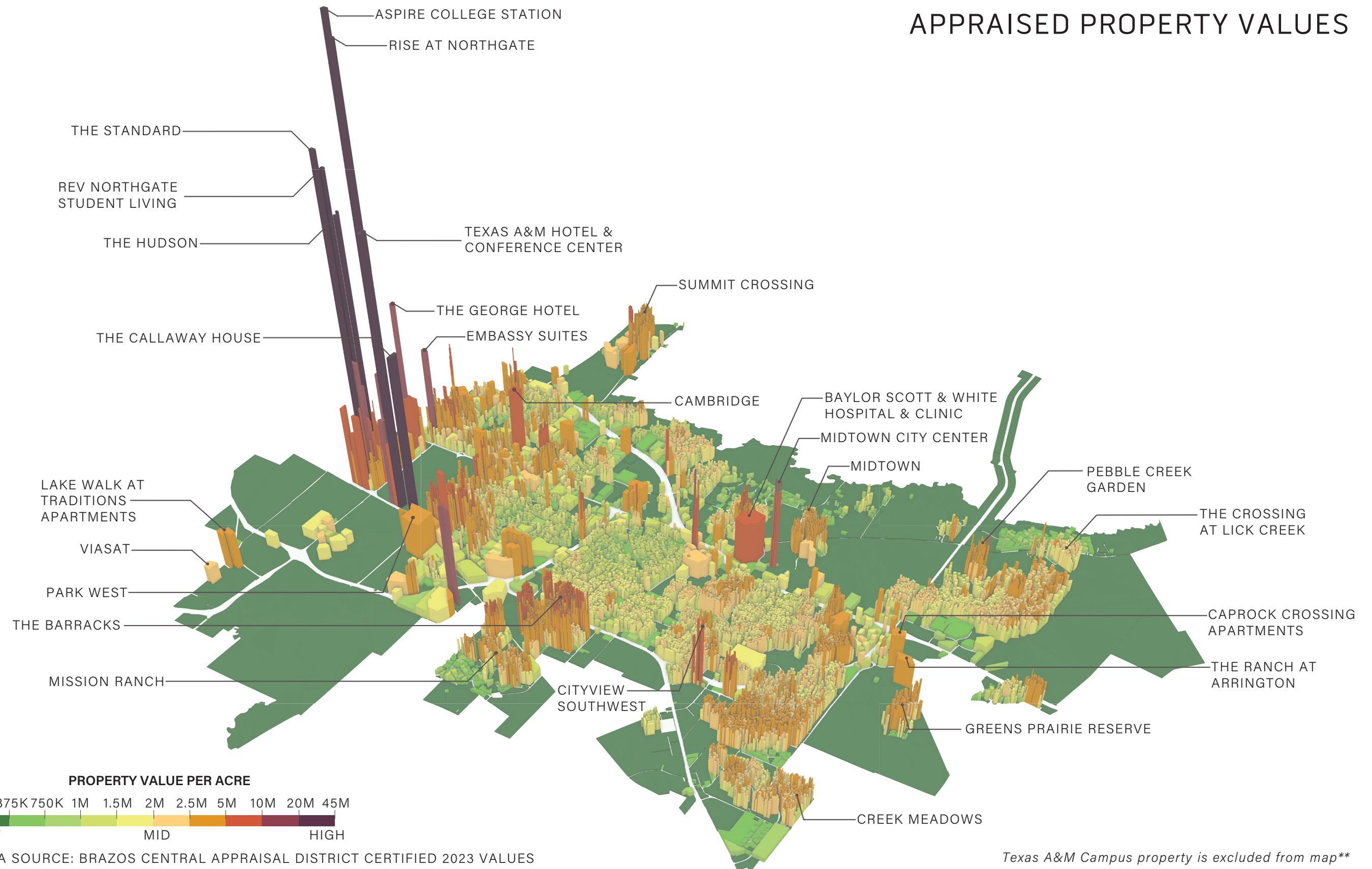
APPRAISED PROPERTY VALUES

ASPIRE COLLEGE STATION
RISE AT NORTHGATE
THE STANDARD
REV NORTHGATE STUDENT LIVING
THE HUDSON
TEXAS A&M HOTEL & CONFERENCE CENTER
THE GEORGE HOTEL
THE CALLAWAY HOUSE
EMBASSY SUITES
SUMMIT CROSSING
CAMBRIDGE
BAYLOR SCOTT & WHITE HOSPITAL & CLINIC
MIDTOWN CITY CENTER
MIDTOWN
PEBBLE CREEK GARDEN
LAKE WALK AT TRADITIONS APARTMENTS
THE CROSSING AT LICK CREEK
VIASAT
PARK WEST
THE BARRACKS
CAPROCK CROSSING APARTMENTS
MISSION RANCH
THE RANCH AT ARRINGTON
CITYVIEW SOUTHWEST
GREENS PRAIRIE RESERVE
CREEK MEADOWS

PROPERTY VALUE PER ACRE

0 375K 750K 1M 1.5M 2M 2.5M 5M 10M 20M 45M

LOW   MID   HIGH

DATA SOURCE: BRAZOS CENTRAL APPRAISAL DISTRICT CERTIFIED 2023 VALUES

*Texas A&M Campus property is excluded from map***

Figure 33: Appraised Property Values Per Acre; Source: Planning and Development Services

Year	City Property Tax Rate
2014	0.452500
2015	0.452500
2016	0.472500
2017	0.497500
2018	0.505841
2019	0.534618
2020	0.534618
2021	0.534618
2022	0.524613
2023	0.513086

College Station's property tax rate is very competitive and among the lowest in the State for cities of its size. The FY2023 property tax rate was set at 51.3086¢ per $100 of assessed value, up 20.5% from FY2014.

Over the last ten years, the City's annual property tax collection grew by 130%.

PROPERTY TAX COLLECTIONS (IN MILLIONS)
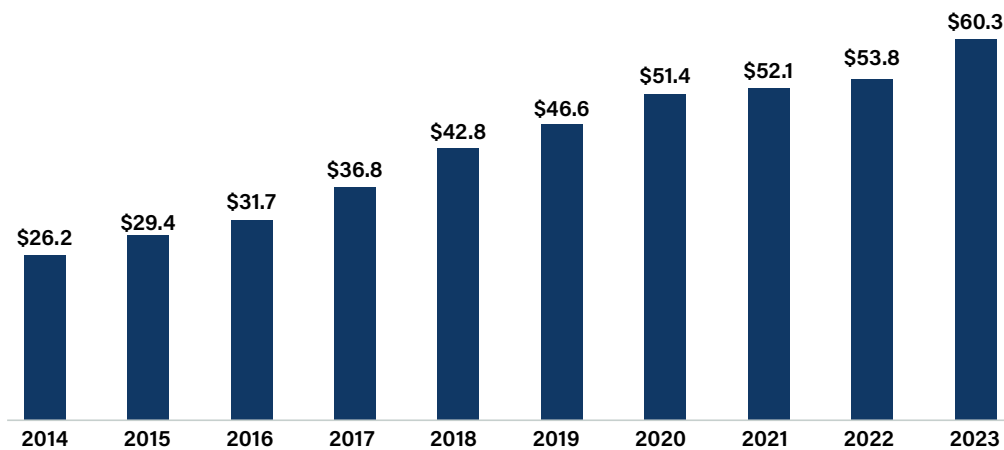
Figure 34: Property Tax Collections within Fiscal Year of the Levy;
Source: City of College Station 2023 ACFR

NEW CONSTRUCTION VALUATION (IN MILLIONS)
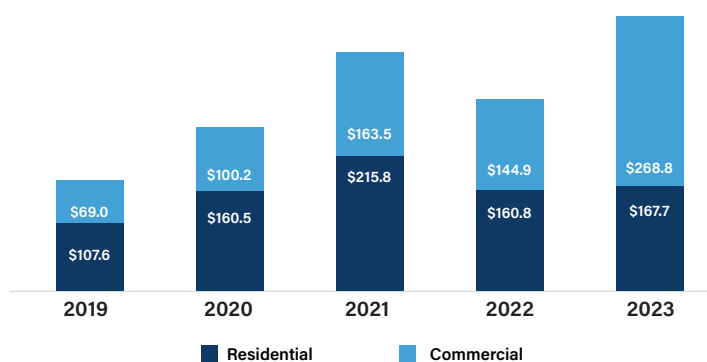
Figure 35: New Construction Valuation;
Source: Planning & Development Services

While single family construction represented the largest portion of new residential construction valuation (69%), the number of single-family permits declined over the last two years. Though multi-family permits only make up 0.44% of all residential permits issued between 2019-2023, it accounted for 21% of new residential construction valuation. New Commercial development between 2019-2023 was valued at $746,453,119.

Residential Category	2019	2020	2021	2022	2023
Duplex	$7,967,765	$3,737,724	$1,119,640	$3,102,623	$1,888,360
Townhome	$3,321,540	$6,930,368	$33,629,063	$9,218,976	$6,951,686
Single Family Detached	$81,003,819	$90,321,188	$132,201,798	$145,697,386	$114,059,008
Multifamily	$15,340,000	$59,463,389	$48,863,692	$2,825,000	$44,824,217
Total	$107,633,124	$160,452,669	$215,814,193	$160,843,985	$167,723,271

Sales Tax

The City receives 1.5% of sales tax on goods and beverages sold within the city limits (Figure 74). Retail and food services make up approximately 71% of the College Station sales tax base, with professional and general services accounting for an additional 21% (Figure 46).

FY23 SALES TAX BY INDUSTRY TYPE

Industry	Percentage
Retail	51.60%
Professional & General Services	20.47%
Accomodation & Food Services	19.65%
Other	8.28%
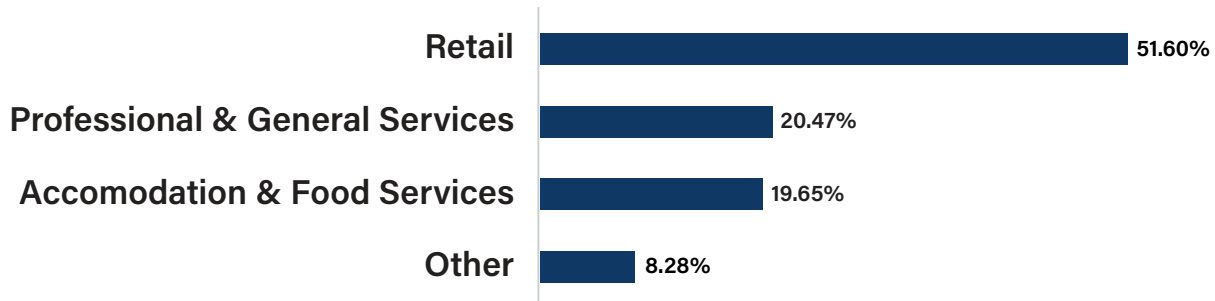
Figure 36: Sales Tax by Industry Type; City of College Station 2023-2024 Approved Annual Budget

TOTAL SALES REVENUE BY FISCAL YEAR (IN MILLIONS)

Year	Revenue
2014	$24.57
2015	$26.69
2016	$27.16
2017	$28.56
2018	$28.80
2019	$30.73
2020	$30.06
2021	$34.84
2022	$39.17
2023	$40.98
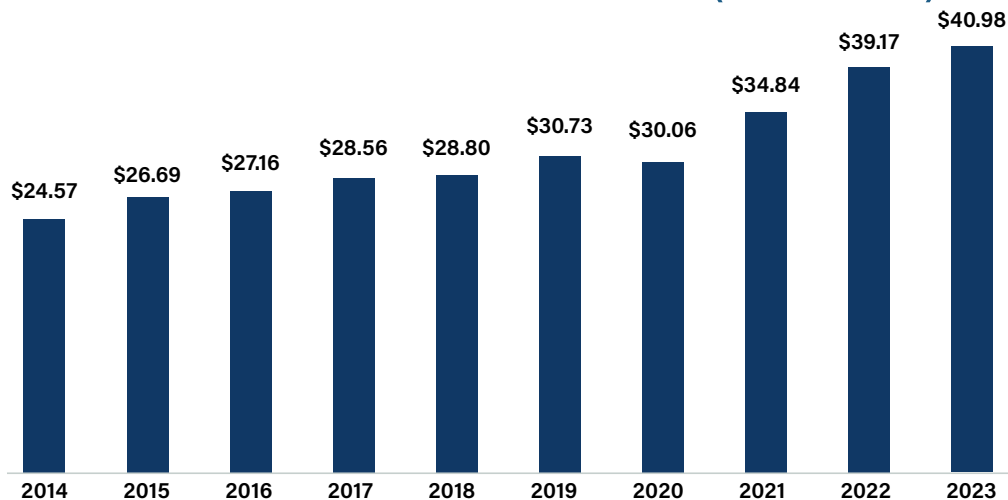
While the nominal amount of sales tax has steadily increased over the last decade, when adjusted for inflation, the amount of sales that received by the city has been relatively flat since 2017.

Figure 37: Tax Revenue by Source, Governmental Funds; City of College Station ACFR 2023

Tourism

College Station boasts many key attractions including the Brazos Valley Veterans Memorial, the Benjamin Knox Gallery, Century Square, Dixie Chicken, Kyle Field, Hullabaloo Diner, and more. Another major attraction in College Station is the George Bush Presidential Library and Museum, which attracts an average of 128,630 visitors annually. The City also works in partnership with attractions in its extraterritorial jurisdiction, like Santa's Wonderland, that bring tourists into the city.
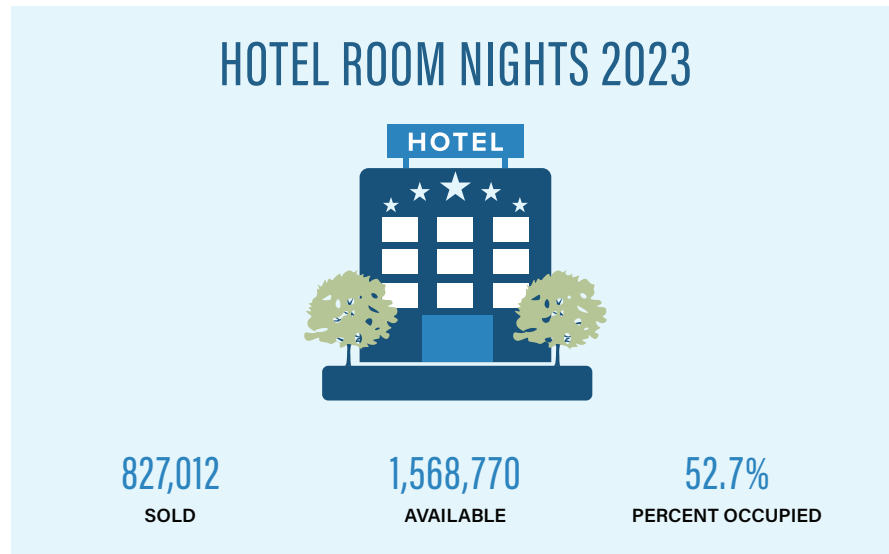
HOTEL ROOM NIGHTS 2023

827,012	1,568,770	52.7%
SOLD	AVAILABLE	PERCENT OCCUPIED

Figure 38: Hotel Indicators; Source: City of College Station

In alignment with national trends, travel and tourism related spending dropped significantly in 2020 due to the COVID-19 Pandemic. In 2021, tourism spending recovered slightly, and by 2023 the City experienced an all-time high in Hotel Occupancy Tax Revenues, Visitor Spending, and Sales Tax Generated by Visitors. In 2023, College Station's tourism sector generated 5,200 jobs worth 169.4 million dollars in payroll.

HOTEL OCCUPANCY TAX FUND REVENUES

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
$5.1M	$5.3M	$5.3M	$5.2M	$5.7M	$5.8M	$3.8M	$4.3M	$6.5M	$7.4M
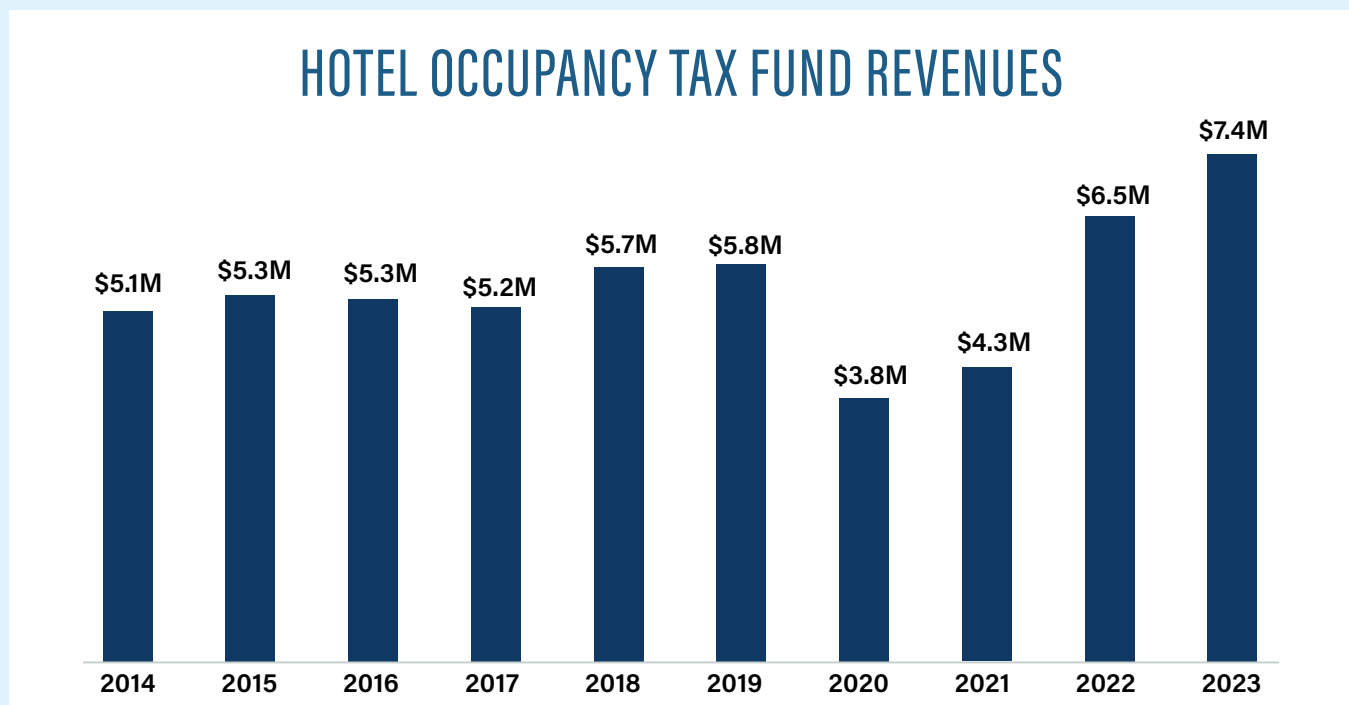
Figure 39: Hotel Occupancy Tax Fund Revenues; City of College Station ACFR 2023

VISITOR SPENDING IN COLLEGE STATION (IN MILLIONS)

Year	Amount
2014	$343.6
2015	$332.7
2016	$330.6
2017	$353.3
2018	$385.2
2019	$390.4
2020	$255.4
2021	$365.8
2022	$428.0
2023	$433.1
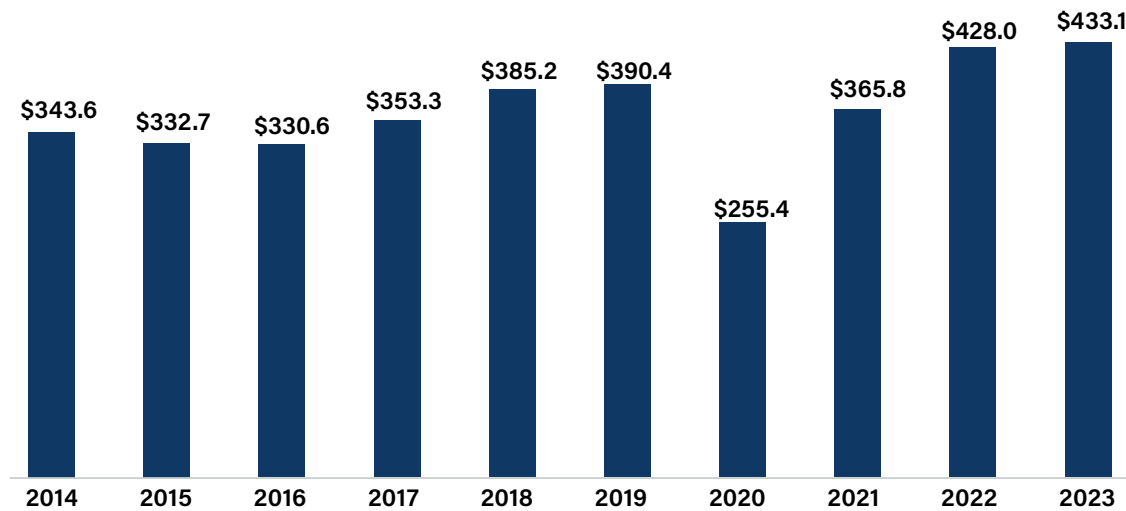
Figure 40: Total Direct Travel Spending;
Office of the Governor – Economic Development & Tourism

COLLEGE STATION SALES TAX GENERATED BY VISITORS

Year	Amount
2014	$9.2M
2015	$9.3M
2016	$9.6M
2017	$11.0M
2018	$12.3M
2019	$12.6M
2020	$8.6M
2021	$13.2M
2022	$15.1M
2023	$15.5M
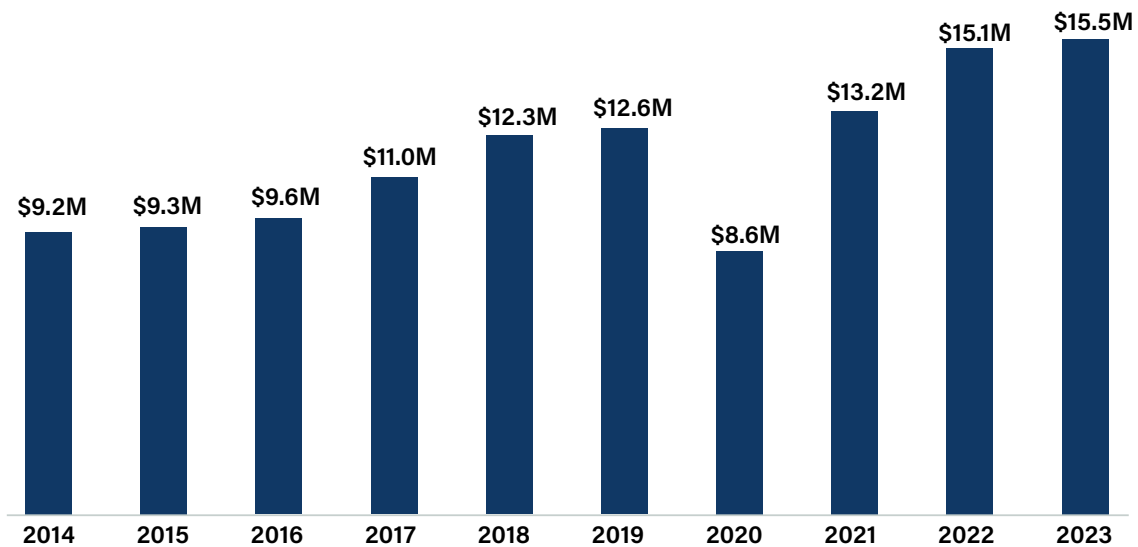
Figure 41: Local Tax Receipts Generated by Travel Spending;
Office of the Governor – Economic Development & Tourism

The City currently has 40 hotels that have a combined total of 4,354 hotel rooms (Figure 42).

HOTEL ROOMS

UNIVERSITY DR E

SH 6 S

MUNSON AVE

HARVEY RD

TEXAS AVE

TEXAS AVE S

ROCK PRAIRIE RD

SH 6 S

LONGMIRE DR

UNIVERSITY DR

GEORGE BUSH DR

PARK PLACE

HOLLEMAN DR

SOUTHWEST PKWY

FM 2818

DEACON DR

ROCK PRAIRIE RD

GRAHAM RD

EAGLE AVE

WELLBORN RD

WELLBORN RD

OF ROOMS

>300

200-300

150-200

100-150

50-100

<50

0   0.5   1
Miles

DATA SOURCE: CITY OF COLLEGE STATION
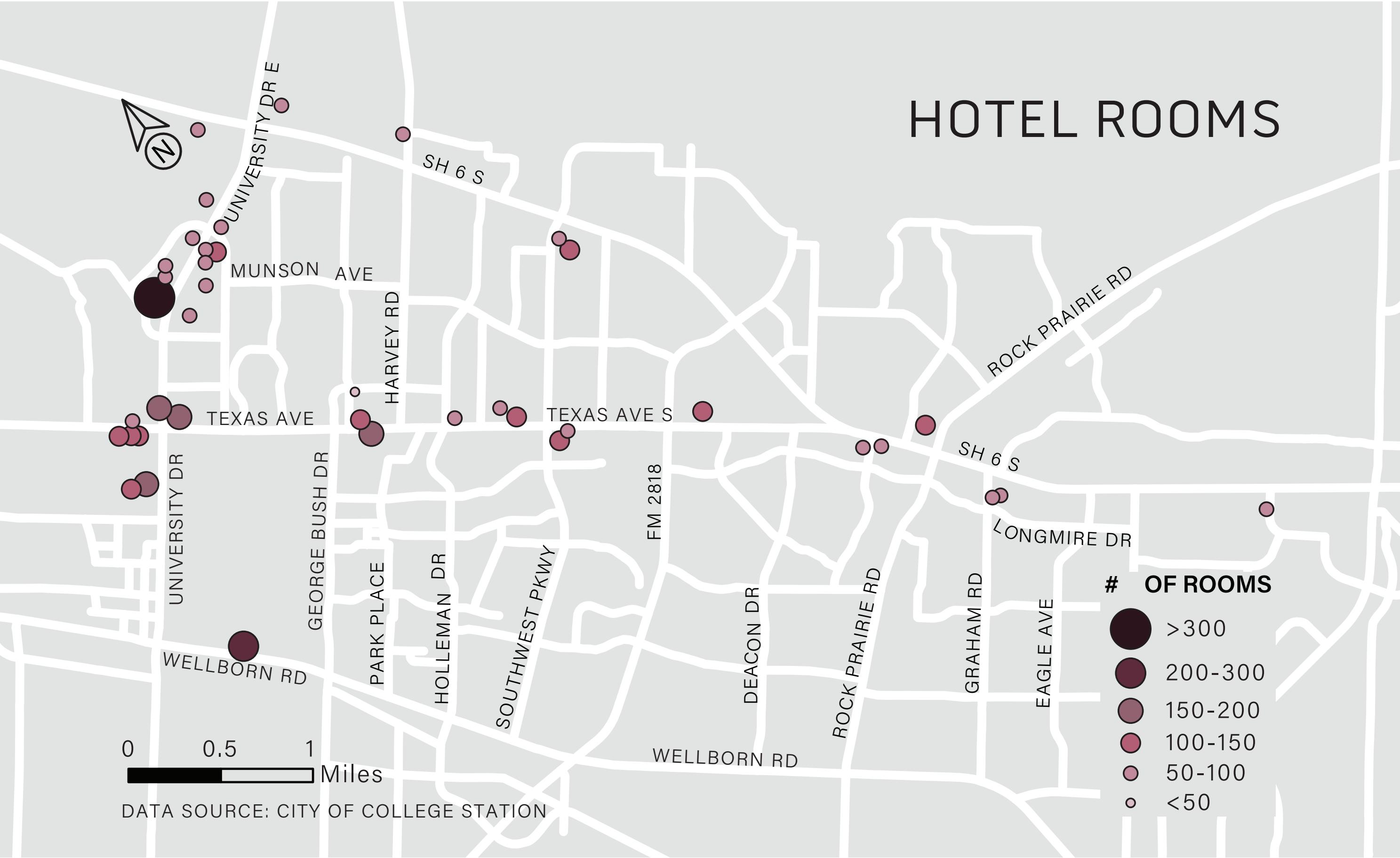
Figure 42: Hotel Rooms by Number of Rooms; Source: City of College Station

LAND USE

This section examines the land use patterns and planning strategies in College Station. It covers the City's growth and annexation history, current and future land use designations, zoning regulations, and the challenges and opportunities facing land use planning in the City. Understanding these elements is crucial for guiding the City's development and ensuring a balanced, sustainable urban environment.

The data on future land use, zoning, and existing land use provides a comprehensive view of how College Station is planning and managing its growth.

City Growth and Annexation

Annexation is a tool for cities to extend land development regulations – particularly zoning – to manage growth and land use to implement the comprehensive plan. Subsequently, annexation also extends the City's ETJ boundaries, enabling it to regulate the subdivision of land over a larger area.

Since incorporation in 1938, the City of College Station has actively annexed property into its City limits. Between 1938 and 1960, the areas primarily surrounding Texas A&M University were brought into the City limits. 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. Annexations after 1990 expanded the City limit lines further east along Carter Creek and south and west along Wellborn Road.

CITY LIMITS IN SQUARE MILES OVER TIME
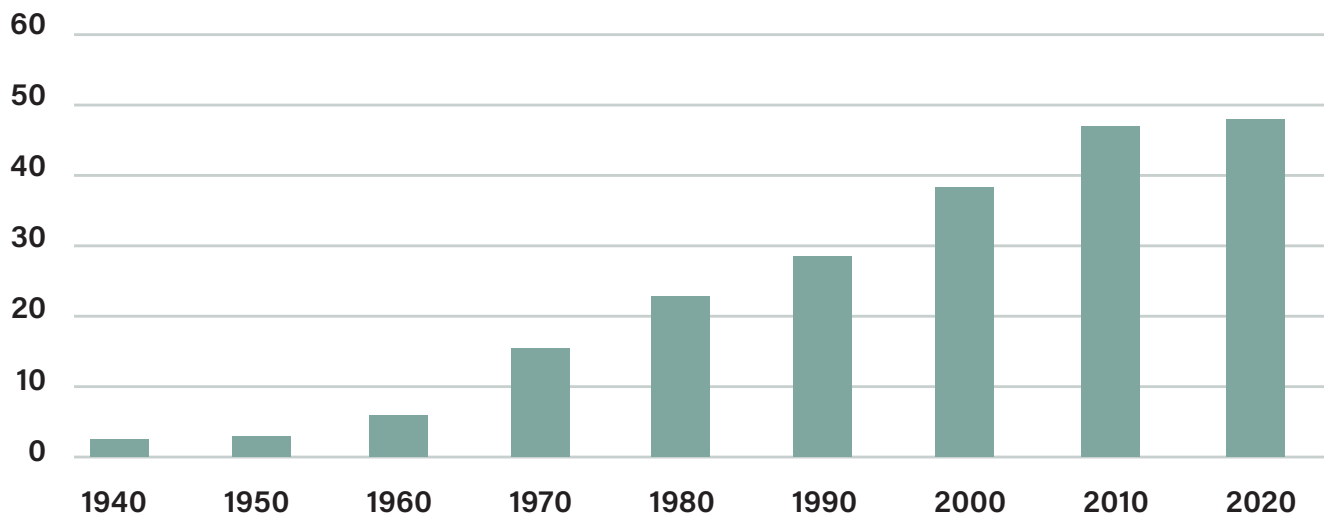
Figure 43: Growth of College Station's City Limits (1940-2020); Source: City of College Station

ANNEXATION

DECADE ANNEXED

- < 1959
- 1960-1979
- 1980-1999
- 2000-2019

DATA SOURCE: CITY OF COLLEGE STATION
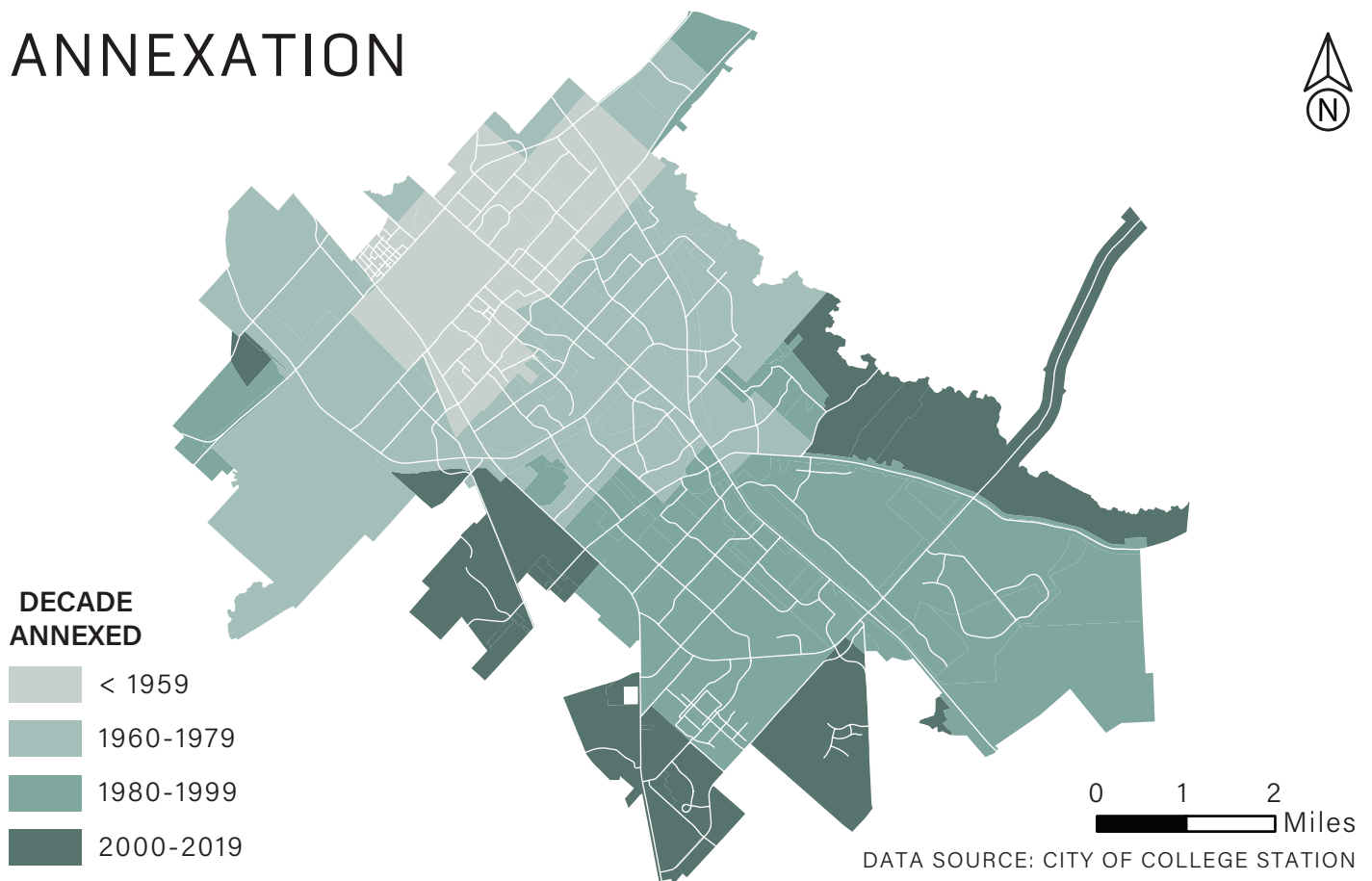
Figure 44: Annexation by Decade Map; Source: City of College Station

At the time of incorporation, the City's ETJ extended one mile beyond the City limits. As a result of annexations and population growth, the City's ETJ expanded as prescribed by the Texas Local Government Code.

Table 17: Extent of Extraterritorial Jurisdiction Over Time; Source: City of College Station

ETJ Boundary – Miles beyond City Limits	Population threshold	Year of Expansion
2	25,000	1974
3.5	50,000	1980
5	100,000+	2018

In 2006, the City began the process of creating an annexation program for properties in the ETJ with an agricultural exemption. 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 was 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 undeveloped. As of 2018, the City has entered into development agreements that cover 2,211 acres of agricultural land initially proposed for annexation.

NON-ANNEXATION AGREEMENTS

EXPIRATION YEAR

2028
2031

0   1.25   2.5
Miles

DATA SOURCE: CITY OF COLLEGE STATION
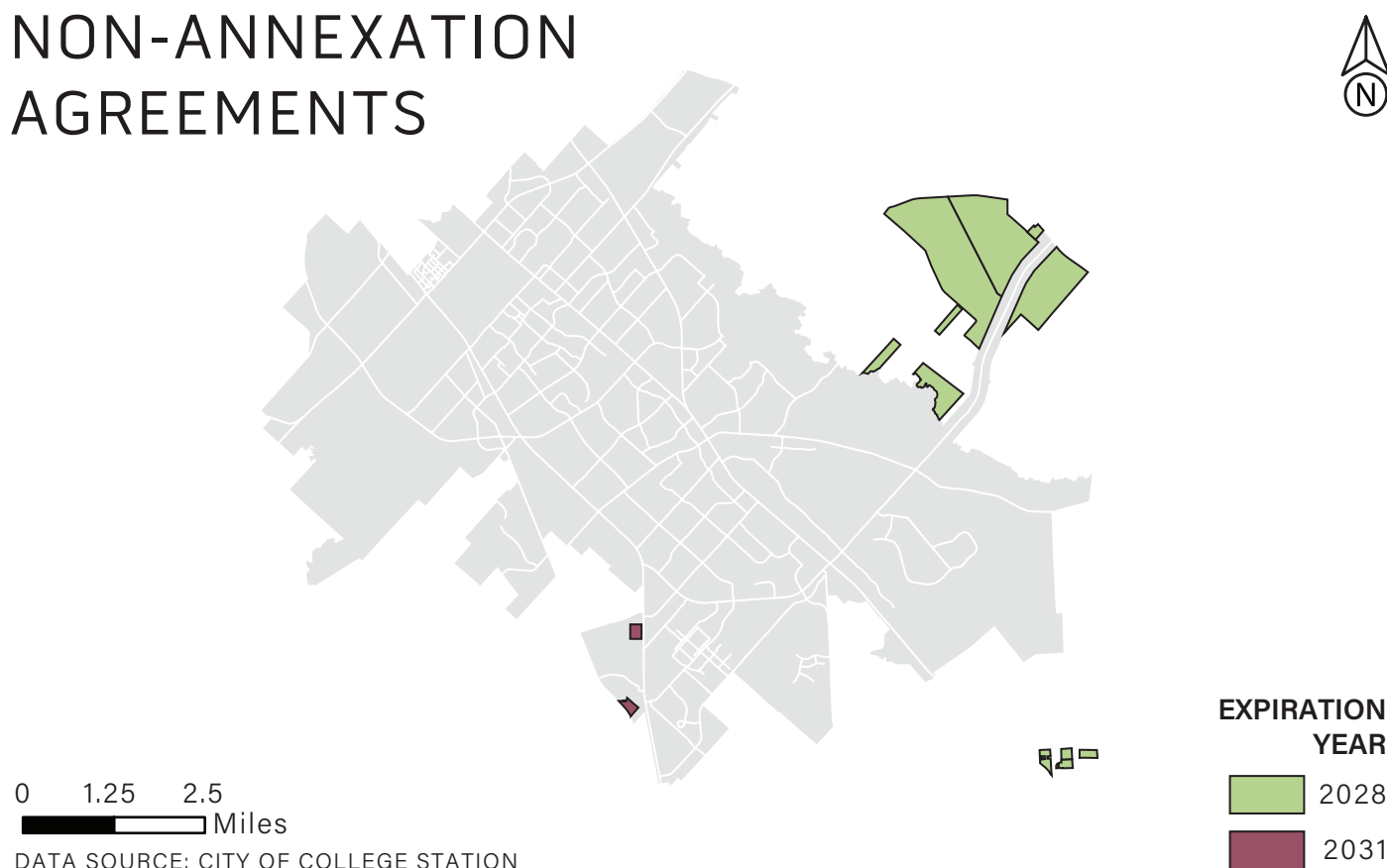
Figure 45: Non-Annexation Agreements Map; Source: City of College Station

On May 24, 2019, municipal annexation as it existed over the last century was stopped by House Bill 347 (HB347), removing the ability of cities to unilaterally annex new territory. Prior to HB347, annexations were a key tool for cities to manage population growth and ensure financial security for infrastructure and facilities that provide municipal services (Texas Municipal League 2019). This landmark legislation significantly altered the landscape for municipal growth in Texas, requiring most annexations by cities in Texas to receive landowner or voter approval. The City of College Station annexed four acres at the request of the property owner in 2019 under the new annexation regulations. This property was surrounded by the College Station city limits and as so situated, did not expand the city's extra-territorial jurisdiction.

State law allows cities to annex areas without consent if the area is subject to a Strategic Partnership Agreement, which defines the option and timing for future annexation through the agreement. College Station currently has two Strategic Partnership Agreements—one for Brazos County Municipal Utility District No. 1 (Southern Pointe), and one for Brazos County MUD No. 2 (Millican Reserve). The City anticipates additional MUDs will be added to Millican Reserve as development progresses in phases. MUDs also allow cities to control growth through Development Agreements.

PLATTED GROWTH

Platting involves creating a detailed map of a property showing how it will be divided into lots. The platting process prepares a property for development and subdivision by ensuring it can be properly served by utilities, can access the transportation network, and meets zoning requirements. Growth and platting activity during College Station's early years reflects the influence of Texas A&M University as the physical, economic, and social center. Over the years, platting activity has steadily expanded outward, particularly to the south. By interlocal agreement, the City does not review plats in the portions of the ETJ within Burleson and Grimes Counties. From 2019 to 2023, the city processed 67 final plats covering 738 acres.
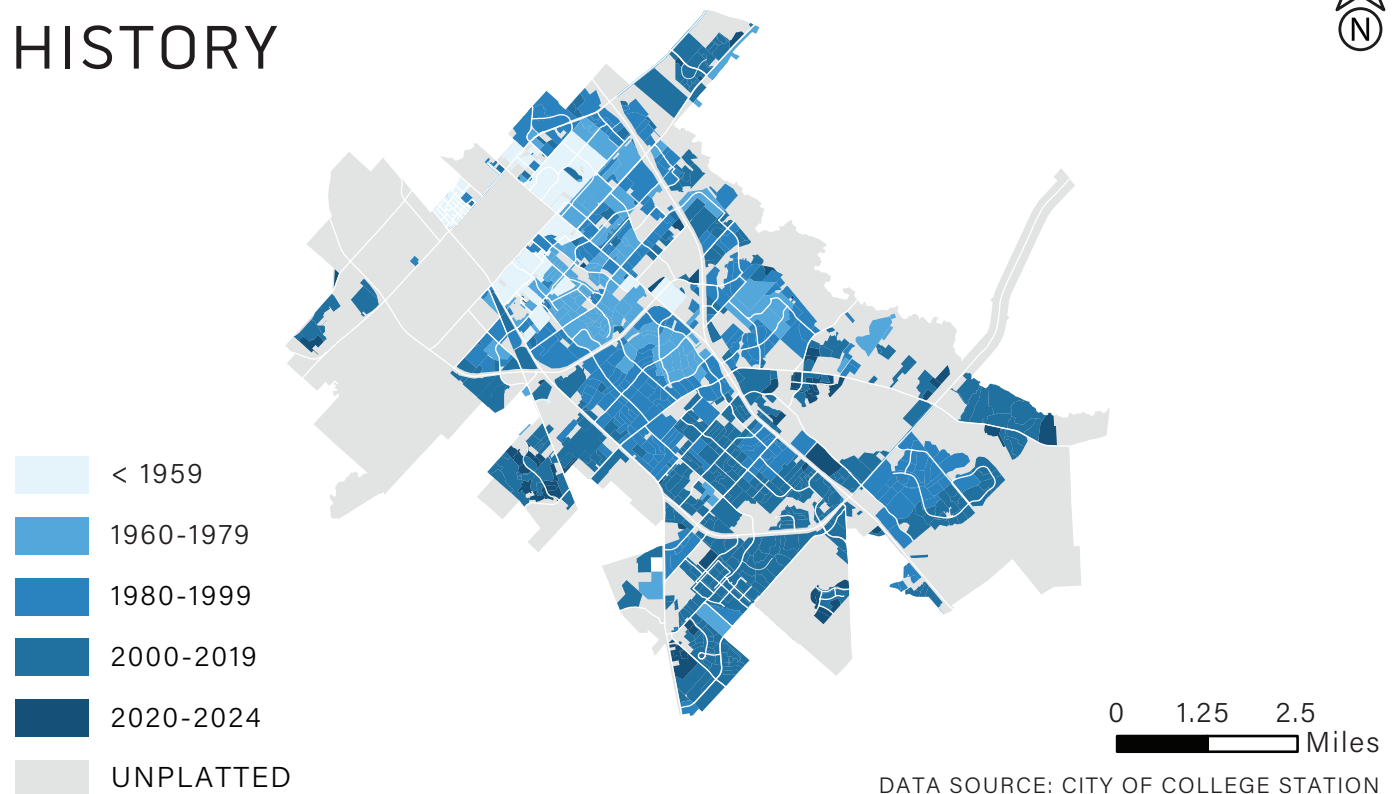
PLATTED GROWTH HISTORY

Legend:
- < 1959
- 1960-1979
- 1980-1999
- 2000-2019
- 2020-2024
- UNPLATTED

0   1.25   2.5 Miles

DATA SOURCE: CITY OF COLLEGE STATION

Figure 46: Platted Growth Over Time; Source: City of College Station

FUTURE LAND USE & CHARACTER

The Future Land Use and Character Map (FLU Map) is the part of the City's Comprehensive Plan that represents the community's desired future land use pattern. The future land use categories included within the Comprehensive Plan (Chapter 2, Distinctive Places) serve as policy guides and set expectations for how land within the City of College Station should be developed and used in the future. Those who seek a zoning change either need to comply with the Future Land Use and Character Map or seek a Comprehensive Plan amendment.

N

URBAN CENTER

NEIGHBORHOOD CENTER

GENERAL COMMERCIAL

NEIGHBORHOOD COMMERCIAL

BUSINESS CENTER

URBAN RESIDENTIAL

MIXED RESIDENTIAL

SUBURBAN RESIDENTIAL

ESTATE RESIDENTIAL

RURAL

NEIGHBORHOOD CONSERVATION

MEDICAL

INSTITUTIONAL/PUBLIC

TEXAS A&M UNIVERSITY

PARKS & GREENWAYS

NATURAL & OPEN AREAS

REDEVELOPMENT AREAS

0   0.75   1.5
Miles

DATA SOURCE: CITY OF COLLEGE STATION

Figure 47: Future Land Use and Character Map; Source City of College Station

Land Use Type	Acres	Percent
Residential	14,835.6	45.54%
Natural Areas	5,129.4	15.74%
Texas A&M University	4,884.1	14.99%
Commercial/Industrial	4,745.8	14.57%
Mixed-Use	1,591.5	4.89%
Civic	1,145	3.51%
Rural	247.9	0.76%

ACRES OF FUTURE LAND USE BY TYPE

Residential	14,835.6
Natural Areas	5,129.4
Texas A&M University	4,884.1
Commercial/Industrial	4,745.8
Mixed-Use	1,591.5
Civic	1,145.0
Rural	247.9
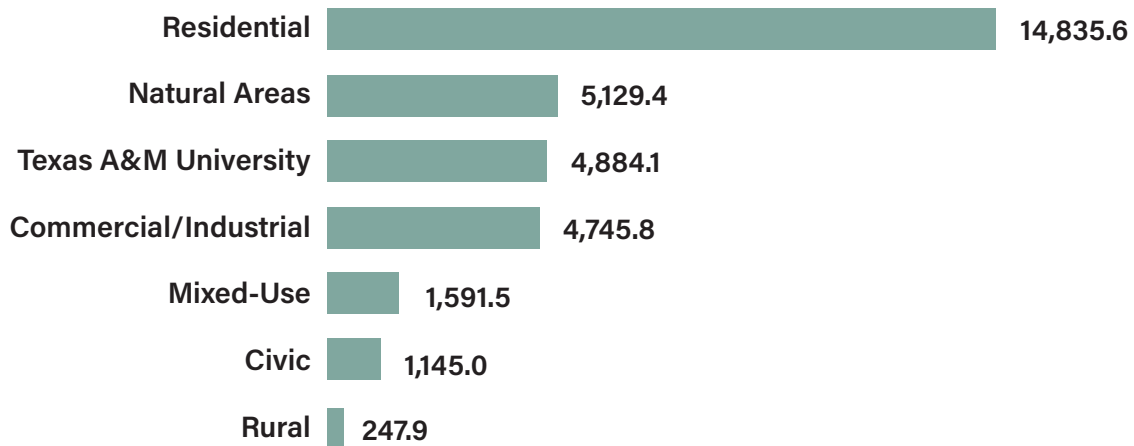
Figure 48: Acres of Future Land Use by Type; Source: Planning and Development Services

Table 19: Percent of Residential Land Use Types; Source: Planning and Development Services

Residential Land Use Type	Percent
Suburban Residential	47.71%
Estate Residential	24.91%
Neighborhood Conservation	12.10%
Mixed Residential	8.78%
Urban Residential	6.50%

Table 20: Percentage of Commercial Land Use Types; Source: City of College Station

Commercial Land Use Type	Percent
General Commercial	42.45%
Business Center	40.41%
Neighborhood Commercial	17.14%

While the Future Land Use and Character Map provides a vision for College Station's development, there are notable differences between planned land use and zoning.

Category	Future Land Use	Zoning
Residential	14,836	11,697
Commercial	4,746	3,680
Mixed-Use	1,592	537
Rural	248	9,705

Comprehensive Plan Amendments

The Comprehensive Plan is a living document, subject to amendments as the community's needs and circumstances change. The Unified Development Ordinance (UDO) requires that all zoning map amendments (rezoning) follow the Comprehensive Plan. The majority of amendments that are considered are at the request of a property owner as they seek a zoning designation for their property that is not aligned with the Future Land Use and Character Map.

Table 22: Comprehensive Plan Amendments 2019-2023

Comprehensive Plan Amendments	2019	2020	2021	2022	2023	Grand Total
APPROVED	5	2	3	6	3	19
DENIED	1	2	1	0	0	4
TOTAL	6	4	4	6	3	23
PERCENT APPROVED	83%	50%	75%	100%	100%	83%

From 2019 to 2023, a total of 23 Comprehensive Plan amendments were considered by the City Council, with 19 ultimately approved, resulting in an overall approval rate of 83%. The majority of the amendments considered were initiated by private property owners, while 7 of the CPAs were city-initiated amendments, as listed in Table 25.

Table 23: City Initiated Amendments to the Comprehensive Plan 2019-2023

City-Initiated Comprehensive Plan Amendment	Status	Date
Thoroughfare Plan – Thousand Oaks Ranch	Approved	02/11/2020
Economic Development Master Plan	Approved	03/31/2020
10-Year Comprehensive Plan Update	Approved	07/20/2021
Plan Update – Neighborhood Center Amendment	Approved	03/07/2022
Sunsetting Small Area Plans	Approved	10/04/2022
Northeast Gateway Redevelopment Plan	Approved	07/14/2023
Wellborn District Plan Update	Approved	07/14/2023

Zoning

Properties in the city limits are subject to zoning, which provides a property's legal entitlements regarding the types of allowed land uses, dimensional standards, and form. At the time of annexation, land is given the residential/agricultural zoning classification of Rural, with the expectation that a rezoning request will be made for new development that requires a more intense classification.
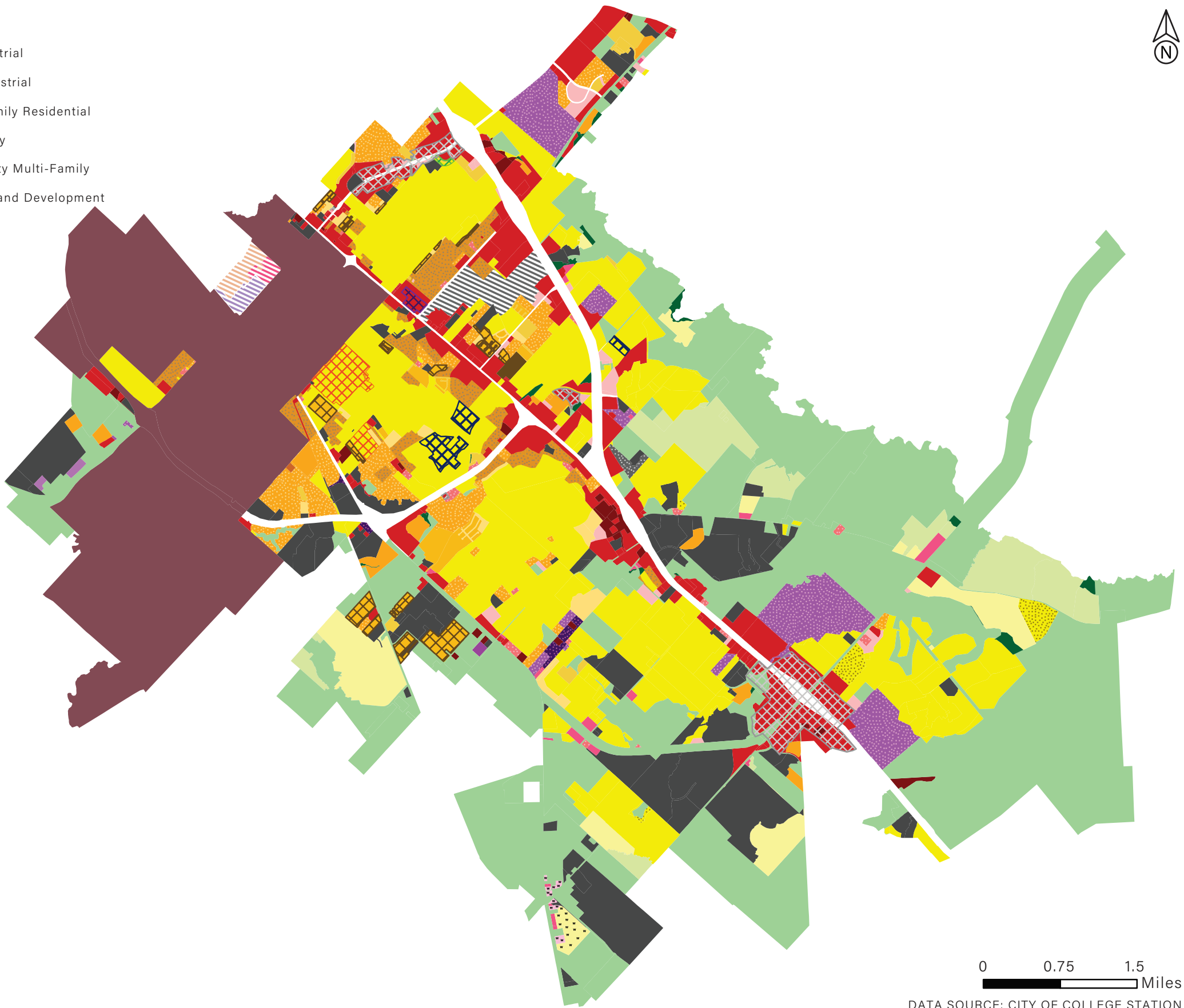
ZONING

- NAP Natural Areas Protected
- R Rural
- WE Wellborn Estate
- E Estate
- WRS Wellborn Restricted Suburban
- RS Restricted Suburban
- GS General Suburban
- D Duplex
- T Townhouse
- MH Middle Housing
- MF Multi-Family
- MU Mixed-Use
- MHP Manufactured Homes
- O Office
- WC Wellborn Commercial
- SC Suburban Commercial
- GC General Commercial
- CI Commercial Industrial
- BP Business Park
- BPI Business Park Industrial
- C-U College and University
- P-MUD Planned Mixed-Use Development
- PDD Planned Development District
- NG-1 Core Northgate
- NG-2 Transitional Northgate
- NG-3 Residential Northgate
- WPC Wolf Pen Creek
- OV Corridor Overlay
- RDD Redevelopment District
- NPO Neighborhood Prevailing Overlay
- NCO Neighborhood Conservation Overlay
- ROO Restricted Occupancy Overlay
- HOO High Occupancy Overlay
- C-3 Light Commercial

- M-1 Light Industrial
- M-2 Heavy Industrial
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- R&D Research and Development

DATA SOURCE: CITY OF COLLEGE STATION

0   0.75   1.5
Miles

Figure 49: Zoning Map of College Station, Texas; Source: City of College Station

Zoning data reveals that residential zones dominate at 32.35%, with GS General Suburban zoning accounting for 60.21% of this category. Multi-family and High-Density Multi-Family zones together represent less than 15%.

Commercial and industrial zoning makes up 10.68%, with the majority being GC General Commercial (60.09%).

Table 24: Acres of Zoning by Category; Source: Planning and Development Services

Zoning Category	Acres	Percent
Residential	10,301	32.35%
Rural	9705	30.47%
Texas A&M University	5,472	17.18%
Commercial/Industrial	3,400	10.68%
Planned Development District	2,604	8.18%
Design Districts	273	0.86%
Natural Areas Protected	87	0.27%
Mixed-Use	3.7	0.01%

ACRES OF ZONING BY CATEGORY

Category	Acres
Residential	10,301
Rural	9,705
Texas A&M University	5,472
Commercial/Industrial	3,400
Planned Development District	2,604
Design Districts	273
Natural Areas Protected	87
Mixed-Use	4
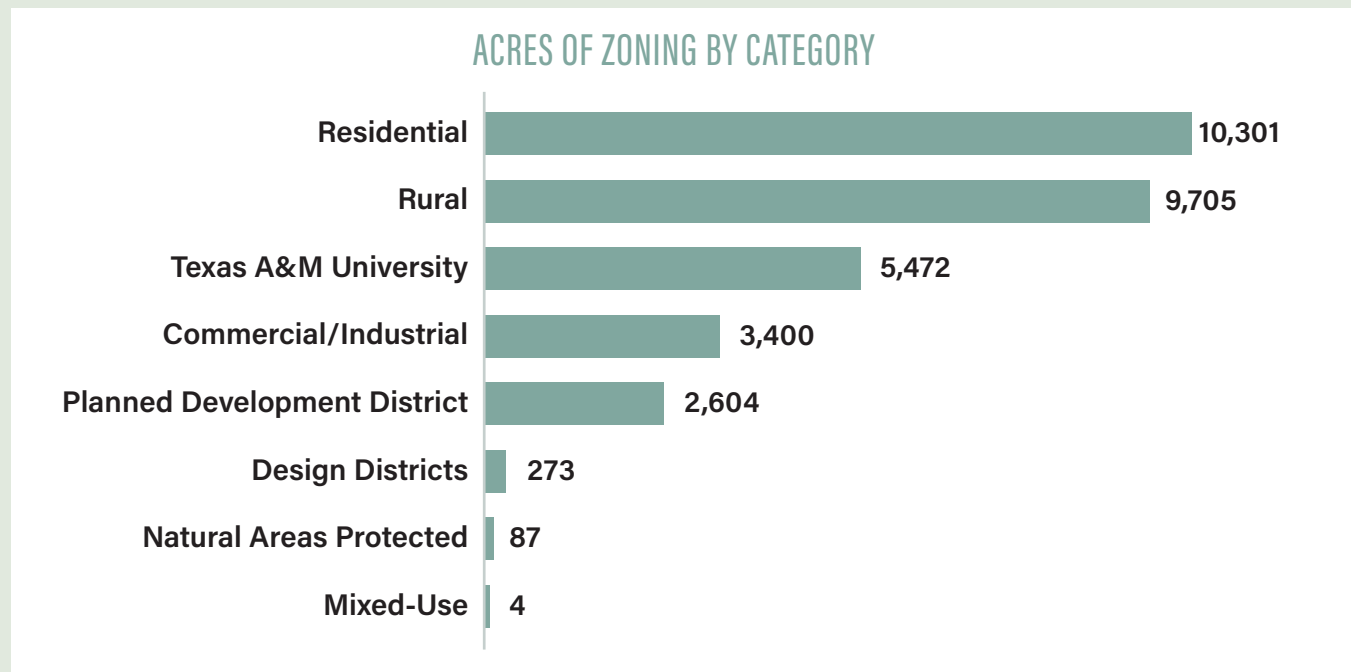
Figure 50: Acres of Zoning by Category; Source: Planning and Development Services

Table 25: Acres of Residential Zoning by Type; Source: Planning and Development Services

Residential Zoning Type	Acres	Percent
General Suburban	6,203	60.21%
Estate	893	8.67%
Multi-Family	805	7.82%
High Density Multi-Family	754	7.32%
Restricted Suburban	724	7.03%
Middle Housing	365	3.55%
Duplex	187	1.81%
Townhouse	175	1.70%
Single-Family Residential	116	1.12%
Wellborn Restricted Suburban	55	0.53%
Manufactured Home Park	25	0.24%

Within the broader zoning framework, College Station employs special overlay districts to address specific characteristics and concerns. Two key examples are the neighborhood Restricted Occupancy Overlay (ROO) and High Occupancy Overlay (HOO) districts, which regulate the number of unrelated individuals who can live in a single-family home. The city has 219 acres of High Occupancy Overlay, approximately 11.4% of available acreage (middle housing, mixed use, and multifamily zoning districts). 112.8 acres of Restricted Occupancy Overlay have been established, just 1.8% of all general suburban/ single-family acreage.

Table 26: Acres of Commercial and Industrial Zoning by Type; Source: Planning and Development Services

Commercial / Industrial Zoning Type	Acres	Percent
General Commercial	2,043	60.09%
Light Industrial	804.7	23.67%
Office	177.1	5.21%
Commercial Industrial	134.7	3.96%
Suburban Commercial	74.8	2.20%
Light Commercial	66.6	1.96%
Heavy Industrial	37.6	1.11%
Research & Development	24.9	0.73%
Business Park	15.9	0.47%
Wellborn Commercial	13.5	0.40%
Business Park Industrial	7.4	0.22%

Existing Land Use

Existing land use shows a substantial portion (40.83%) of the city's land remains undeveloped or used for agriculture. Currently, residential use makes up 33.23% (11,738.4 acres) of the city's land, dominated by single-family homes (80.69%). There are smaller percentages of multi-family housing (12.17%) and mixed-use developments (0.15%). Existing commercial and industrial uses currently make up only 4.59% (1,619.9 acres) of land use, with commercial dominating this category.

Table 27: Acres of Existing Land Uses by Category; Source: Planning and Development Services

Existing Land Use Category	Acres	Percent
Undeveloped & Agricultural	14,422.1	40.83%
Residential	11,738.4	33.23%
Texas A&M University	5,339.2	15.11%
Civic	1,825.8	5.17%
Commercial & Industrial	1,619.9	4.59%
Other	379.6	1.07%

EXISTING LAND USES BY CATEGORY

- Undeveloped & Agricultural — 14,422.1
- Residential — 11,738.4
- Texas A&M University — 5,339.2
- Civic — 1,825.8
- Commercial & Industrial — 1,619.9
- Other — 379.6
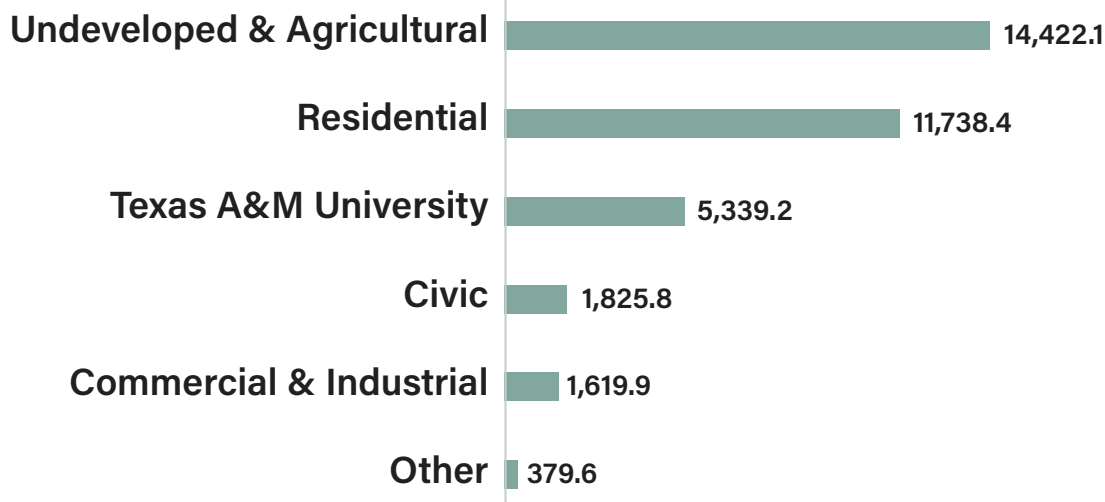
Figure 51: Existing Land Uses by Category; Source: Planning and Development Services

EXISTING LAND USE IN THE CITY LIMITS

Legend:

- SINGLE-FAMILY RESIDENTIAL (INCLUDING TOWNHOUSE)
- DUPLEX RESIDENTIAL
- MULTI-FAMILY
- MIXED-USE
- GROUP QUARTERS (NURSING HOME, DORM, ETC)
- MOBILE/MANUFACTURED HOME
- COMMERCIAL RETAIL (BANKS, HOTELS, ETC)
- COMMERCIAL OFFICE
- COMMERCIAL OTHER (AMUSEMENT, SERVICE STATION, ETC)
- COMMERCIAL - INDUSTRIAL (WAREHOUSING/DISTRIBUTION)
- LIGHT INDUSTRIAL
- PUBLIC FACILITIES (COCS, CSISD, LIBRARY, ETC)
- SEMI-PUBLIC (RELIGIOUS, HOSPITALS, ETC)
- TAMU (EASTERWOOD)
- TRANSPORTATION, UTILITIES & COMMUNICATION
- PARK (PRIVATE & PUBLIC)
- GREENWAY
- DRAINAGE
- COMMON AREA
- AGRICULTURAL
- RURAL (LARGE LOT, >= 5 ACRES)
- UNIMPROVED
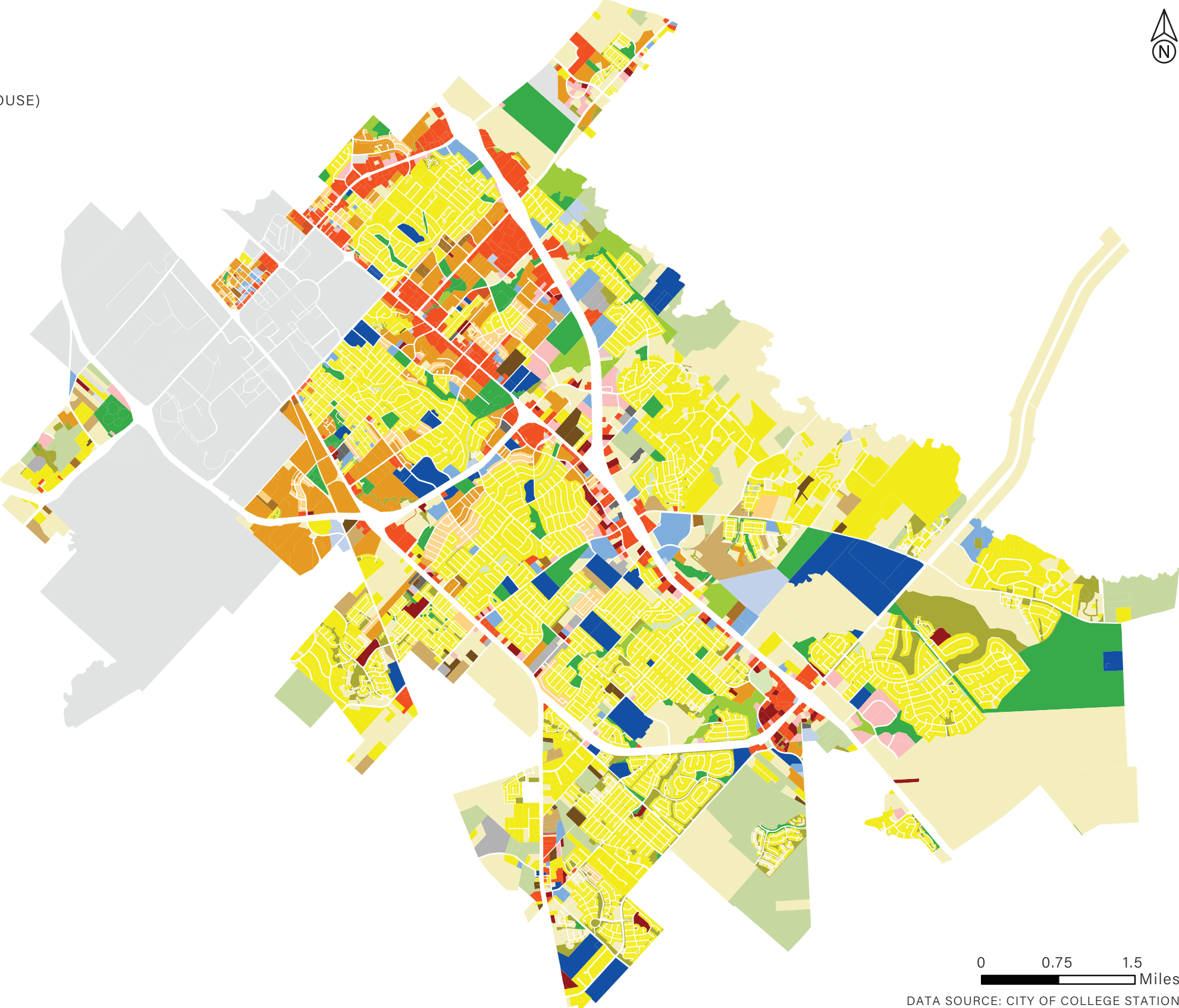
0   0.75   1.5
Miles

DATA SOURCE: CITY OF COLLEGE STATION

Figure 52: Existing Land Uses; Source: City of College Station

RESIDENTIAL LAND USES

College Station offers a variety of housing types, from single-family homes on different lot sizes to apartments, duplexes, and townhomes. About 32% of land in College Station is used for non-rural residential. In addition to this increase in residential acreage, the City has also seen projects with increased density, particularly in the Northgate Redevelopment Area.

Table 28: Acres of Existing Residential Uses by Type;
Source: City of College Station

Existing Residential Uses by Type	Acres	Percent
Single-Family Residential	9472	80.69%
Multi-Family	1428.1	12.17%
Duplex Residential	389.1	3.31%
Mobile/Manufactured Home	356.6	3.04%
Group Quarters	75.4	0.64%
Mixed-Use	17.2	0.15%

EXISTING RESIDENTIAL LAND USES

- SINGLE-FAMILY RESIDENTIAL (INCLUDING TOWNHOUSES)
- DUPLEX RESIDENTIAL
- MULTI-FAMILY
- GROUP QUARTERS (NURSING HOMES, DORMS, ETC.)
- MOBILE/MANUFACTURED HOMES

0   1   2 Miles
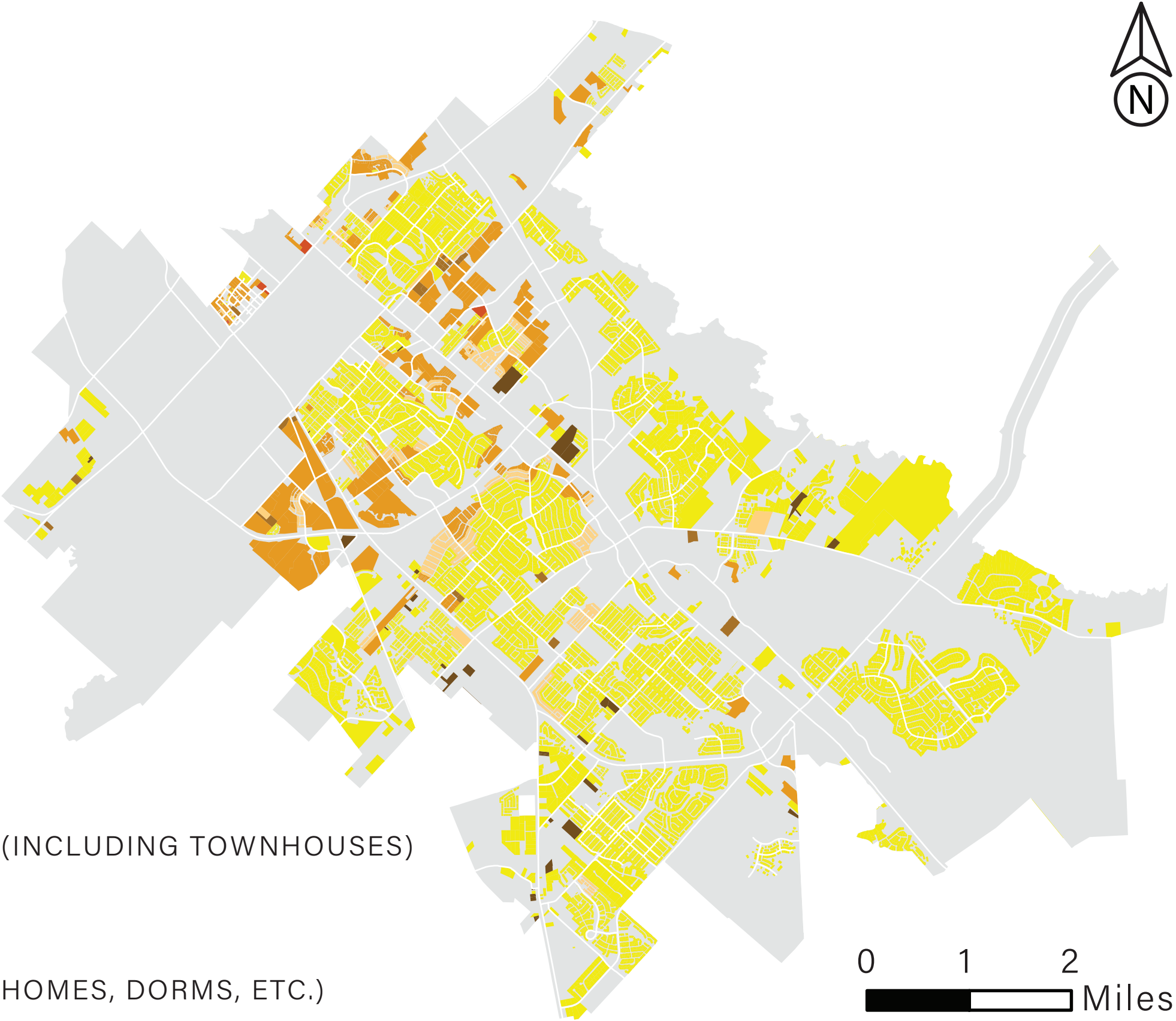
DATA SOURCE: CITY OF COLLEGE STATION

Figure 53: Existing Residential Uses by Type; Source: City of College Station

COMMERCIAL & INDUSTRIAL LAND USES

Just over half of the land area that has been planned for commercial and industrial uses has been developed for such uses. Approximately 1,920 acres of land within College Station have been commercially or industrially developed, the majority for retail commercial uses.

Table 29: Existing Commercial and Industrial Land Uses; Source: City of College Station

Existing Commercial/Industrial Uses by Type	Acres	Percent
Commercial Retail	1149	54.51%
Commercial Office	390	18.50%
Commercial Other	329.8	15.65%
Light Industrial	151	7.17%
Commercial - Industrial	88	4.17%

EXISTING COMMERCIAL & INDUSTRIAL LAND USES

- COMMERCIAL RETAIL (BANKS, HOTELS, ETC.)
- COMMERCIAL OFFICE
- COMMERCIAL OTHER (AMUSEMENT, SERVICE STATION, ETC.)
- COMMERCIAL - INDUSTRIAL (WAREHOUSING/DISTRIBUTION)
- LIGHT INDUSTRIAL

0 1 2 Miles
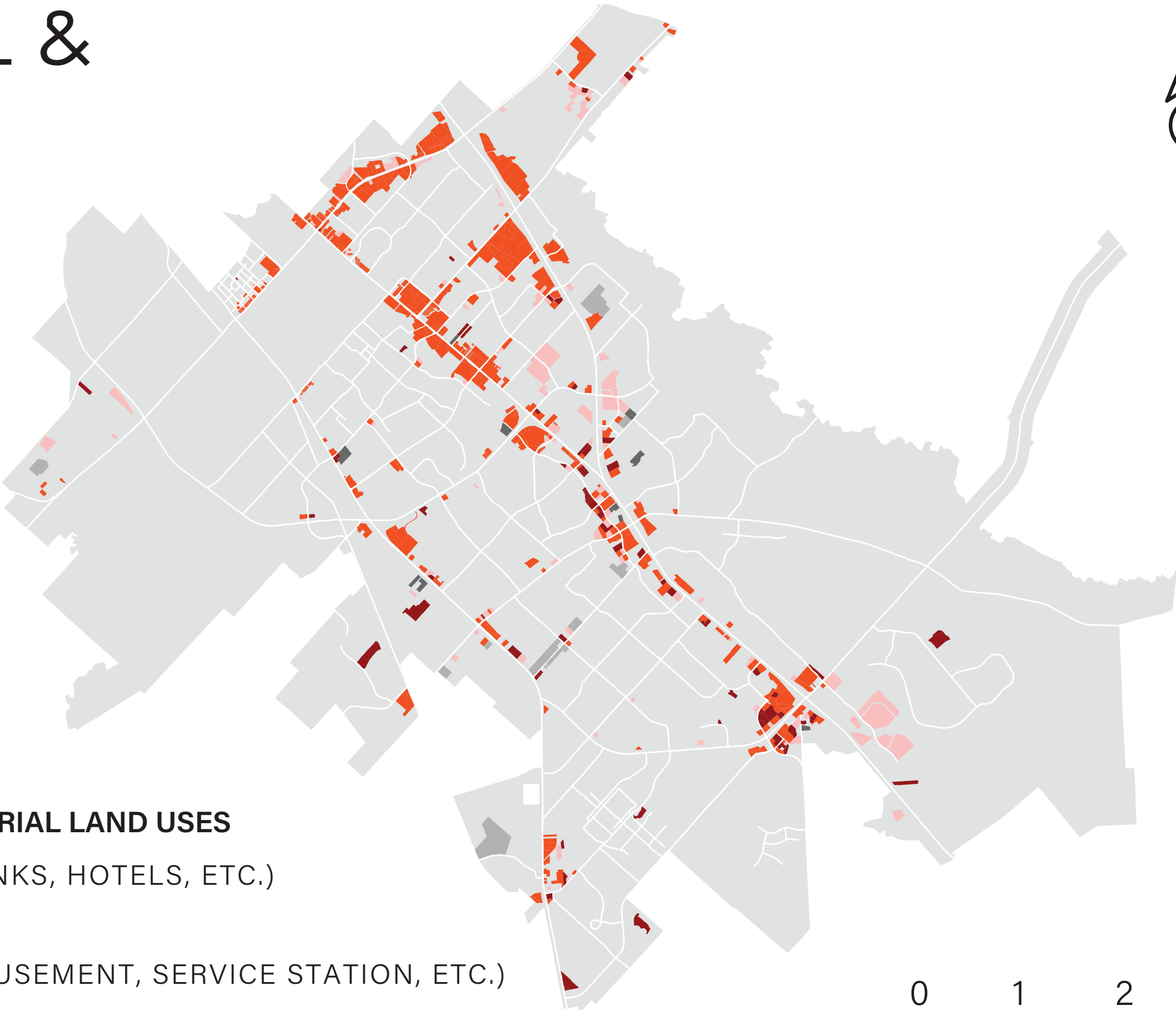
DATA SOURCE: CITY OF COLLEGE STATION

Figure 54: Existing Commercial and Industrial Land Uses; Source: City of College Station

UNDEVELOPED & AGRICULTURAL LAND USES

Agricultural land accounts for 528.3 acres, representing 3.66% of the total land use in this category. Undeveloped, unplatted land makes up the largest share, totaling 8,557.1 acres or 59.33% of the area. Undeveloped platted land follows with 2,715.6 acres (18.83%). Rural land, defined as large lots of five acres or more, covers 1,627.4 acres, equivalent to 11.28%. Finally, common areas encompass 993.6 acres, representing 6.89%.

Table 30: Existing Undeveloped and Agricultural Land Uses; Source: City of College Station

Existing Undeveloped and Agricultural Uses by Type	Acres	Percent
Undeveloped Unplatted	8557	59.33%
Undeveloped Platted	2716	18.83%
Rural	1627	11.28%
Common Area	994	6.89%
Agricultural	528	3.66%

EXISTING UNDEVELOPED, RURAL & AGRICULTURAL LAND USES

- AGRICULTURAL
- RURAL (LARGE LOTS, >= 5 ACRES)
- UNIMPROVED
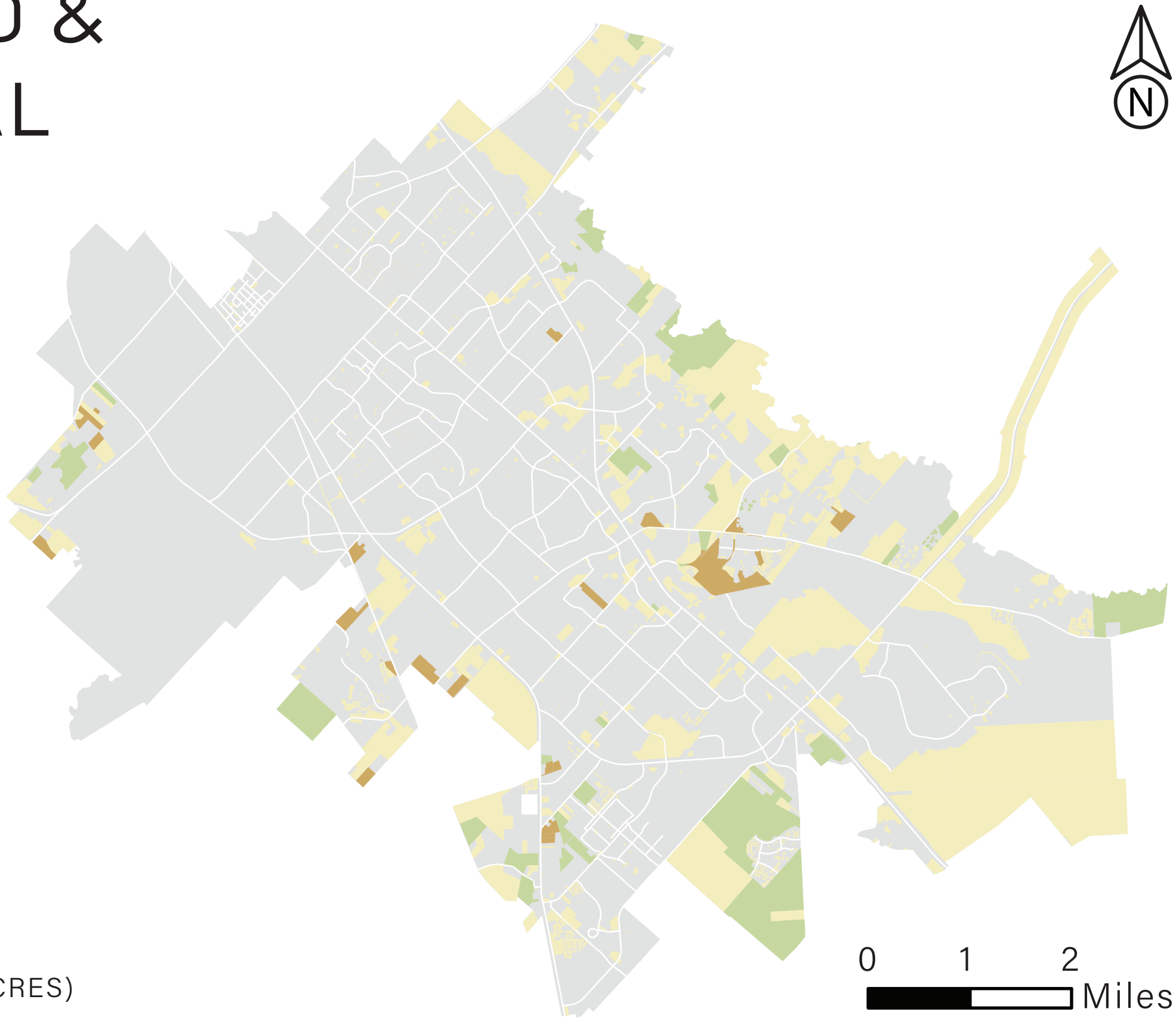
DATA SOURCE: CITY OF COLLEGE STATION

Figure 55: Existing Undeveloped and Agricultural Land Uses; Source: City of College Station

Parks constitute the largest portion of civic uses, covering 1,501.6 acres or 45.13% of the total. Public facilities account for 997.1 acres, representing 29.97%, followed by semi-public spaces at 459.2 acres (13.80%). Greenways, which include open and natural spaces, make up the smallest share, totaling 369.3 acres or 11.10%.

Table 31: Existing Civic Uses by Type; Source: City of College Station

Existing Civic Uses by Type	Acres	Percent
Parks	1502	45.13%
Public Facilities	997	29.97%
Semi-Public	460	13.80%
Greenways	369	11.10%

PUBLIC FACILITIES

The City plans, maintains and invests in the infrastructure, facilities, services, personnel, and equipment required to meet projected needs and opportunities to accommodate growth. This section includes updated information regarding electric, water, wastewater, sanitation, police, fire, parks, K-12 education, and higher education related to the city's growth and development patterns.

Public Lands and City Facilities

The City has 152 municipal buildings and 73 park areas. Park areas cover 2,004.6 acres of land and consist of 50 neighborhood parks, 15 community parks, 6 recreational areas, and 2 cemeteries. College Station Independent School District (CSISD) has 19 school properties and Texas A&M University has 130 properties, including Easterwood Airport.

PUBLIC LANDS & CITY FACILITIES

N

K-12 EDUCATION*

TAMU PROPERTY*

PARKS*

CEMETERIES

CITY LIMITS
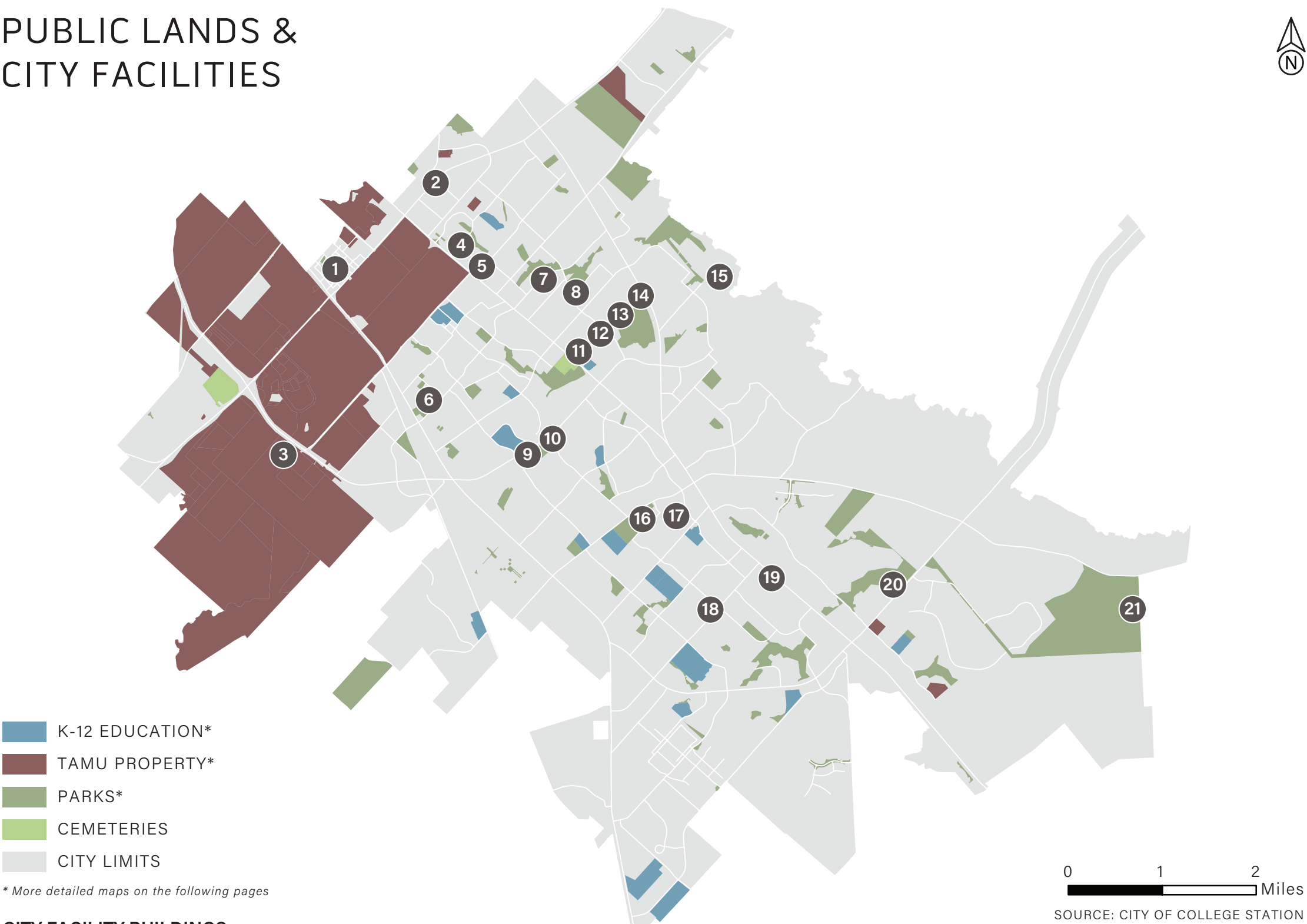
* More detailed maps on the following pages

0   1   2
Miles

SOURCE: CITY OF COLLEGE STATION

CITY FACILITY BUILDINGS

1 NORTHGATE PARKING GARAGE
2 FIRE STATION #6
3 FIRE STATION #4
4 CITY HALL
5 VISITOR CENTER

6 LINCOLN RECREATION CENTER
7 FIRE STATION #1
8 MEYER SENIOR & COMMUNITY CENTER
9 LARRY J RINGER LIBRARY
10 FIRE STATION #2

11 MUNICIPAL COURT
12 UTILITY CUSTOMER SERVICE
13 POLICE STATION
14 PARKS & RECREATION
15 CARTER CREEK WWTP

16 SOUTHWOOD COMMUNITY CENTER
17 UTILITY SERVICE CENTER
18 FIRE STATION #3
19 ARTS CENTER

20 FIRE STATION #5
21 LICK CREEK WWTP

Figure 56: Public Lands & City Facilities Map; Source: City of College Station

Electric

College Station's primary electric provider is College Station Utilities (CSU), which is a wholesale power purchaser and does not have generation capabilities. The data on electricity consumption and infrastructure in College Station offers insights into the city's energy demand and the capacity of its electrical system. Over the years, annual electricity consumption has steadily increased, reflecting growth in population, development, and economic activities. The consumption figures, from 913 million kWh in 2019 to just under 1 billion kWh in 2023, signify a consistent rise in energy needs. The peak in 2022 at 998.4 million kWh suggests that both residential and commercial activities have surged in recent years.

Table 32: Annual Electric Consumption; Source: College Station Utilities

Year	KwH (in Millions)
2019	913
2020	884
2021	919
2022	998
2023	993

ANNUAL ELECTRIC CONSUMPTION
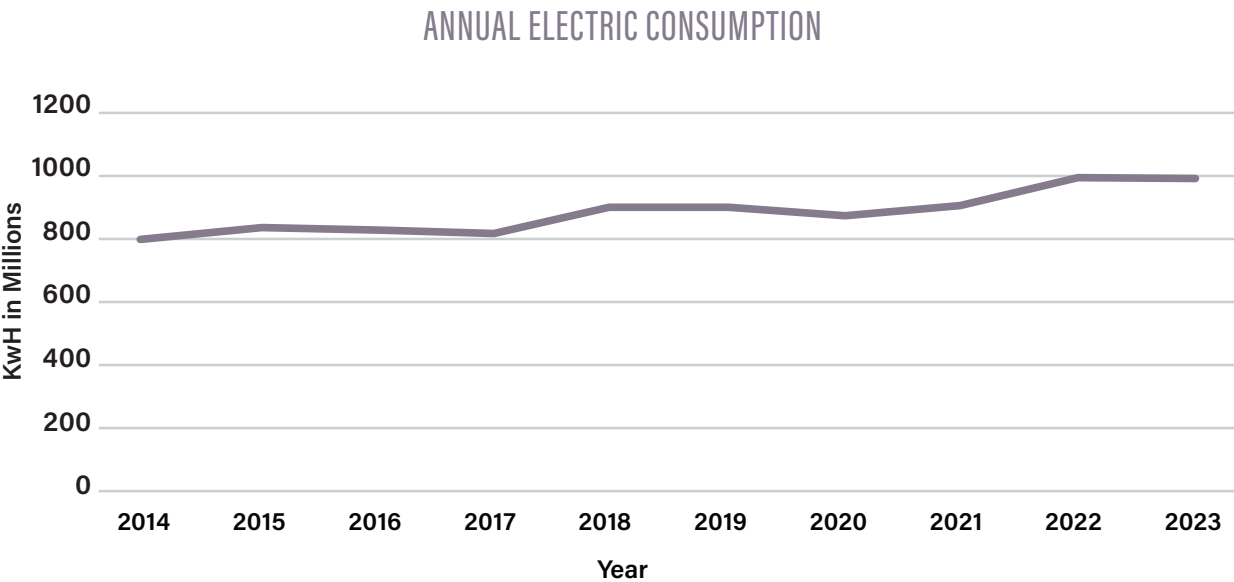
Figure 57: Annual Electric Consumption; Source: College Station Utilities

41,038 RESIDENTIAL CUSTOMERS

3,616 COMMERCIAL CUSTOMERS

548 MILES OF ELECTRICAL LINES

8 SUBSTATIONS

Figure 58: Electric Service Indicators
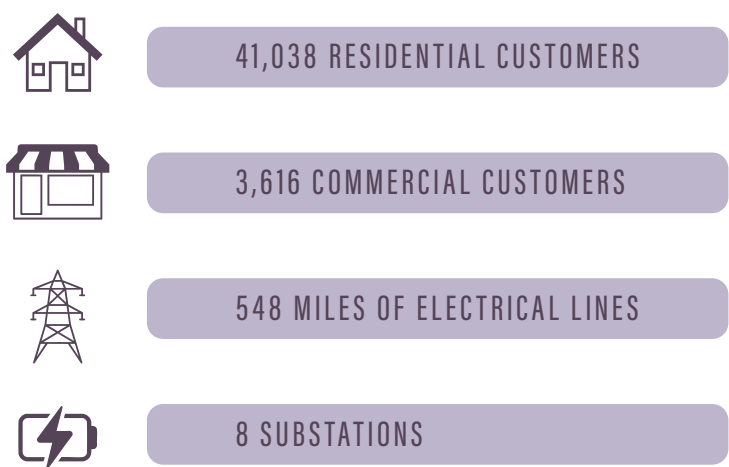
College Station's electrical infrastructure includes 548 miles of electrical lines, supported by 8 substations, serving a total of 44,654 customers—41,038 residential and 3,616 commercial. This indicates a robust distribution network designed to meet both the current and growing energy demands. Figure 84 highlights the utility service areas within College Station, showcasing how the infrastructure is spread across the city.

ELECTRIC SERVICE AREAS

Legend:
- COLLEGE STATION UTILITIES
- BRYAN TEXAS UTILITIES
- MIDSOUTH ELECTRIC CO-OP
- CITY LIMITS
- ETJ

0 1 2 Miles

DATA SOURCE: PUBLIC UTILITY COMMISSION OF TEXAS

Figure 59: Electric Service Area Map; Source: Public Utility Commission of Texas

Water Services

WATER

College Station pumps water from deep wells located on city-owned land over the Carrizo-Wilcox Aquifer, in the Carrizo, Sparta, and Simsboro Sand formations. College Station disinfects its drinking water with gas chlorine to provide an effective chlorine residual. After the water is disinfected, it is pumped into the water distribution system, which includes elevated storage tanks. The elevated storage tanks provide an adequate supply of water pressure for homes, businesses, and fire protection within the College Station water certificated area (CCN).

College Station's water system includes over 490 miles of water distribution lines, 10 groundwater wells, 2 pump stations, 2 ground water storage tanks, and 3 elevated storage tanks. 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 (EPA). The city has approximately 117,571 residential water consumers and sees an average consumption of 130 GPCD per person per day. Notably, the City saw annual water consumption exceed 5,000 million gallons of water starting in 2022. Due to the recent increase in water consumption, the average annual water consumption between 2019 and 2023 was 5,004.92 million gallons. Currently the City has approved well permits for the construction of three new groundwater wells.

Water consumption also reflects a growth pattern, with usage steadily increasing from around 4,000 million gallons (MG) in 2014 to over 5,900 MG in 2022.
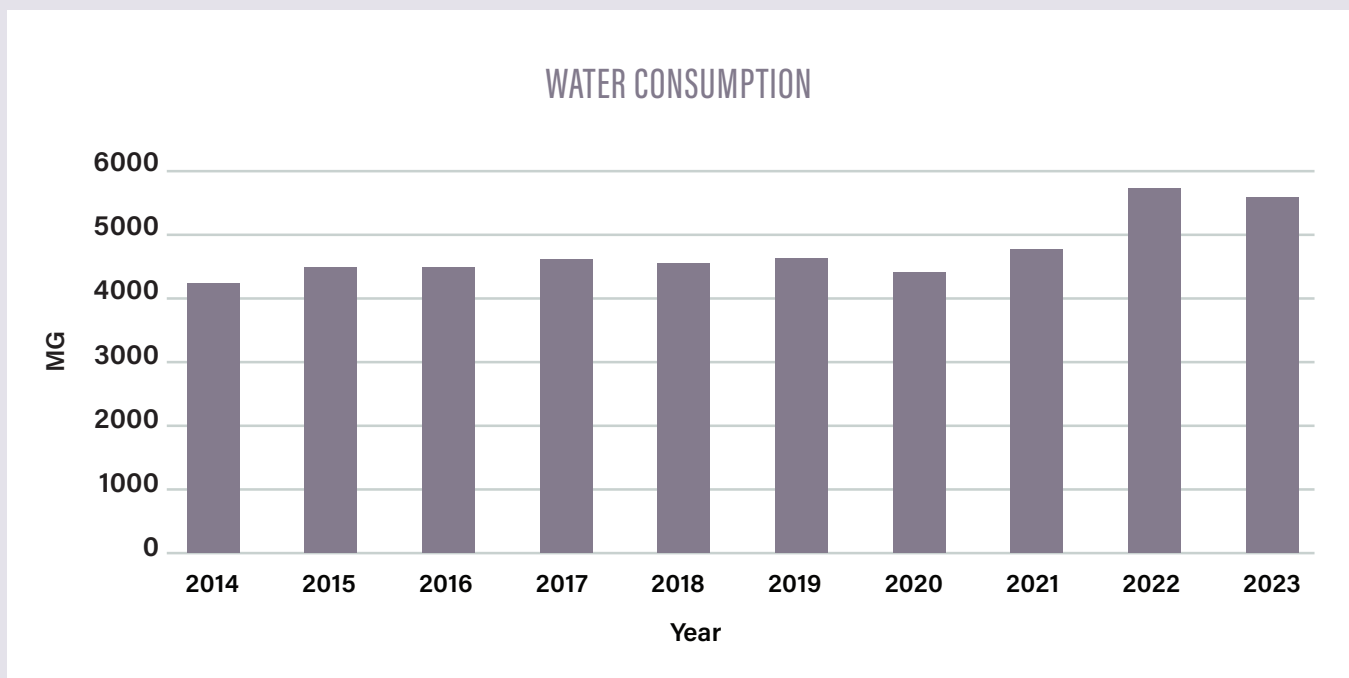
WATER CONSUMPTION

Figure 60: Water Consumption by Year; Source: College Station Water Services

WATER SERVICE AREAS

PARK PLACE

ROCK PRAIRIE

GREENS PRAIRIE

- ⬦ WATER TOWER
- COLLEGE STATION UTILITIES
- CITY OF BRYAN
- WELLBORN SUD
- WICKSON CREEK SUD
- CITY LIMITS
- ETJ

0   1.25   2.5
Miles

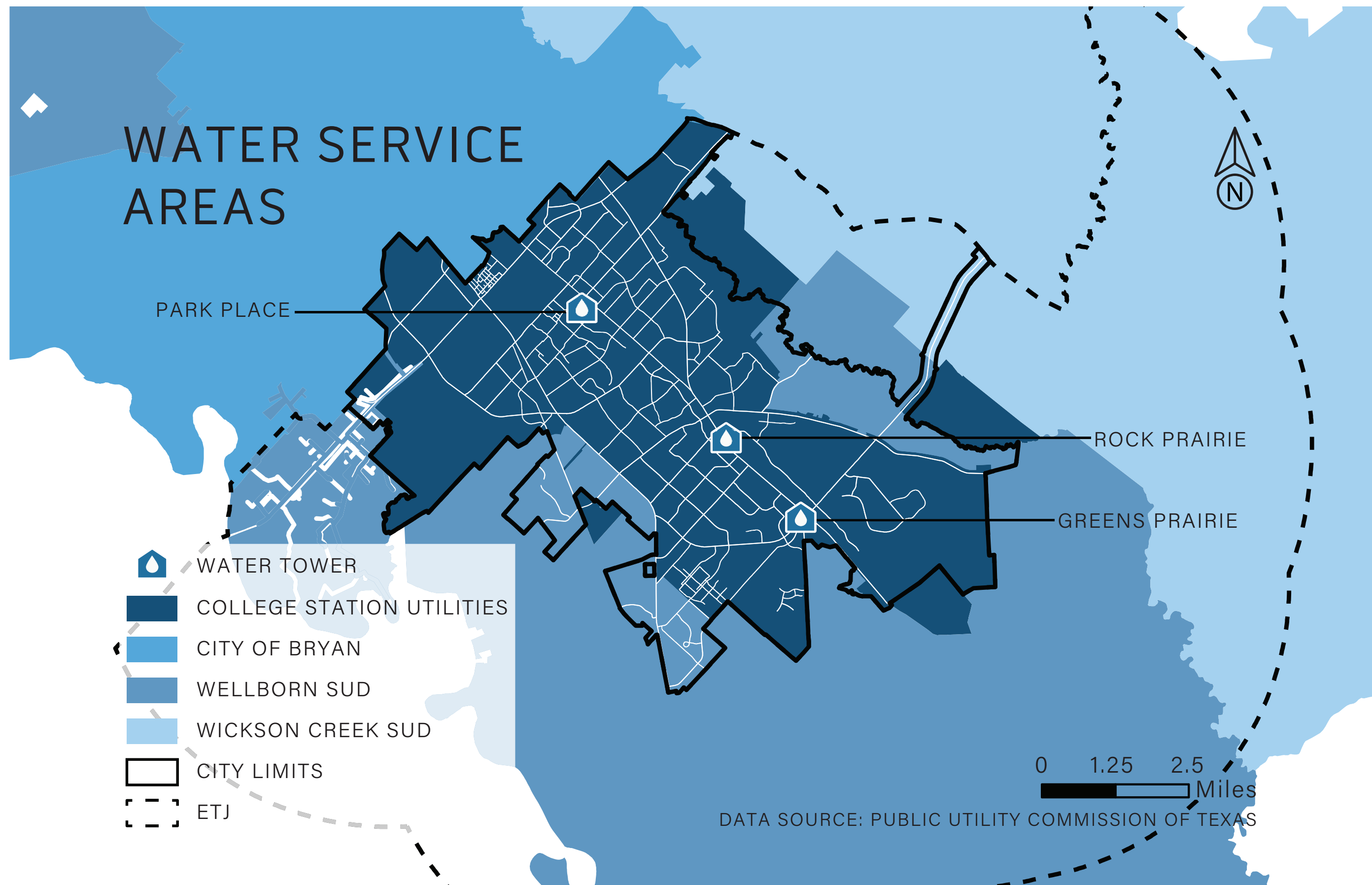DATA SOURCE: PUBLIC UTILITY COMMISSION OF TEXAS

N

Figure 61: Water Service Areas; Source: Public Utility Commission of Texas

Wastewater

The City's wastewater collection system consists of a network of 397 miles of collector mains, interceptors and force mains, 17 lift stations, and three wastewater treatment facilities. The Carters Creek Wastewater Treatment Plant (WWTP) has a current permitted capacity of 9.5 MGD average daily flow. The Lick Creek WWTP has a current permitted capacity of 5 MGD average daily flow. All water leaving College Station's wastewater treatment facilities must meet regulatory limits set by the Texas Commission on Environmental Quality (TCEQ) and Environmental Protection Agency (EPA) in the permits for each wastewater treatment facility. Wastewater in College Station is treated using screening and grit removal (to remove grease, grit and large objects), aeration, clarification, biosolids digestion and dewatering, and disinfection.

WASTEWATER
SERVICE AREAS

CARTER CREEK

CARTER
LAKE

LICK CREEK

⬤ WASTEWATER TREATMENT PLANT

COLLEGE STATION UTILITIES

CITY OF BRYAN

CITY LIMITS

ETJ

0 1 2 Miles

DATA SOURCE: PUBLIC UTILITY COMMISSION OF TEXAS
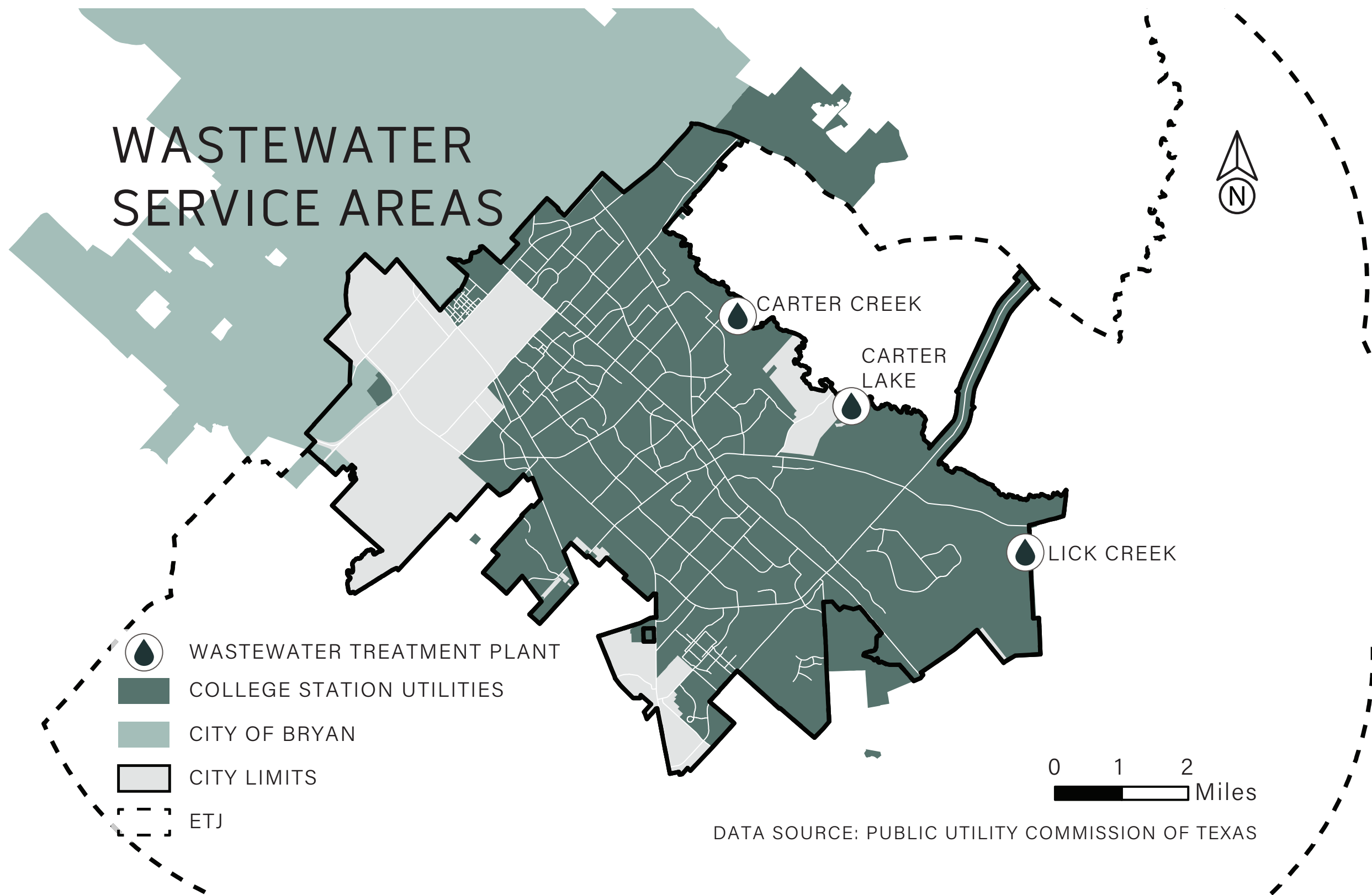
Figure 62: Wastewater Service Areas; Source: Public Utility Commission of Texas

Solid Waste

The Cities of Bryan and College Station joined together in 1990 to create the Brazos Valley Solid Waste Management Agency. BVSWMA operates from the Twin Oaks Landfill, a Subtitle D landfill situated on 610-acres off of Highway 30 in Grimes County. Recycling is currently contracted to BVR Waste and Recycling for single-family residences. Each residential customer receives weekly services for garbage, bulk trash and brush, and recycling.

TWIN OAKS LANDFILL

TWIN OAKS

SH 6
SH 30
SH 40
FM 60
FM 2154

N

BVSWMA PROPERTY
CITY LIMITS

0 1 2 Miles

DATA SOURCE: BRAZOS CENTRAL APPRAISAL DISTRICT
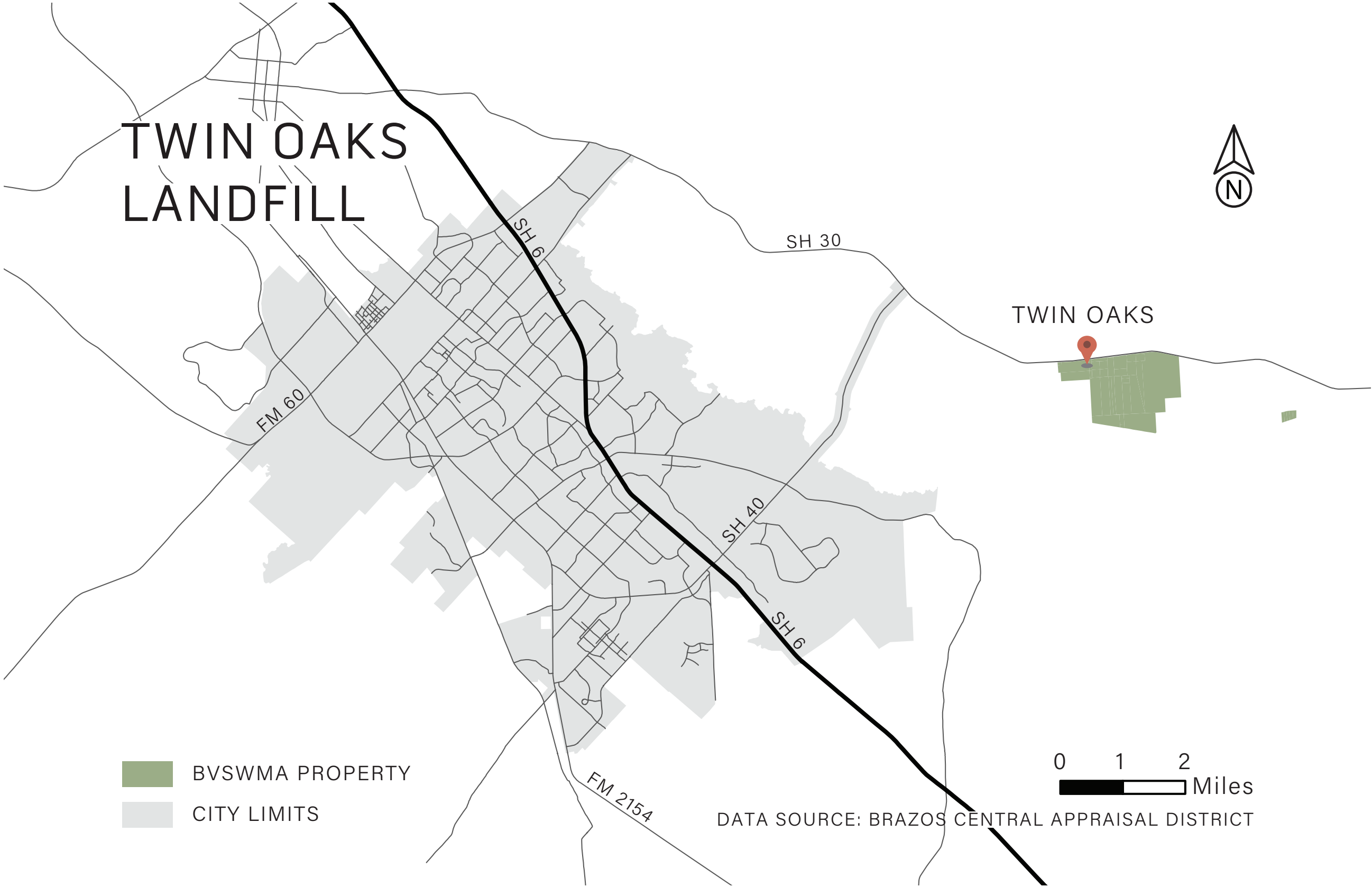
Figure 63: Twin Oaks Landfill; Source: Brazos Central Appraisal District

The total tons of garbage collected annually have seen fluctuations. Residential garbage increased notably from 2019 to 2021, peaking at 30,745.8 tons in 2021 before declining slightly in 2022 and 2023. Commercial garbage also fluctuated, with a significant dip in 2020 (36,433.7 tons) likely due to reduced commercial activity during the pandemic. Collection volumes rebounded in 2021 and remained stable in 2022 and 2023. Residential recycling peaked in 2021 at 6,044 tons but declined slightly in the subsequent years. Commercial recycling increased steadily from 2019 to 2022, reaching 20,083.1 tons, but saw a decline in 2023 to 18,662 tons.

RESIDENTIAL GARBAGE AND RECYCLING COLLECTED

	2019	2020	2021	2022	2023
Residential Recycling (Tons)	5,723	5,527	6,044	5,516	5,467
Garbage Collected (Tons)	24,415	28,435	30,746	28,218	29,343

■ Garbage Collected (Tons)   ■ Residential Recycling (Tons)
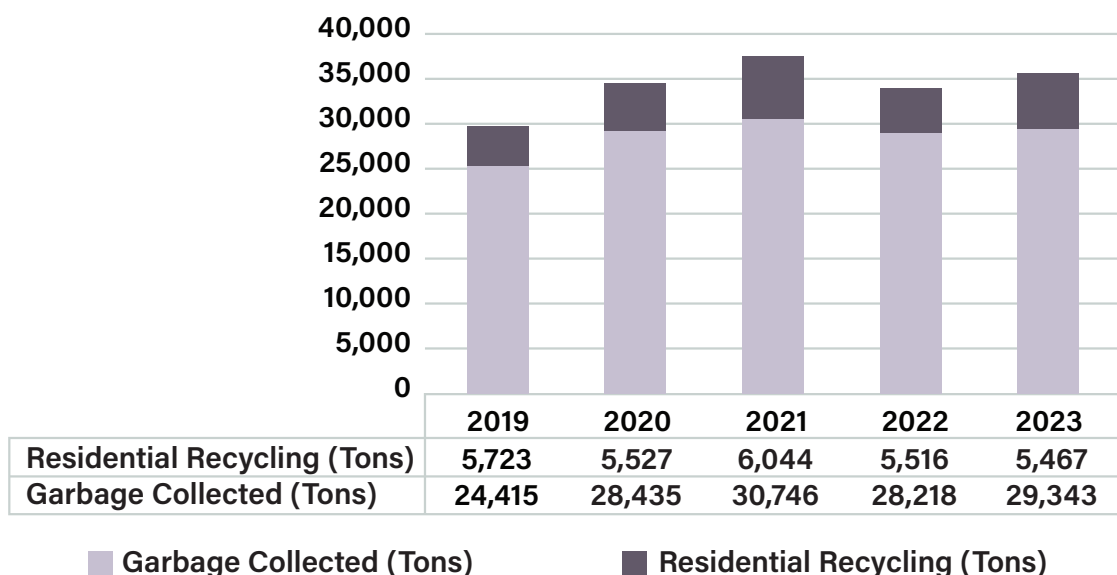
Figure 64: Residential Tons of Garbage and Recycling Collected by Year; Source: City of College Station

COMMERCIAL GARBAGE AND RECYCLING COLLECTED

	2019	2020	2021	2022	2023
Commercial Recycling (Tons)	16,912	18,977	19,035	20,083	18,662
Commercial Garbage (Tons)	42,423	36,434	42,975	44,354	44,196

■ Commercial Garbage (Tons)   ■ Commercial Recycling (Tons)
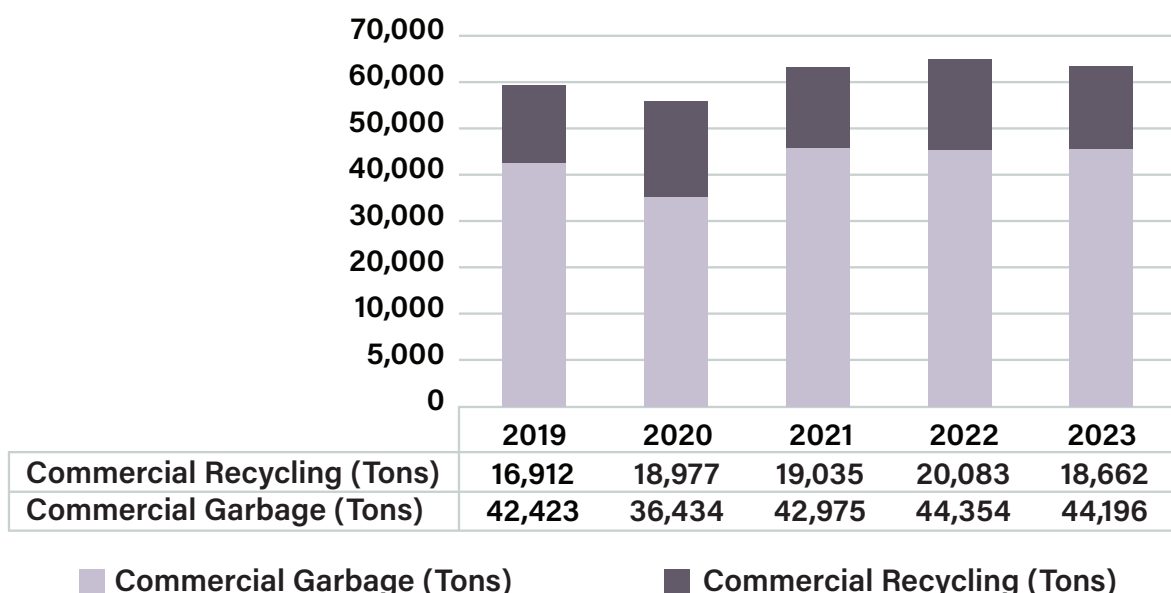
Figure 65: Commercial Tons of Garbage and Recycling Collected by Year; Source: City of College Station

CITY PARKS & PUBLIC ART

SCULPTURES

1. AGGIE SPIRIT
2. CAMBRIA
3. CHILDREN OF PEACE
4. DIANA'S QUEST
5. ETERNAL WINDS
6. FFA DONOR WALL
7. FREE FLIGHT
8. GENESIS
9. HALFTIME
10. HOLD ON
11. I "HEART" AGGIELANDT
12. LYNN STUART PATHWAY SCULPTURES
13. OUR LADY OF VICTORY
14. PETUNIA
15. SERVICE WITH COURAGE
16. SERVICE WITH HONOR
17. SKY CUTTER
18. SPIRIT GATE
19. STAKING THE CLAIM
20. TIGER PRIDE
21. VETERAN'S MEMORIAL
22. WAR ON TERRORL
23. WILDERNESS AWAKENED
24. XIGGEROTTS

DEVELOPED PARKS

1. ANDERSON
2. ART & MYRA BRIGHT
3. BARRACKS II
4. BEE CREEK
5. BILLIE MADELEY
6. BRIAN BACHMANN
7. BRIDGEWOOD
8. BRISON
9. BROTHERS POND
10. CARTER'S CROSSING
11. CASTLE ROCK
12. CASTLEGATE
13. COVE OF NANTUCKET
14. CREEK VIEW
15. CRESCENT POINTE
16. CY MILLER
17. EASTGATE
18. EDELWEISS
19. EDELWEISS GARTENS
20. EMERALD FOREST
21. ETONBURY
22. FIRST DOWN
23. GABBARD
24. GEORGIE K FITCH
25. GREENS PRAIRIE RESERVE
26. JACK & DOROTHY MILLER
27. JOHN CROMPTON
28. LEMONTREE
29. LICK CREEK
30. LIONS
31. LONGMIRE
32. LUTHER JONES
33. MERRY OAKS
34. MIDTOWN RESERVE
35. NORTHGATE
36. OAKS
37. PARKWAY
38. PEBBLE CREEK
39. PHILLIPS
40. REATTA MEADOWS
41. RICHARD CARTER
42. SANDSTONE
43. SOUTHERN OAKS
44. SOUTHWEST
45. STEEPLECHASE
46. STEPHEN C BEACHY CENTRAL
47. THOMAS
48. UNIVERSITY
49. VETERANS PARK & ATHLETIC COMPLEX
50. W A TARROW
51. WALLACE LAKE
52. WILDWOOD
53. WINDWOOD
54. WOLF PEN CREEK
55. WOODCREEK
56. WOODLAND HILLS

Legend:
- # SCULPTURES
- DEVELOPED PARKS
- UNDEVELOPED PARKS

0   0.75   1.5 Miles

DATA SOURCE: CITY OF COLLEGE STATION

Figure 66: Parks and Monuments; Source: City of College Station

The City of College Station provides parks and recreational opportunities through its Parks and Recreation Department, whose mission is "to provide a diversity of facilities and leisure services that are geographically and demographically accessible." The department is responsible for the design, construction, and operation of park facilities, along with the development and implementation of recreation programs.

College Station has extensive parkland and recreational amenities, with a total of 1,895.35 acres of parkland spread across 58 parks and supported by 70 buildings and facilities. The city boasts a well-distributed network of neighborhood parks (50), community parks (15), recreational areas (6), and cemeteries (2), catering to diverse community needs. Key features include various specialized facilities, such as three disc golf courses located in Oaks, Wolf Pen Creek, and Southern Oaks Parks, offering both recreational and social engagement opportunities. Wolf Pen Creek, the largest of these parks, spans 63.71 acres, while Southern Oaks and Oaks Parks are smaller but provide accessible 9-hole courses.

The City also supports active recreation with facilities such as pickleball courts in Brian Bachmann and Bee Creek Parks. Brian Bachmann Park, covering 42.32 acres, stands out with its wide array of amenities, including a community pool, multiple sports fields, and a pavilion, making it a hub for community activity. Similarly, Bee Creek Park's 44.60 acres house softball fields, playgrounds, and trails, emphasizing multi-functional recreational spaces. Paved trails are a staple in most parks, while unpaved trails in Lick Creek, Bee Creek, and Billie Madeley Parks offer opportunities for nature exploration.

Law Enforcement and Emergency Services

POLICE

The College Station Police Department (CSPD) is primarily 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.

CSPD is made up of three bureaus: the Administrative Services Bureau, Field Operations Bureau, and Operational Support Bureau. The Administrative Services Bureau includes many different divisions within the department that supplement and enhance the overall operations of the department. These include divisions for Information Services, Communications, Support Services, and Technical Services. The Field Operations Bureau is the largest bureau in CSPD and encompasses uniformed patrol, police assistants, traffic enforcement unit, and the College Station Tourism and Entertainment Policing. The Uniformed Patrol Division is the largest division in CSPD and includes 91 Officers, 13 Sergeants, 3 Lieutenants, 2 K9s, and a Drone Team. The Operational Support Bureau includes the Criminal Investigations Division, the Recruiting and Training Division, and the Special Operations Division.

The College Station Police Department (CSPD) has been accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA) since 1991. The CSPD has an Advanced certification and a Meritorious designation. CALEA accreditation recognizes agencies that demonstrate professionalism, integrity, and other qualities. The CSPD's Communication Division was the first accredited program of its kind in Texas in 2003. The CSPD recently received reaccreditation awards for law enforcement and public safety communications.

POLICE TERRITORY ASSIGNMENTS

POLICE BEATS

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

POLICE FACILITIES

⬡ POLICE STATION

0 1 2 Miles
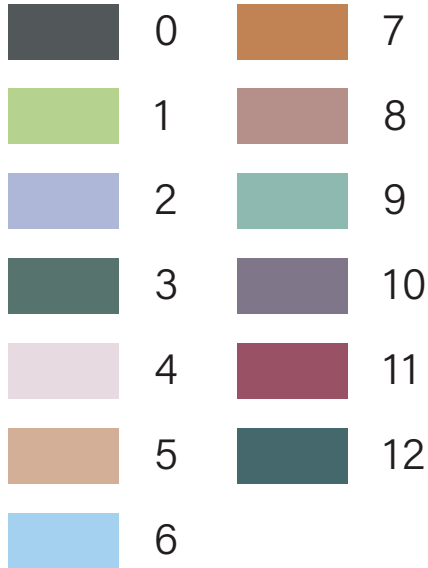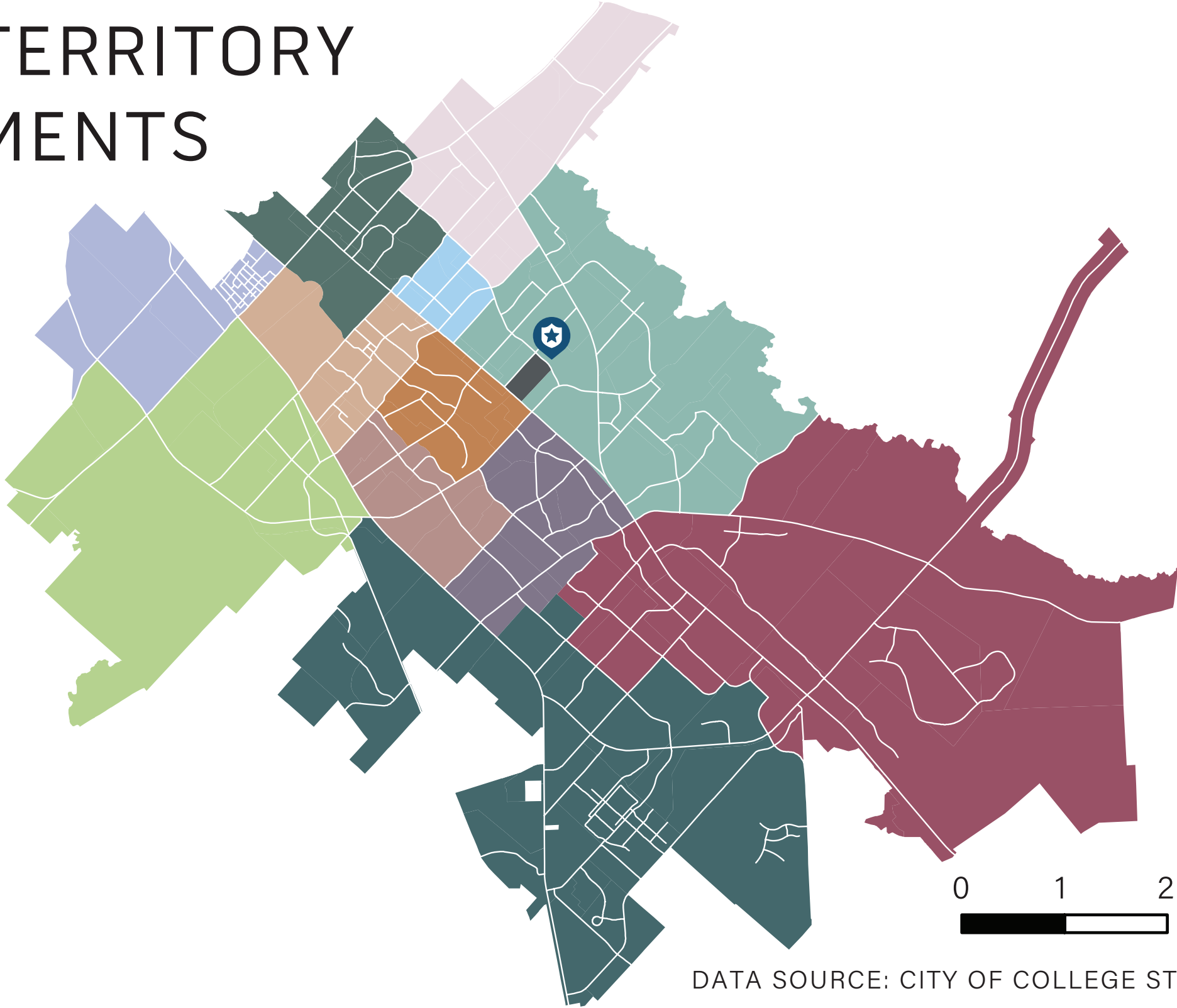
DATA SOURCE: CITY OF COLLEGE STATION

Figure 67: Police Beats Map; Source: City of College Station

CSPD officers are assigned to sectors and beats. The structure divides the City into three sectors. The sectors are further divided into beats with a total of twelve beats. Two Community Enhancement Unit (CEU) Officers are assigned to each sector. The CEU Officers have primary responsibility for the quality of life and crime issues affecting their assigned sectors. Patrol Officers are assigned to beats or sectors for the duration of each shift, with officers regularly being assigned to the same areas for familiarity.

Table 33: Major Offenses 2019-2023

Offense	Count
Murder	3
Robbery	8
Burglaries	643
Vehicle Burglaries	449
Sexual Assault	84
Theft of a Firearm	105
Aggressive Assault	97

TRAFFIC AND ACCIDENTS
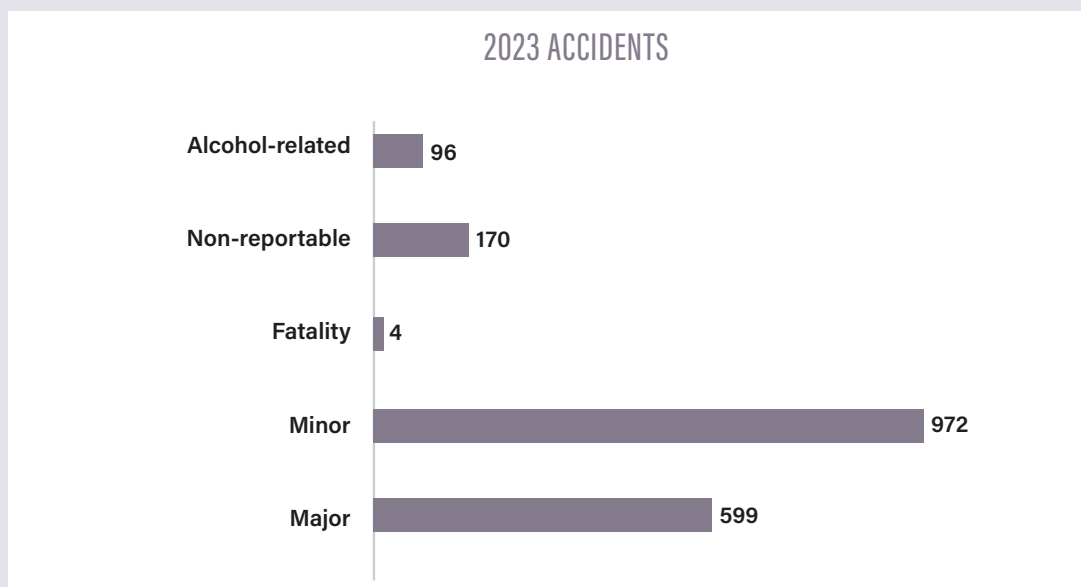
2023 ACCIDENTS

Figure 68: Traffic Accidents 2023; Source: City of College Station

ARRESTS AND CITATIONS

2023 CITATIONS AND WARNINGS
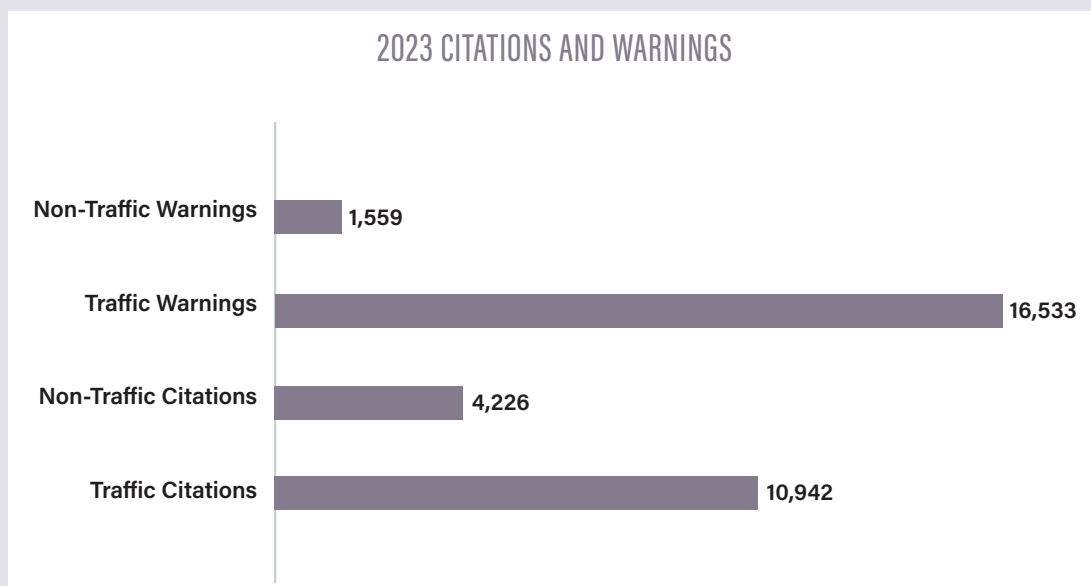
Figure 69: Citations and Warnings 2023; Source: City of College Station

Fire

The College Station Fire Department (CSFD) provides prevention, suppression, advanced life support, emergency medical services and transport, community risk reduction programs, and special operations along with Advanced Life Support to the southern half of Brazos County and fire suppression to the Texas A&M campus. CSFD employed 166 professional staff. CSFD has one building facility (dispatch and administration) and six fire stations. CSFD staffs 5 fire engines, 2 platform ladder trucks, 1 quint, 4 ambulances, 1 water tender, 1 airport truck, 1 safety officer, and 3 battalion chiefs. Additionally, the department operates special teams that includes hazardous materials, wildland, swift water, bicycle response, medical task force, and search and rescue. A seventh fire station is currently in the development process.

CSFD is an accredited agency by the Commission on Fire Accreditation International (CFAI). CFAI determines accreditation by ensuring CSFD meets or exceeds the highest standards of performance and safety and requires reaccreditation every five years. Additionally, CSFD holds an Insurance Service Office (ISO) Class 1/8Y Public Protection Classification (PPC) rating. Effective April 1, 2019, an ISO Class 1 Rating places CSFD in the top-tier of agencies in the United States that provide fire protection. The enhanced rating validates that fire protection, water service, and communications are in the top-tier. The PPC score is a measure of the community's overall ability to reduce property losses due to fires. The scale of a PPC rating ranges from 1-10, with Class 1 being the highest rating. Finally, College Station has a premier collection of emergency response training facilities in its backyard: Brayton Fire Training Field, Disaster City®, and the Emergency Operations Training Center — all operated by the Texas A&M Engineering Extension Service (TEEX).

Emergency Medical Services (EMS) of the CSFD ensures that all department vehicles, including ambulances, fire engines, and ladder trucks have the capability to perform advanced-level medical care up to the Mobile Intensive Care Unit (MICU) level. The capabilities of these units include defibrillation, cardioversion, pacing, ECG and EKG interpretation, IV therapy, IO Access, medication administration, advanced airway management and intubation, chest decompression, and other advanced skills. CSFD EMS provides Medical Standy for community events.

Since the City's last fire station opened in 2012, the population has grown by 34%, and the call volume for emergency fire/EMS services has increased by 83%. The proposed $18M fire station #7 will be strategically located to improve response times in the City's southern portion.
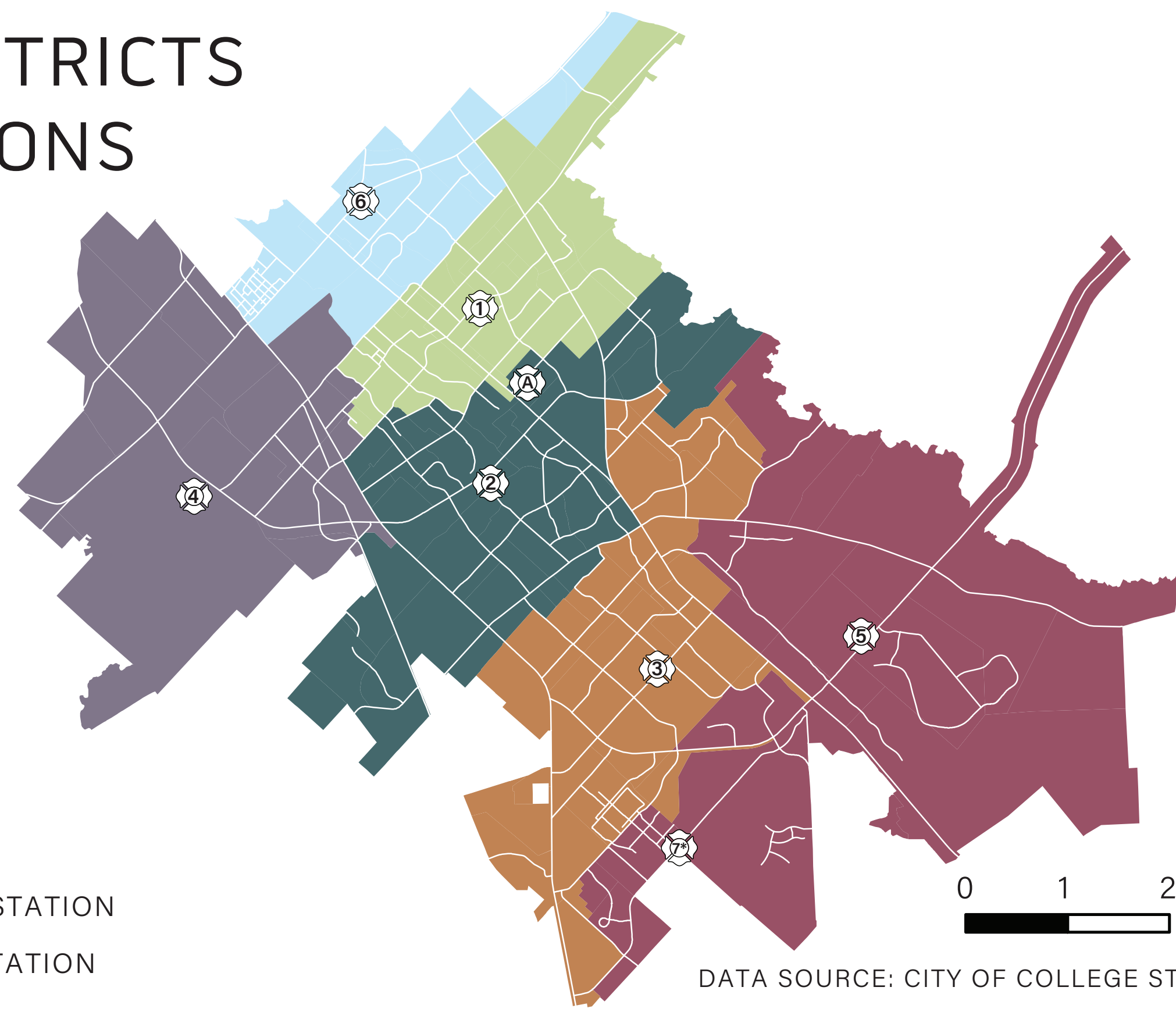
FIRE DISTRICTS & STATIONS

FIRE DISTRICTS

- 1
- 2
- 3
- 4
- 5
- 6
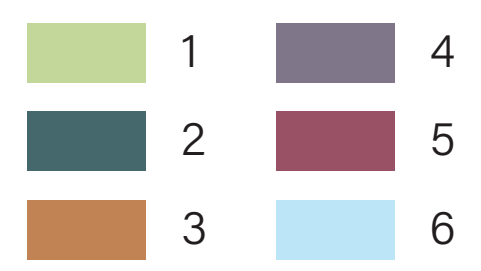
FIRE FACILITIES

Ⓐ FIRE ADMIN

Ⓟ EXISTING FIRE STATION

✳ FUTURE FIRE STATION

0 1 2 Miles

DATA SOURCE: CITY OF COLLEGE STATION

Figure 70: Fire Districts and Stations; Source: City of College Station

FIRE DEPARTMENT AND EMS ACTIVITY

The fire department's activities highlight a diverse set of responsibilities. In 2023, fire calls numbered 251, while public assistance/service calls (1,098) and false alarms (1,171) formed a substantial share of their workload, showcasing their broader community role. Specialized incidents like hazardous materials cases (355) and technical rescues (71) point to the complexity of modern fire service operations. The EMS breakdown shows 7,072 total calls attended to 8,561 patients, with significant emphasis on advanced life support (6,065 cases) and transports (5,576 cases).

2023 FIRE DEPARTMENT CALLS BY TYPE

Category	Value
Other	4
False Alarm	1,171
Good Intent	1,091
Motor Vehicle Accidents	743
Public Assist/Service	1,098
Fire	251
Hazardous Materials	355
Technical Rescues	71
Explosions/Overheats	19
Aircraft Rescues/Standbys	17
Animal Rescues	4
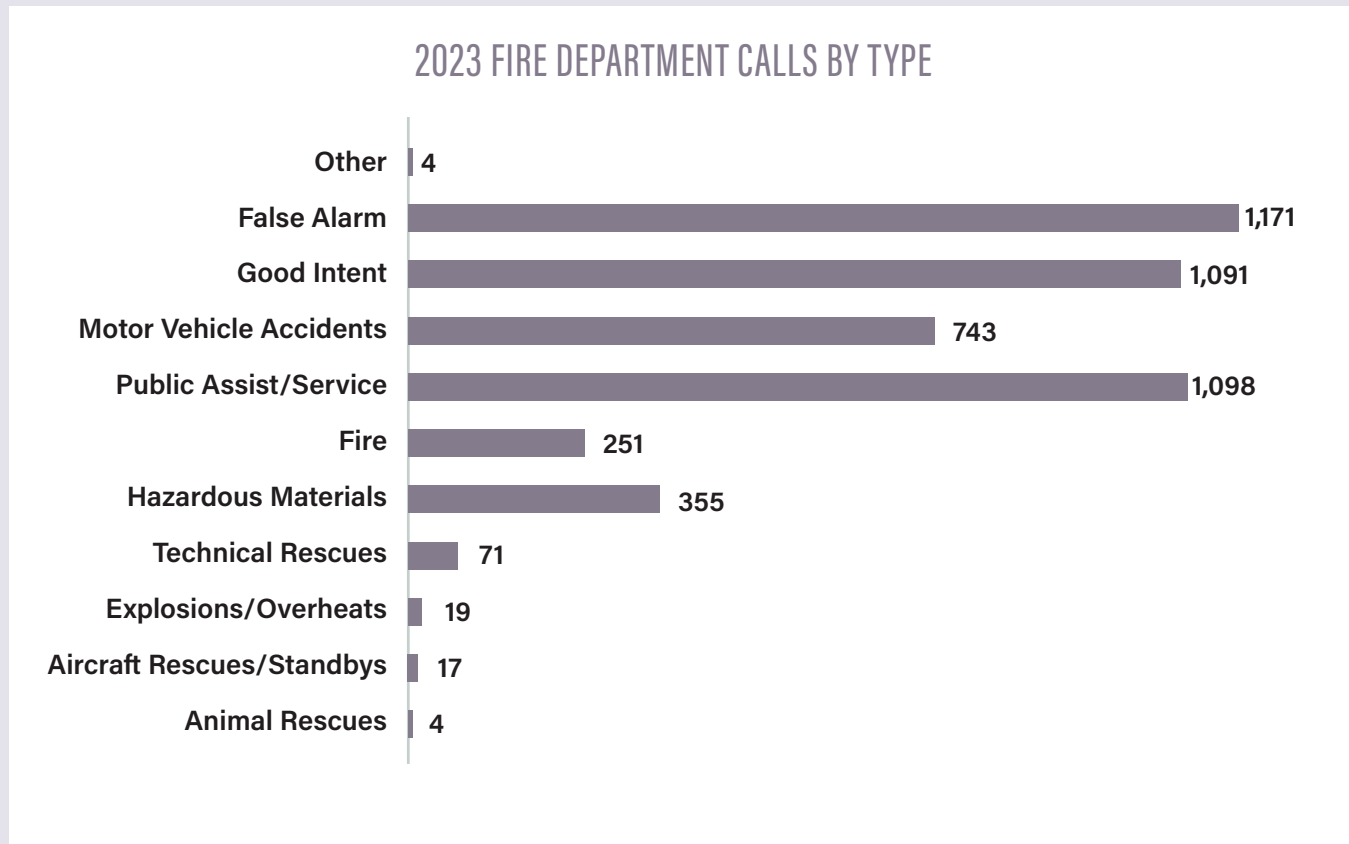
Figure 71: 2023 Fire Department Calls by Type; Source: City of College Station

Public K-12 Education

College Station Independent School District (CSISD) has been a consolidated district since 1941, when the public school was moved from the Texas A&M University campus to facilities on Timber Street. The district encompasses approximately 102 square miles in the southern portion of Brazos County, and it is fully accredited by the Texas Education Agency. CSISD operates three high schools, three middle schools, three intermediate schools, and ten elementary schools across College Station. The school district has also constructed a 44-acre transportation facility off William D. Fitch Parkway.

K-12 EDUCATION

ELEMENTARY SCHOOLS

1. COLLEGE HILLS
2. CREEK VIEW
3. FOREST RIDGE
4. GREENS PRAIRIE
5. PEBBLE CREEK
6. RIVER BEND
7. ROCK PRAIRIE
8. SOUTH KNOLL
9. SOUTHWOOD VALLEY
10. SPRING CREEK

INTERMEDIATE SCHOOLS

11. CYPRESS GROVE
12. OAKWOOD
13. PECAN TRAIL

MIDDLE SCHOOLS

14. A&M CONSOLIDATED
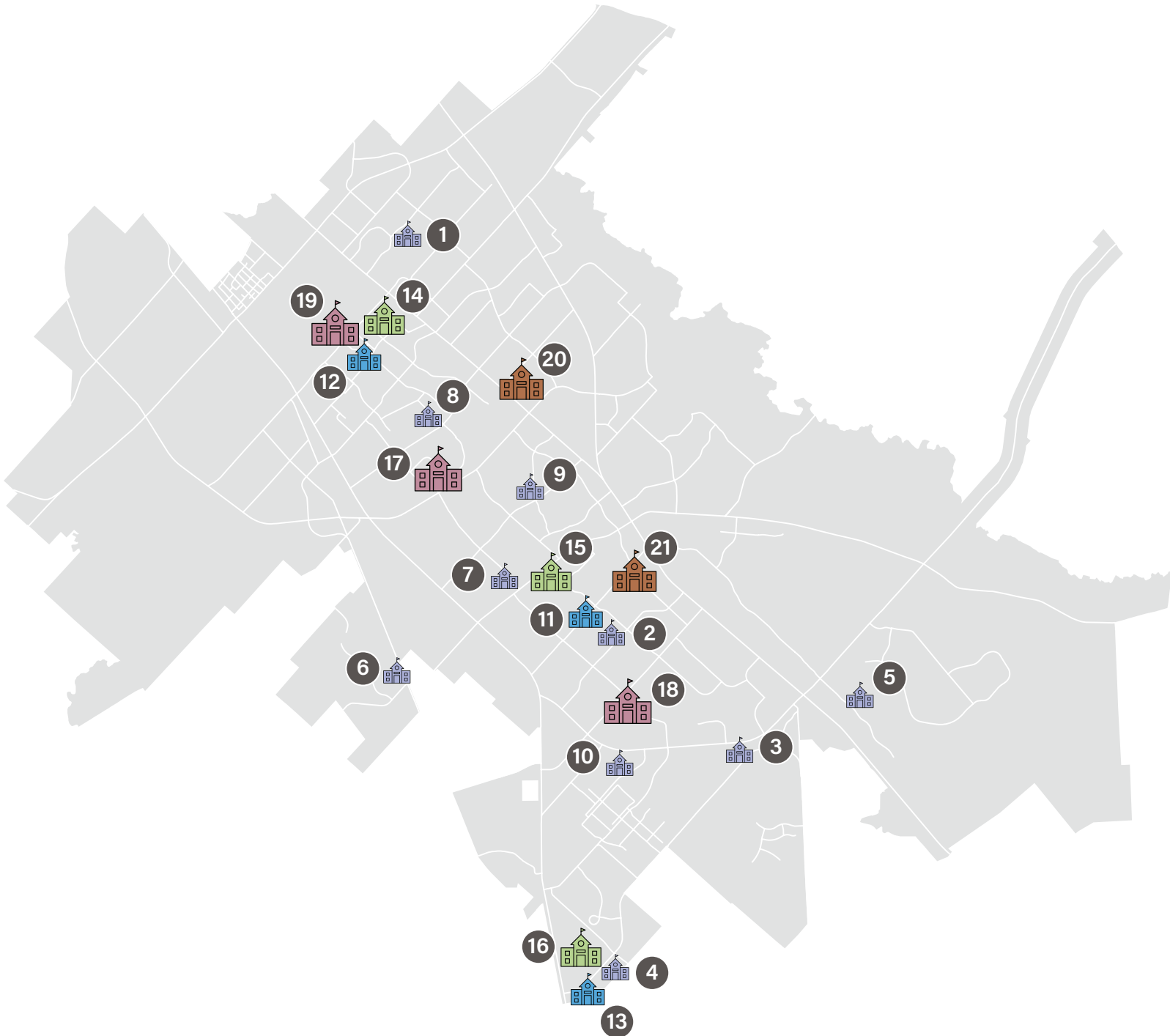15. COLLEGE STATION
16. WELLBORN

HIGH SCHOOLS

17. A&M CONSOLIDATED
18. COLLEGE STATION
19. COLLEGE VIEW

CHARTER SCHOOLS

20. INTERNATIONAL LEADERSHIP OF TEXAS HIGH SCHOOL
21. INTERNATIONAL LEADERSHIP OF TEXAS K-8 SCHOOL

SOURCE: CITY OF COLLEGE STATION

Figure 72: CSISD Facilities; Source: City of College Station

The data for the CSISD highlights growth in educational outcomes and resource allocation. For the 2023-2024 school year, the district served 14,430 students across its elementary, intermediate, middle, and high schools, with high schools seeing the largest enrollment at 4,423 students. 31% of enrolled students were in high school, 15% in middle school, 14% in intermediate, and 40% in elementary. Graduation rates have consistently increased over the years, climbing from 91.9% in 2014 to 95.1% in 2022.

College Station's first public charter school, International Leadership of Texas, has been open since the 2018-2019 school year. Two other school districts serve a small proportion of students in College Station and its extraterritorial jurisdiction (ETJ). Generally, Bryan ISD serves College Station residents east of Carter Creek and on the west side of Easterwood Airport. Navasota ISD serves the southernmost portion of College Station's ETJ, just south of Peach Creek.
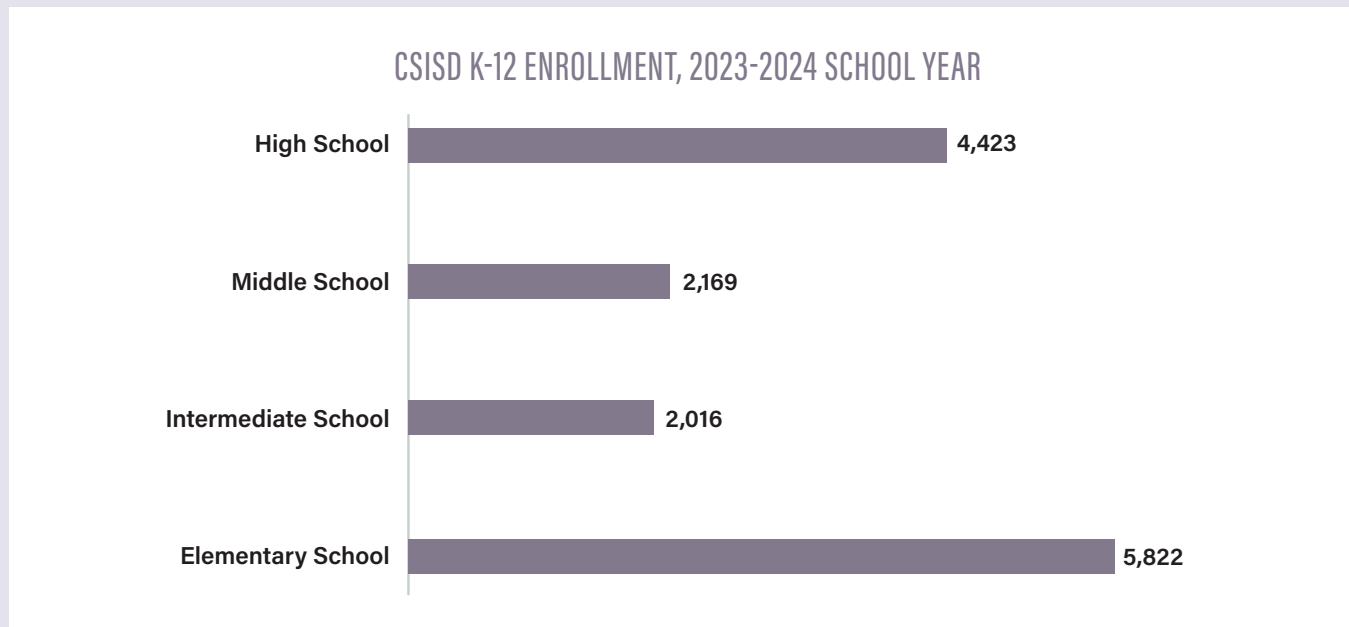

CSISD K-12 ENROLLMENT, 2023-2024 SCHOOL YEAR

School	Enrollment
High School	4,423
Middle School	2,169
Intermediate School	2,016
Elementary School	5,822

Figure 73: 2023-2024 K-12 Enrollment; Source: College Station Independent School District
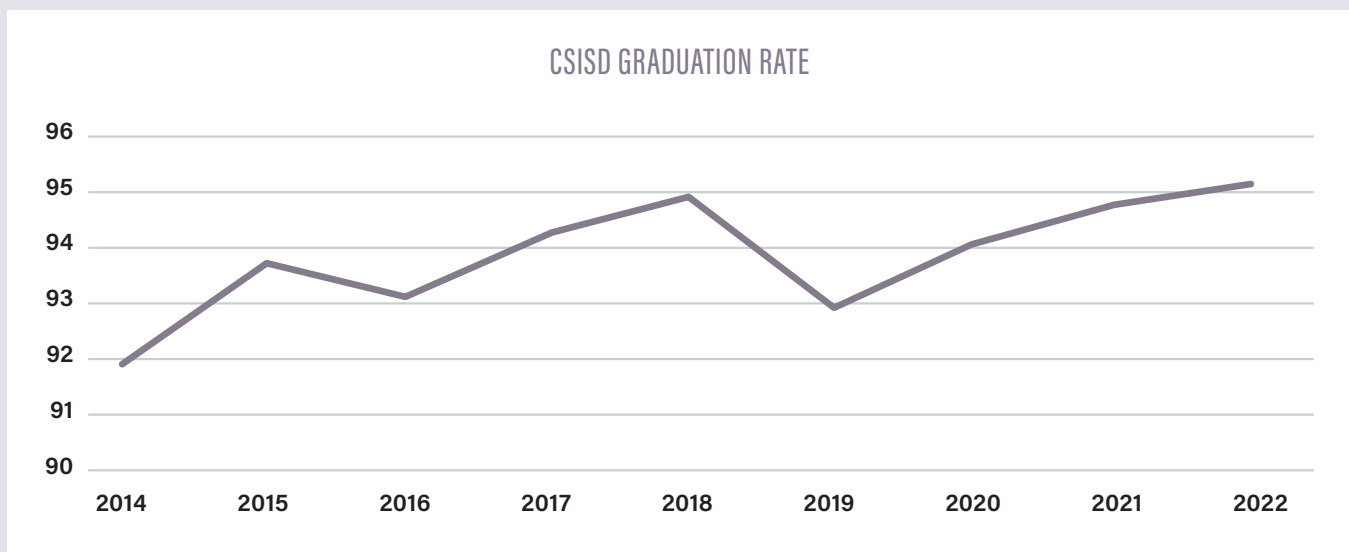

CSISD GRADUATION RATE

Figure 74: CSISD Graduate Rate 2014-2022; Source: College Station Independent School District

TRANSPORTATION

The average travel time to work in College Station is 18.8 minutes (ACS 2023), which is less than the average travel time to work in Texas (27.2 minutes). Most residents' means of transportation to work is to drive alone (74.8%), while 6.3% carpool, 3.5% use public transit, 4% walk, 2.3% travel by bicycle, and 8% work remotely.

The availability of vehicles among residents also highlights the area's demographic characteristics. About 5.5% of occupied housing units have no vehicles available, while 37.2% of units have one vehicle, and 38.1% have two vehicles.

Thoroughfares

College Station's economic vitality, character, and identity rely on a well-connected transportation system. The City's thoroughfare network applies context-sensitive design principles to address multi-modal transportation needs while aligning with land use and character objectives.

The Thoroughfare Plan, part of the Comprehensive Plan (Chapter 6: Mobility), outlines a long-term vision for the major street network required to support future mobility demands. It serves as a guide for future transportation investments and classifies roadways based on their function, including access to adjacent land uses, mobility for through traffic, and surrounding context. The plan identifies the locations of planned and existing roadways classified as minor collectors or higher within College Station and its ETJ (extraterritorial jurisdiction).
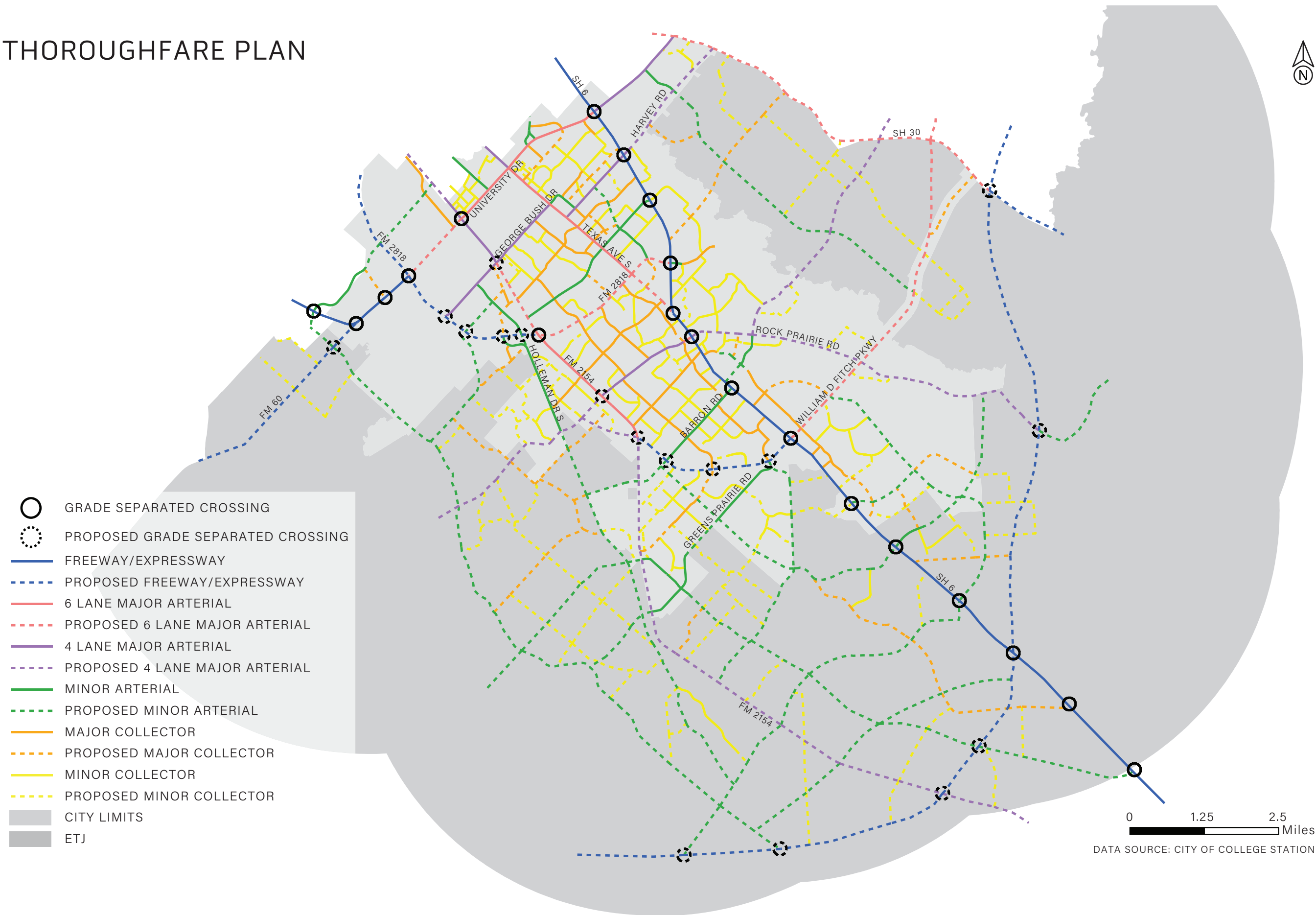
THOROUGHFARE PLAN

GRADE SEPARATED CROSSING

PROPOSED GRADE SEPARATED CROSSING

FREEWAY/EXPRESSWAY

PROPOSED FREEWAY/EXPRESSWAY

6 LANE MAJOR ARTERIAL

PROPOSED 6 LANE MAJOR ARTERIAL

4 LANE MAJOR ARTERIAL

PROPOSED 4 LANE MAJOR ARTERIAL

MINOR ARTERIAL

PROPOSED MINOR ARTERIAL

MAJOR COLLECTOR

PROPOSED MAJOR COLLECTOR

MINOR COLLECTOR

PROPOSED MINOR COLLECTOR

CITY LIMITS

ETJ

Figure 75: Thoroughfare Plan Map; Source: City of College Station

FUTURE THOROUGHFARES
& EXPANSIONS

UNIVERSITY DR E

UNIVERSITY DR

SH 30

HARVEY RD

SH 6

GEORGE BUSH DR

HOLLEMAN DR

FM 2818

TEXAS AVE S

SOUTHWEST PKWY

FM 2818

ROCK PRAIRIE RD

FM 2154

DEACON DR

GRAHAM RD

EALGE AVE

HOLLEMAN DR S

BARRON RD

WILLIAM D FITCH PKWY

SH 6

FM 60

GREENS PRAIRIE RD

FM 2154

○ FUTURE GRADE SEPARATED CROSSINGS
── FUTURE EXPANSIONS
┅┅ FUTURE THOROUGHFARES
  CITY LIMITS
  ETJ

0   1.25   2.5
▬▬▬▬▬▬▬ Miles

DATA SOURCE: CITY OF COLLEGE STATION

Figure 76: Thoroughfare Expansions and Improvements Map; Source: City of College Station

The Future Thoroughfare and Expansions Map outlines future thoroughfare plans and expansions within the City of College Station. Future road expansions aim to improve connectivity, particularly in areas currently underserved by major roads. Proposed grade separated crossings are strategically placed to reduce congestion and improve safety at major intersections or railroad crossings. The planned infrastructure also aims to accommodate growth outside the existing municipal boundaries. The Plan highlights a concentration of thoroughfare development along major routes such as Rock Prairie Road and FM 2154. The future thoroughfares are designed to enhance regional connectivity, linking College Station with neighboring areas, particularly along SH 30 and other routes heading outward.

PARKING

Off-street parking requirements are detailed in the Unified Development Ordinance (UDO) under Article 5 ("District Purpose Statements and Supplemental Standards,") and Article 7 ("General Development Standards,"). On August 10, 2023, the City of College Station adopted Ordinance #2023-4454, which updated the off-street parking requirements as follows:

1. established off-street parking maximums for commercial parking;
2. reduced the minimum off-street parking required for commercial parking in half; and
3. removed minimum requirement for off-street parking for commercial developments that are in Redevelopment areas.

On-street parking is generally permitted in both residential and non-residential areas if streets meet specific standards to ensure emergency access (UDO Section 8.3.V). Specifically, streets wider than 27 feet allow parking on both sides, streets 24 to 27 feet wide permit parking on one side, and streets narrower than 24 feet have parking removed on both sides. In the Northgate District, 104 marked ParkMobile spaces are available on Nagle, Stasney, Tauber, Lodge, and Cross streets.
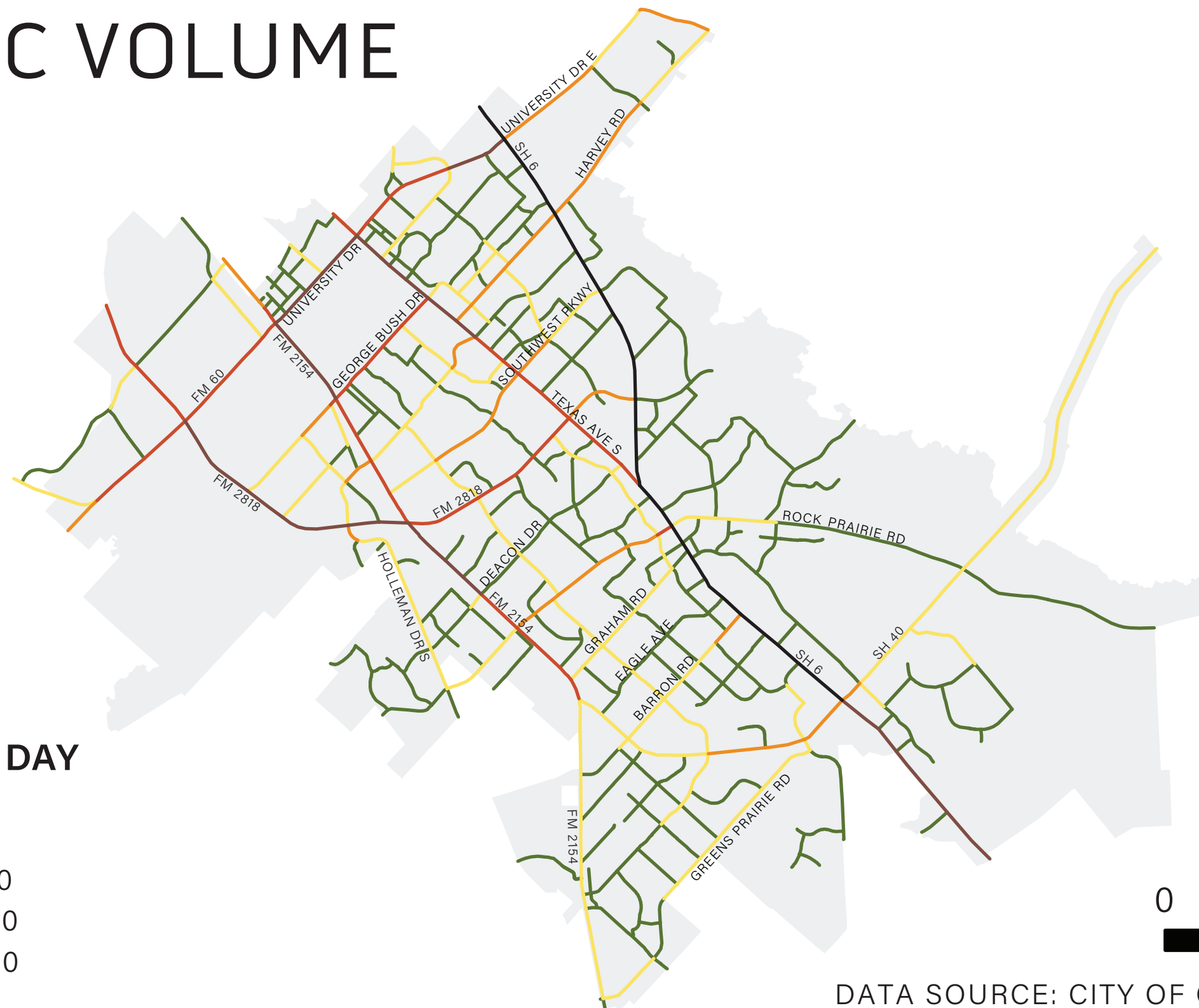
TRAFFIC

The Average Annual Daily Traffic (AADT) is a critical metric to understand traffic flow dynamics. The data analyzed are from 2023. Stations on Highway 6 show consistent increases in AADT over the years. These stations report recent values exceeding 70,000 vehicles per day, highlighting the corridor's significance as a major arterial route. Some routes, such as Harvey Mitchell Parkway, show significant year-to-year variation, reflecting potential external influences such as the academic calendar of Texas A&M University. Some roads, particularly minor or regional routes, show declining traffic or stagnation.

2023 ESTIMATED DAILY TRAFFIC VOLUME

NUMBER OF VEHICLES PER DAY

— 0-5,000
— 5,001-15,000
— 15,001-25,000
— 25,001-40,000
— 40,001-65,000
— 65,001 +

DATA SOURCE: CITY OF COLLEGE STATION

0 1 2 Miles

Figure 77: Estimated Daily Traffic Volume Map; Source: Texas Department of Transportation

HIGHWAYS

Traffic stations on Highway 6 consistently report the highest AADT values, with volumes exceeding 60,000 to 70,000 vehicles daily. This reflects its importance as a major thoroughfare for long-distance and regional travel. Traffic fluctuations between years may indicate periodic maintenance or alternate routing during construction.

MAJOR ROADS

Traffic along Harvey Mitchell Parkway (FM 2818) varies. AADT values range from 20,000 to 40,000 depending on the segment. Major arterial roadways like Texas Avenue, University Drive, and Harvey Mitchell Parkway highlight higher traffic volumes in proximity to city centers and intersections. Moderate but steady traffic is reported along University Drive (FM 60), with stations reporting AADT around 30,000.

COLLECTOR ROADS

Traffic levels are significantly lower on collector roads. These roads typically range from 1,000 to 10,000 AADT depending on the segment. Examples include Longmire (3,936 AADT) and Lincoln (5,255 AADT).

GEOSPATIAL TRAFFIC PATTERNS

Traffic patterns can be spatially analyzed, and three primary themes emerge: urban core traffic, periphery roads traffic, and directional variations in traffic (Figure 82). Stations near the city's core report the highest AADT values. This aligns with the density of development and associated economic activities. As distance from the City increases, traffic volumes decrease. Finally, northbound and southbound lanes sometimes show differing AADT, indicating directional traffic surges likely driven by commuting patterns.

Crashes

Analyzing crash patterns can help us identify crash locations, severity, road types, and intersections with the highest crash occurrences.

CRASH LOCATIONS

The distribution of crashes by location from 2019 to 2023 reveals several trends (Figure 78). Non-Intersection Areas account for the highest number of crashes, nearing 10,000 incidents in the five-year period. Intersections follow as the second most common crash location, highlighting the need for enhanced traffic management at these points. Intersection-Related Crashes (occurring near intersections) also contribute significantly, suggesting challenges in areas transitioning into or out of intersections. Driveway Access Points have the fewest crashes, but they still represent a noteworthy safety concern for vehicles entering or exiting properties.

NUMBER OF CRASHES BY INTERSECTION CODE, 2019-2023

Category	Crashes
NON INTERSECTION	9,483
INTERSECTION RELATED	4,997
INTERSECTION	6,706
DRIVEWAY ACCESS	2,109
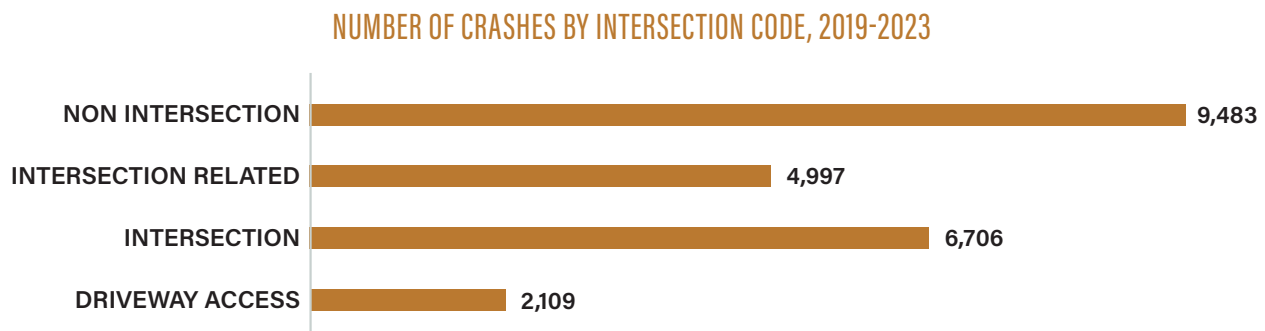
Figure 78: Crashes by Intersection Code, 2019-2023; Source: City of College Station

CRASH SEVERITY

The most common category for crash severity is the "Not Injured" category, with over 11,000 cases between 2019 and 2023. In this time frame, 96% crashes in the City are categorized as minor crashes, including crashes that had suspected minor injuries, possible injuries, or no injuries. Suspected Minor Injuries are the second most common outcome, followed by Possible Injuries. Fatalities and Serious Injuries are relatively rare. 2.86% of crashes in College Station were categorized as major crashes. Major crashes include those that have fatalities or suspected serious injuries.
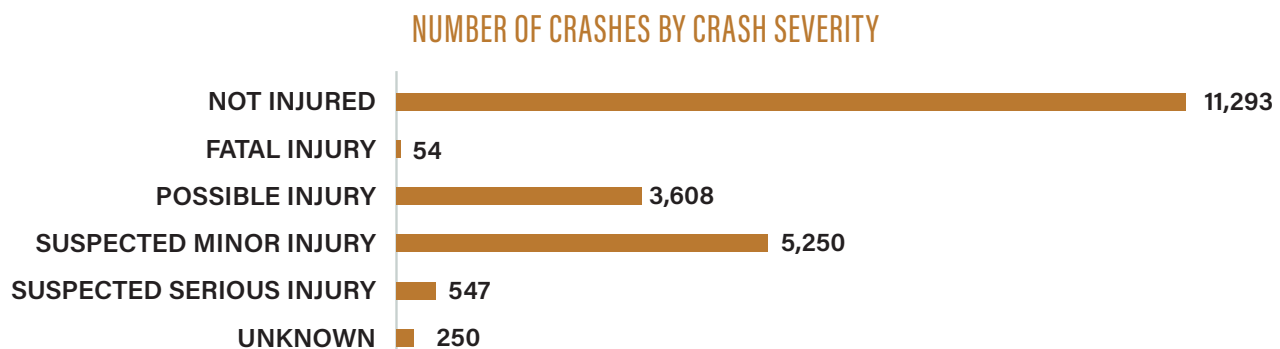
NUMBER OF CRASHES BY CRASH SEVERITY

Category	Crashes
NOT INJURED	11,293
FATAL INJURY	54
POSSIBLE INJURY	3,608
SUSPECTED MINOR INJURY	5,250
SUSPECTED SERIOUS INJURY	547
UNKNOWN	250

Figure 79: Crashes by Severity; Source: Texas Department of Transportation

TOP 10 INTERSECTIONS

The intersections with the highest crash frequencies include Texas Avenue and Poplar Street, Wellborn Road and George Bush Road, and Holleman Dr South and Harvey Mitchell Parkway South. Texas Avenue S and Poplar Street ranks as the most crash-prone intersection, which is heavily influenced by the number of crashes at intersections directly North and South of the intersection (e.g., Texas and University and Texas and Live Oak intersections, respectively). In response to the high number of crashes at that intersection, the median opening at Texas Avenue and Live Oak Street was closed in 2024 and crashes have since decreased in this area and are expected to continue this decline in crashes in the future. Wellborn Road and George Bush Road and other intersections along major thoroughfares like Texas Avenue and Earl Rudder Freeway feature prominently in the top 10.

CRASH DATA

TOP 10 INTERSECTIONS WITH CRASHES

1. TEXAS AVE & POPLAR ST
2. WELLBORN RD & GEORGE BUSH DR
3. HOLLEMAN DR S & HARVEY MITCHELL PKWY S
4. SH 6 S & UNIVERSITY DR E
5. TEXAS AVE S & HOLLEMAN DR E
6. TEXAS AVE & LINCOLN AVE
7. TEXAS AVE S & HARVEY MITCHELL PKWY S
8. TEXAS AVE S & SOUTHWEST PKWY E
9. SH 6 S & HARVEY RD
10. SH 6 S & ROCK PRAIRIE RD

CRASH DENSITY

LOW   MID   HIGH

DATA SOURCE: TEXAS DEPARTMENT OF TRANSPORTATION

Table 34: Top Ten Intersection Crash Hotspots; Source: Texas Department of Transportation

Rank	Intersection
1	Texas Ave / Poplar St
2	Wellborn Rd / George Bush Rd
3	Holleman Dr S / Harvey Mitchell Pw S
4	Earl Rudder Fwy S / University Dr E
5	Texas Ave / Holleman Dr E
6	Texas Ave / Lincoln Ave
7	Texas Ave / Harvey Mitchell Pw S
8	Texas Ave / Southwest Pw E
9	Earl Rudder Fwy S / Harvey Rd
10	Earl Rudder Fwy S / Rock Prairie Rd

Figure 80: Intersection Crash Hotspots Map

Bicycle and Pedestrian Mobility

The City's Bicycle and Pedestrian Program aims to improve connectivity and accessibility, enhance safety, promote outdoor activity, and encourage environmental stewardship. Currently, the city maintains 57.7 miles of bike lanes, 21.2 miles of bike routes, 387.7 miles of sidewalks, and 40.6 miles of multiuse paths.

BICYCLE PLAN

The City contains a network of existing bicycle lanes concentrated in urbanized areas and major corridors. This indicates current efforts to facilitate bicycle commuting within the city core. Existing shared-use paths complement bicycle lanes, offering additional off-road options for cyclists and connecting recreational spaces or less urbanized areas.

BICYCLE PLAN

EXISTING GRADE SEPARATED CROSSINGS

FUNDED GRADE SEPARATED CROSSINGS

PROPOSED GRADE SEPARATED CROSSINGS

EXISTING BICYCLE LANES

FUNDED BICYCLE FACILITIES*

PROPOSED BICYCLE FACILITIES*

EXISTING BICYCLE ROUTES

PROPOSED BICYCLE ROUTES

EXISTING SHARED USE PATHS

FUNDED SHARED USE PATHS

PROPOSED SHARED USE PATHS

CITY LIMITS

ETJ

*Bicycle facilities could be bicycle lanes,
buffered bicycle lanes, or separated bicycle lanes.

0 1 2
Miles

DATA SOURCE: CITY OF COLLEGE STATION

Figure 81: Bicycle Plan Map; Source: Planning and Development Services

The large network of proposed bicycle facilities (dashed red) and proposed bicycle routes indicates significant future investment to fill gaps in the current infrastructure. The proposed infrastructure focuses on extending connectivity into peripheral areas, including the ETJ.

Table 35: Bike Plan Category by Total Miles; Source: City of College Station

Bike Category	Miles
Bike Facility Proposed	87.42
Bike Lane Existing	56.55
Bike Lane Funded	4.54
Bike Route Existing	21.17
Bike Route Proposed	70.41
Multi-use Path Existing	41.21
Multi-use Path Funded	14.65
Multi-use Path Proposed	82.85

The combination of shared-use paths and dedicated bicycle facilities reflects a multi-modal approach, supporting both pedestrian and bicycle traffic. In 2020, the City was designated a bronze level "Bicycle Friendly Community" by the League of American Bicyclists. In 2024, the City received the recognition again, as well as the silver level "Bicycle Friendly Business" designation for the new City Hall constructed in 2021.

85

A robust network of existing sidewalks is already in place, particularly in the city center and key corridors. Existing shared-use paths are primarily located along major routes or connecting recreational and urban spaces, supporting both pedestrians and cyclists. A smaller number of existing grade-separated crossings indicate limited infrastructure for safe pedestrian crossings over high-traffic or natural barriers. Proposed grade-separated crossings at critical points signal efforts to improve pedestrian safety where traffic or topographic barriers exist.

PEDESTRIAN PLAN
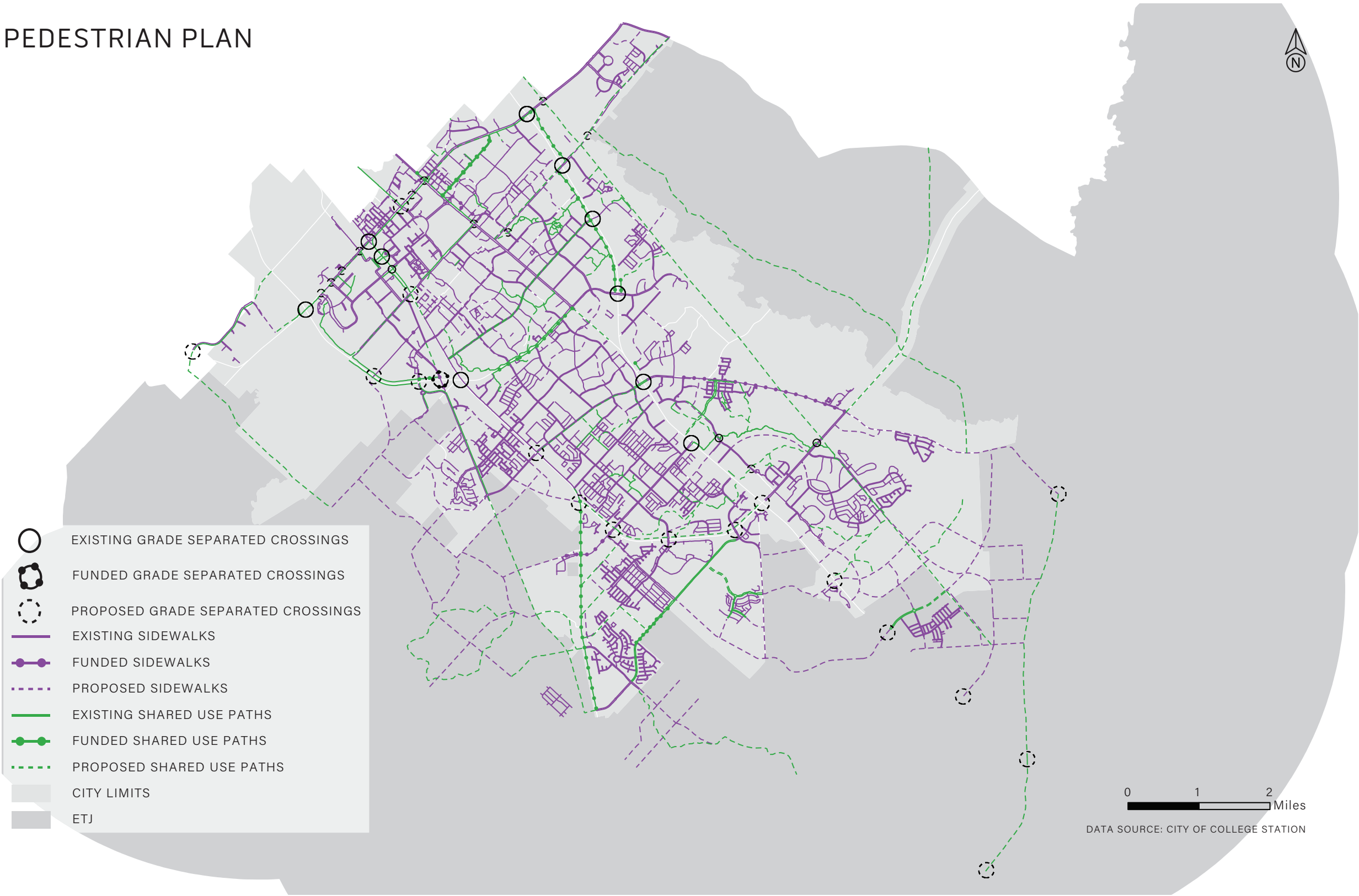
Table 36: Pedestrian Plan Category by Total Miles; Source: City of College Station

Pedestrian Category	Miles
Multi-use Path Existing	40.75
Multi-use Path Funded	11.63
Multi-use Path Proposed	82.72
Sidewalk Existing	388.14
Sidewalk Funded	4.02
Sidewalk Proposed	86.59

Legend:

○ EXISTING GRADE SEPARATED CROSSINGS

✿ FUNDED GRADE SEPARATED CROSSINGS

⊙ PROPOSED GRADE SEPARATED CROSSINGS

— EXISTING SIDEWALKS

•—•— FUNDED SIDEWALKS

---- PROPOSED SIDEWALKS

— EXISTING SHARED USE PATHS

•—•— FUNDED SHARED USE PATHS

---- PROPOSED SHARED USE PATHS

CITY LIMITS

ETJ

DATA SOURCE: CITY OF COLLEGE STATION

Figure 82: Pedestrian Plan Map; Source: City of College Station

Bus Transit

BRAZOS TRANSIT DISTRICT

The Brazos Transit District (BTD) is a public transportation provider providing services to the seven counties of the Brazos Valley. The BTD operates Fixed Routes, ADA Paratransit Service, and Demand and Response transit options. BTD operates nine routes within the City of College Station (Brazos Transit District, 2024).

The ridership fluctuated in FY 2021, with total ridership at 1.5 million trips. Ridership increased substantially in FY 2023, increasing to 5.88 million trips. There were notable declines in winter months and early summer, with peaks in the late summer, likely due to seasonal variations such as student activity and the university.
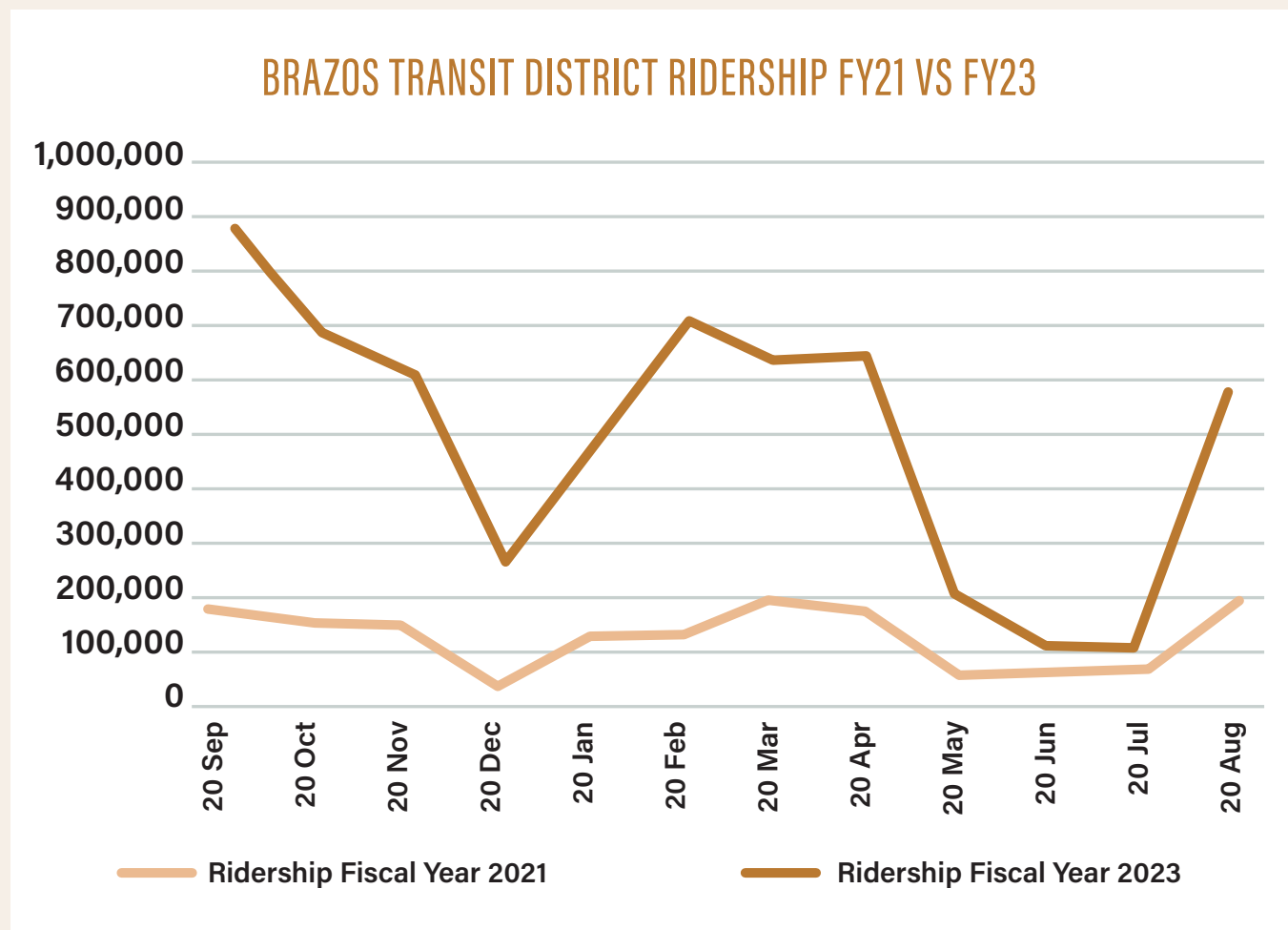
Figure 83: Brazos Transit District Ridership FY21 vs FY23; Source: Texas Department of Transportation

Texas A&M Transportation

Texas A&M University's transit program, AggieSpirit Transit, operates a fleet of 92 full-size buses and 4 smaller buses. Of these, 70 buses are used for daily routes, while the remainder are designated for charters. The buses accommodate approximately 35–40 passengers each, depending on the design and layout.

The transit system supports an estimated annual ridership of over 6.4 million. Daily ridership averages 18,000 on-campus passengers and 30,000 off-campus passengers across seven on-campus and twelve off-campus routes.

BUS ROUTES

— BRAZOS TRANSIT DISTRICT
— TEXAS A&M UNIVERSITY
COLLEGE STATION CITY LIMITS
BRYAN CITY LIMITS

0   0.75   1.5 Miles

DATA SOURCE: BRAZOS TRANSIT DISTRICT & TEXAS A&M UNIVERSITY
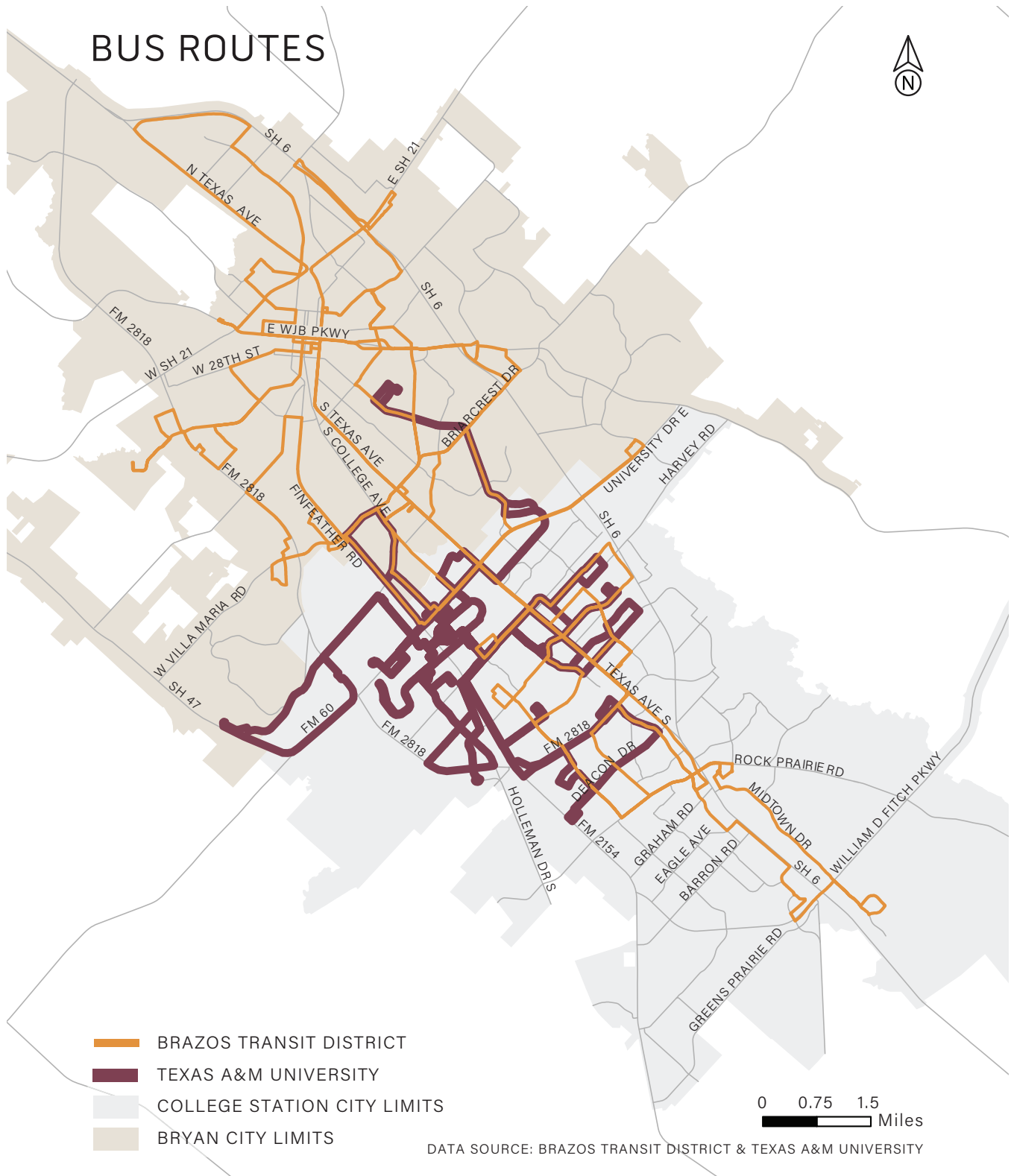
Figure 84: Brazos Transit and Aggie Spirit Bus Routes; Source: City of College Station

Railroad

Union Pacific operates the rail line paralleling Wellborn Road. College Station has seven at-grade railroad crossings and two grade-separated crossings. Plans include the addition of three more grade-separated crossings, replacing two existing at-grade crossings.

RAILROAD CROSSINGS

RAILROAD CROSSING AT CAPSTONE DRIVE PLANNED TO BE REMOVED & RELOCATED TO BARRON ROAD

RAILROAD CROSSING AT SOUTH DOWLING DRIVE PLANNED TO BE REMOVED & RELOCATED TO REALIGNED ROYDER ROAD

○ EXISTING AT GRADE RAILROAD CROSSING

○ EXISTING GRADE SEPARATED CROSSING

○ PROPOSED RELOCATION OF AT GRADE RAILROAD CROSSING

○ PROPOSED GRADE SEPARATED CROSSING

○ EXISTING AT GRADE RAILROAD CROSSING TO BE REMOVED

* At Grade Railroad Crossing - Level with the street
* Grade Separated Crossing - An overpass or underpass

DATA SOURCE: CITY OF COLLEGE STATION

0   0.5   1 Miles

Figure 85: Railroad Crossings Map; Source: City of College Station

Air Travel

Easterwood Airport is a non-hub regional airport and is currently owned and operated by the Texas A&M University System. The 700-acre airport is located on the west side of the University, in northwest College Station. Its elevation is 320.6 feet and there are two runways in operation. The William A. McKenzie Terminal provides commuter flights to the cities of Dallas and Houston. Easterwood supplies fuel and flight planning for Life Flights and Military Medi-vac flights. In 2022, United Airlines discontinued flights out of Easterwood Airport to George Bush International Airport. Additionally, the extension of FM 249 and its toll facility has improved travel access to Houston airports.

NEXT STEPS

The Existing Conditions Report serves as the foundation for the 5-year comprehensive plan update process, providing critical insights into current trends and future needs. The information outlined in this report will shape the development of the updated Comprehensive Plan and guide its implementation, monitoring, and evaluation. This iterative approach ensures the plan remains adaptable and responsive to the community's evolving needs and priorities. Next steps will focus on collaboration and engagement with key stakeholders, including residents, local businesses, and city officials, to ensure the updated plan reflects shared goals and values. The evaluation and appraisal of the plan will be overseen by an appointed Comprehensive Plan Evaluation Committee, which will provide recommendations to inform the update process.

STAKEHOLDER ENGAGEMENT

| EXISTING CONDITIONS | IMPLEMENTATION PROGRESS | PLAN APPRAISAL & EVALUATION | UPDATED COMPREHENSIVE PLAN |

References

Bureau of Labor Statistics (n.d.). OEWS Chart. Www.bls.gov. https://www.bls.gov/oes/current/area_lq_chart/area_lq_chart.htm#

CITY OF COLLEGE STATION APPROVED ANNUAL BUDGET. (n.d.). https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_12410832/File/Departments/Fiscal%20Services/Budget.pdf

Forbes, J. (2024, January 30). The 10 Most Bikeable Cities in Texas. Redfin | Real Estate Tips for Home Buying, Selling & More. https://www.redfin.com/blog/most-bikeable-cities-in-texas/

Houston, S. (n.d.). MUNICIPAL ANNEXATION IN TEXAS. https://www.tml.org/DocumentCenter/View/1233/Annexation-Paper-TML-July-2019PDF

LOCAL GOVERNMENT CODE CHAPTER 43. MUNICIPAL ANNEXATION. (n.d.). Statutes.capitol.texas.gov. https://statutes.capitol.texas.gov/Docs/LG/htm/LG.43.htm

Parks and Recreation Department. (2024). Parks and Recreation Map. Arcgis.com. https://experience.arcgis.com/experience/0e8f97be3d544d1ab0045144a9aa968c/#data_s=id%3AdataSource_1-18bb9a71a1a-layer-2%3A5

Pedestrian Safety Campaign. (n.d.). Www.txdot.gov. https://www.txdot.gov/safety/traffic-safety-campaigns/pedestrian-safety.html

Poole, J.M., W.R. Carr, D.M. Price, and J.R. Singhurst. 2007. Rare Plants of Texas. Texas A&M University Press, College Station.

Recognitions/Rankings. (2024). Cstx.gov. https://www.cstx.gov/our_community/recognitions__rankings

Realtor.com, Housing Inventory: Median Listing Price in College Station-Bryan, TX (CBSA) [MEDLISPRI17780], retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/MEDLISPRI17780, September 16, 2024.

Realtor.com, Housing Inventory: Median Listing Price per Square Feet in College Station-Bryan, TX (CBSA) [MEDLISPRIPERSQUFEE17780], retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/MEDLISPRIPERSQUFEE17780, September 16, 2024.

Ricketts, T.H. et al. 1999. Terrestrial Ecoregions of North America: A Conservation Assessment. Island Press, Washington, D.C.

Stebbins, Samual. 2022. College Station, TX Will be Among the Fastest Growing Cities by 2060. https://247wallst.com/city/college-station-tx-will-be-among-the-fastest-growing-cities-by-2060/

SATP - HOME. (2020). Mysocialpinpoint.com. https://burnsmcd.mysocialpinpoint.com/txdot-statewide-active-transportation-plan/home/

Statewide Active Transportation Plan. (2024). Txdot.gov. https://www.txdot.gov/projects/projects-studies/statewide/statewide-active-transportation-plan.html

Texas Comptroller. 2024. "CENTRAL TEXAS REGION 2024 Regional Report." https://comptroller.texas.gov/economy/economic-data/regions/2024/central.php. The 2024 regional reports utilize sources from JobsEQ, REMI, Texas A&M Real Estate Center, Texas Department of Transportation, U.S. Census Bureau, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics and the Texas Comptroller of Public Accounts.

Texas Demographic Center (2022). Projections of the Total Population of Texas and Counties in Texas, 2020-2060 (0.5 Migration Scenario). Retrieved February 21, 2024, from https://demographics.texas.gov/Resources/TPEPP/Projections/2022/2022statetotsex_mig100.csv

Texas Department of Transportation. 2024. Bryan District Bicycle Plan Story Map.https://storymaps.arcgis.com/stories/dc4a6d0571e041d784aad9cdc114cfcd

Texas Parks and Wildlife Department. "Target Species East Central Texas Plains (Post Oak Savannah) Ecoregion." https://tpwd.texas.gov/huntwild/wild/wildlife_diversity/texas_nature_trackers/target_species/east_central_plains.phtml#collapseSix. Accessed on June 17, 2024.

Texas Water Development Board. (2022). Texas.gov. https://www.twdb.texas.gov/flood/planning/regions/8/index.asp

U.S. Census Bureau, U.S. Department of Commerce. "Selected Characteristics of Health Insurance Coverage in the United States." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2701, 2023, https://data.census.gov/table/ACSST1Y2023.S2701?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Physical Housing Characteristics for Occupied Housing Units." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2504, 2023, https://data.census.gov/table/ACSST1Y2023.S2504?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Demographic Characteristics for Occupied Housing Units." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2502, 2023, https://data.census.gov/table/ACSST1Y2023.S2502?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Occupancy Characteristics." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2501, 2023, https://data.census.gov/table/ACSST1Y2023.

S2501?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Occupation by Class of Worker for the Civilian Employed Population 16 Years and Over." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2406, 2023, https://data.census.gov/table/ACSST1Y2023.S2406?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Occupation by Sex for the Civilian Employed Population 16 Years and Over." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2401, 2023, https://data.census.gov/table/ACSST1Y2023.S2401?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Disability Characteristics." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1810, 2023, https://data.census.gov/table/ACSST1Y2023.S1810?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Language Spoken at Home." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1601, 2023, https://data.census.gov/table/ACSST1Y2023.S1601?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Educational Attainment." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1501, 2023, https://data.census.gov/table/ACSST1Y2023.S1501?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "School Enrollment." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1401, 2023, https://data.census.gov/table/ACSST1Y2023.S1401?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Marital Status." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1201, 2023, https://data.census.gov/table/ACSST1Y2023.S1201?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Commuting Characteristics by Sex." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S0801, 2023, https://data.census.gov/table/ACSST1Y2023.S0801?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Geographic Mobility by Selected Characteristics in the United States." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S0701, 2023, https://data.census.gov/table/ACSST1Y2023.S0701?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S0101, 2023, https://data.census.gov/table/ACSST1Y2023.S0101?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "ACS Demographic and Housing Estimates." American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP05, 2023, https://data.census.gov/table/ACSDP1Y2023.DP05?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Selected Housing Characteristics." American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP04, 2023, https://data.census.gov/table/ACSDP1Y2023.DP04?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau, U.S. Department of Commerce. "Selected Economic Characteristics." American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP03, 2023, https://data.census.gov/table/ACSDP1Y2023.DP03?g=160XX00US4815976. Accessed on November 27, 2024.
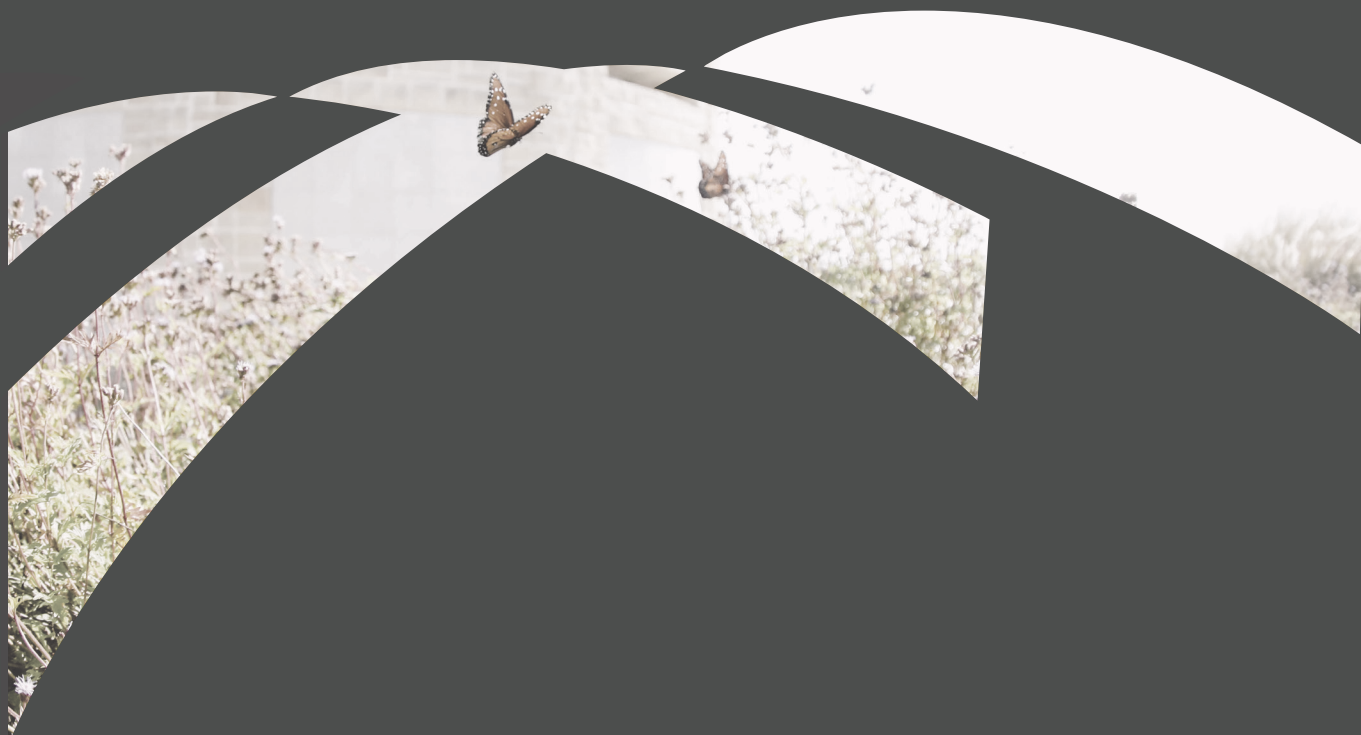
U.S. Census Bureau, U.S. Department of Commerce. "Selected Social Characteristics in the United States." American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP02, 2023, https://data.census.gov/table/ACSDP1Y2023.DP02?g=160XX00US4815976. Accessed on November 27, 2024.

U.S. Census Bureau. (2024). Explore Census Data. Census.gov. https://data.census.gov/table/ACSST5Y2022.S2504?g=160XX00US4815976

U.S. Climate Data. (2024). https://www.usclimatedata.com/climate/college-station/texas/united-states/ustx2165. Accessed on July 1, 2024.

U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "Local Education Agency (School District) Universe Survey", 2016-17 v.2a, 2017-18 v.1a, 2018-19 v.1a, 2019-20 v.1a, 2020-21 v.1a, 2021-22 v.1a, 2022-23 v.1a.

U.S. Federal Housing Finance Agency, All-Transactions House Price Index for College Station-Bryan, TX (MSA) [ATNHPIUS17780Q], retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/ATNHPIUS17780Q, September 16, 2024.