

COLLEGE STATION COMPREHENSIVE PLAN SUPPLEMENT - LAND USE ANALYSIS

Despite the number of different land uses and zoning districts in the City of College Station, most fall into one of three categories: Residential, Commercial, and Industrial. Uses that fall into these categories account for more than half of all planned land uses, and 75 percent of all zoning.

Residential Uses

As the table below shows, more than 35 percent of land is planned for residential use (10,674 AC) as shown on the City of College Station Comprehensive Land Use Plan. Single-family medium density residential makes up more than half of these planned acres (6,272 AC).

Planned for Residential		
<i>USE</i>	<i>ACRES</i>	<i>Percent</i>
SINGLE-FAMILY/MEDIUM DENSITY	6,271.64	20.72%
SINGLE-FAMILY/LOW DENSITY	2,701.29	8.92%
RESIDENTIAL ATTACHED	1,044.21	3.45%
SINGLE-FAMILY/HIGH DENSITY	657.47	2.17%
Total	10,675	35%

Additional areas designated on the land use plan for residential uses, but not yet zoned as such, are located primarily east of SH 6 and north of Rock Prairie Road in the Rock Prairie/Greens Prairie Small Area Plan area. These areas are currently zoned A-O.

Current zoning allows for more than 8,000 acres of residential development, accounting for 27 percent of all zoning in the city. Presently, all established residential zoning conforms to the Comprehensive Plan.

Zoned for Residential			
<i>Zoning</i>	<i>Description</i>	<i>ACRES</i>	<i>Percent</i>
R-1	Single-Family	5,822.09	19%
R-4	Multi-Family	839.22	3%
A-OR	Rural Subdivision	603.30	2%
R-6	High Density Multi-Family	517.59	2%
R-2	Duplex	310.05	1%
R-3	Townhouse	110.12	0%
R-1B	Single-Family (B)	58.82	0%
R-7	Manufactured Home Park	24.83	0%
Total		8,286	27%

Available for Residential

The city also maintains information about existing land uses. By evaluating current rural, vacant, or otherwise unimproved land, it is possible to get an idea of land available for future growth. The table below illustrates unimproved or available land that is zoned residential in accordance with the land use plan. Overall, there are 5,276 acres of land available for residential development in the city limits. Some of this land falls within floodplain areas.

Zoning accommodates Residential	Planned for Residential				Total
	<i>Residential Attached</i>	<i>S.F. Low Density</i>	<i>S.F. Med. Density</i>	<i>S.F. High Density</i>	
A-O	68.12	1,711.52	2,376.42	71.13	4,227.19
R-1	21.12	18.43	562.9	24.66	627.11
A-OR		168.28	17.78		186.06
R-4	82.49	21.64	8.3	41.58	154.01
R-2			29.61	1.44	31.05
R-3	0.19		24.86		25.05
R-1B		18.4			18.4
R-6	0.08		5.45	2.17	7.7
R-7			0.08		0.08
Total	172	1,938.27	3,025.4	140.98	5,276.65

Commercial Uses

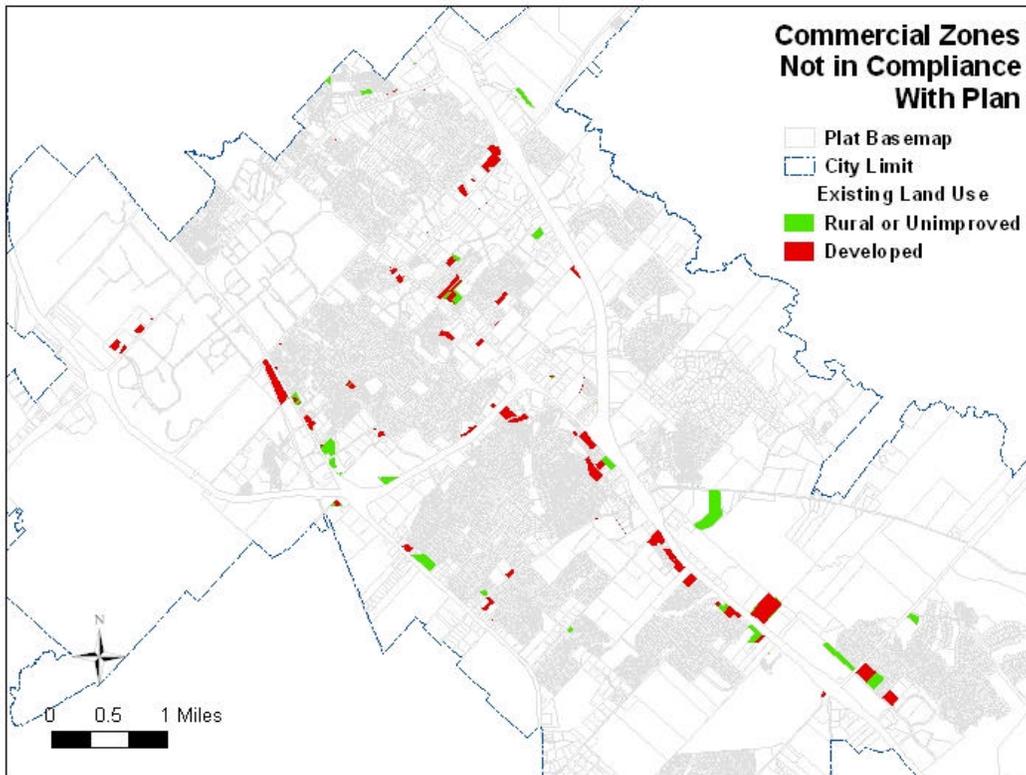
Presently there are 1,723 acres of the city planned for commercial and retail uses on the City of College Station Comprehensive Land Use Plan. This accounts for 5.7 percent of the entire city.

Planned for Commercial		
<i>USE</i>	<i>ACRES</i>	<i>Percent</i>
REGIONAL RETAIL	1,434.34	4.74%
OFFICE	255.87	0.85%
NEIGHBORHOOD RETAIL	32.93	0.11%
Total	1,723	6%

College Station has 1,785 acres of land with some sort of commercial zoning designation. More than 300 acres of commercial zoning does not conform to the Comprehensive Plan. These acres are dispersed throughout the city, primarily in

tracts less than ten acres in areas designated as residential on the land use plan (see following map).

City of College Station



Existing commercial zoning not in accordance with the comprehensive land use plan - City of College Station

Commercial zoning is permitted in the Wolf Pen Creek, Northgate, and Texas Avenue Redevelopment areas but is not specifically designated as office or retail on the land use plan (122 acres). These are not included as non-conforming zoning classifications.

Available for Commercial

There are currently 730 acres of vacant commercially zoned land that also complies with the Comprehensive Land Use Plan.

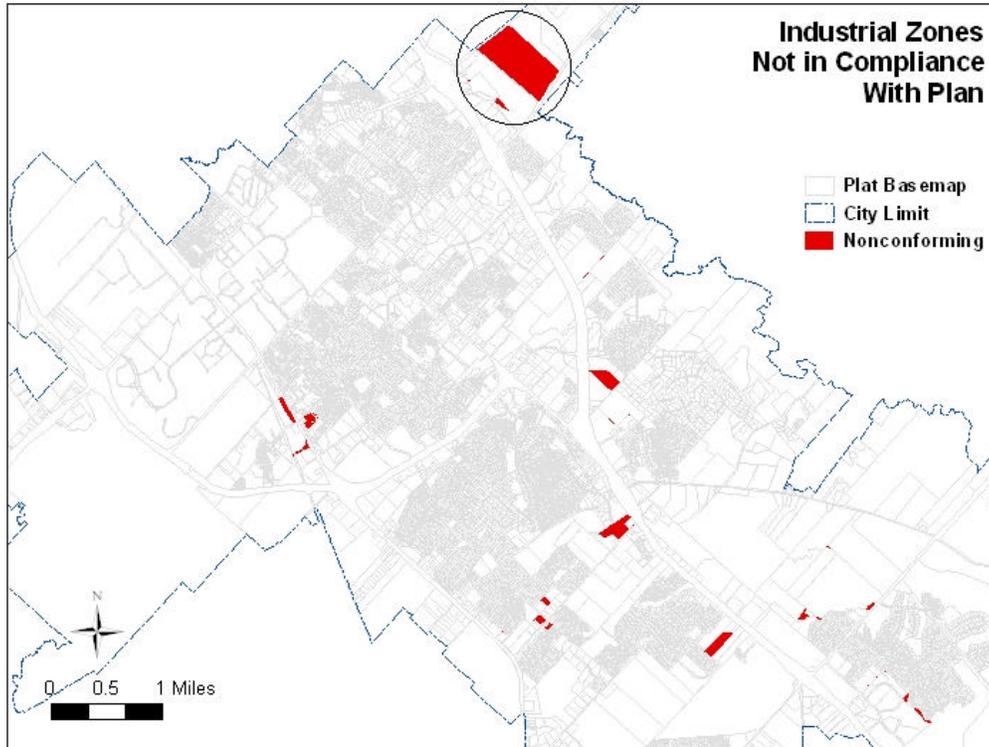
Industrial/ Research and Development

College Station's Land Use Plan incorporates over 1,400 acres of uses planned for industrial, research, and or development. This amounts to almost 5 percent of all land uses.

Four types of industrial zoning make up 4.24 percent of zoning in the city, with M-1 making up more than 90 percent of all industrial uses.

Only 230 acres of current industrial zoning does not conform to the land use plan. Of these acres, 150 can be attributed to Veteran's Park in the 30/60 area. This is designated as park on the Land Use Plan, but currently holds a zoning of M-1 Industrial. This area is highlighted in the map below, which also includes all nonconforming industrial zoning.

City of College Station



Existing industrial zoning not in accordance with the comprehensive land use plan - City of College Station

Zoning	Land Use Designation
	<i>Industrial R&D</i>
A-O	762.63
M-1	281.94
R&D	22.79
M-2	11.74
C-2	3.77
Total	1,082.87

Available for Industrial

Currently, there are over 1,000 acres of available land for industrial uses. These areas are located primarily in A-O zones.