

# Existing Conditions 2019-2023

Heather Wade, AICP  
Principal Planner  
Planning & Development Services



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



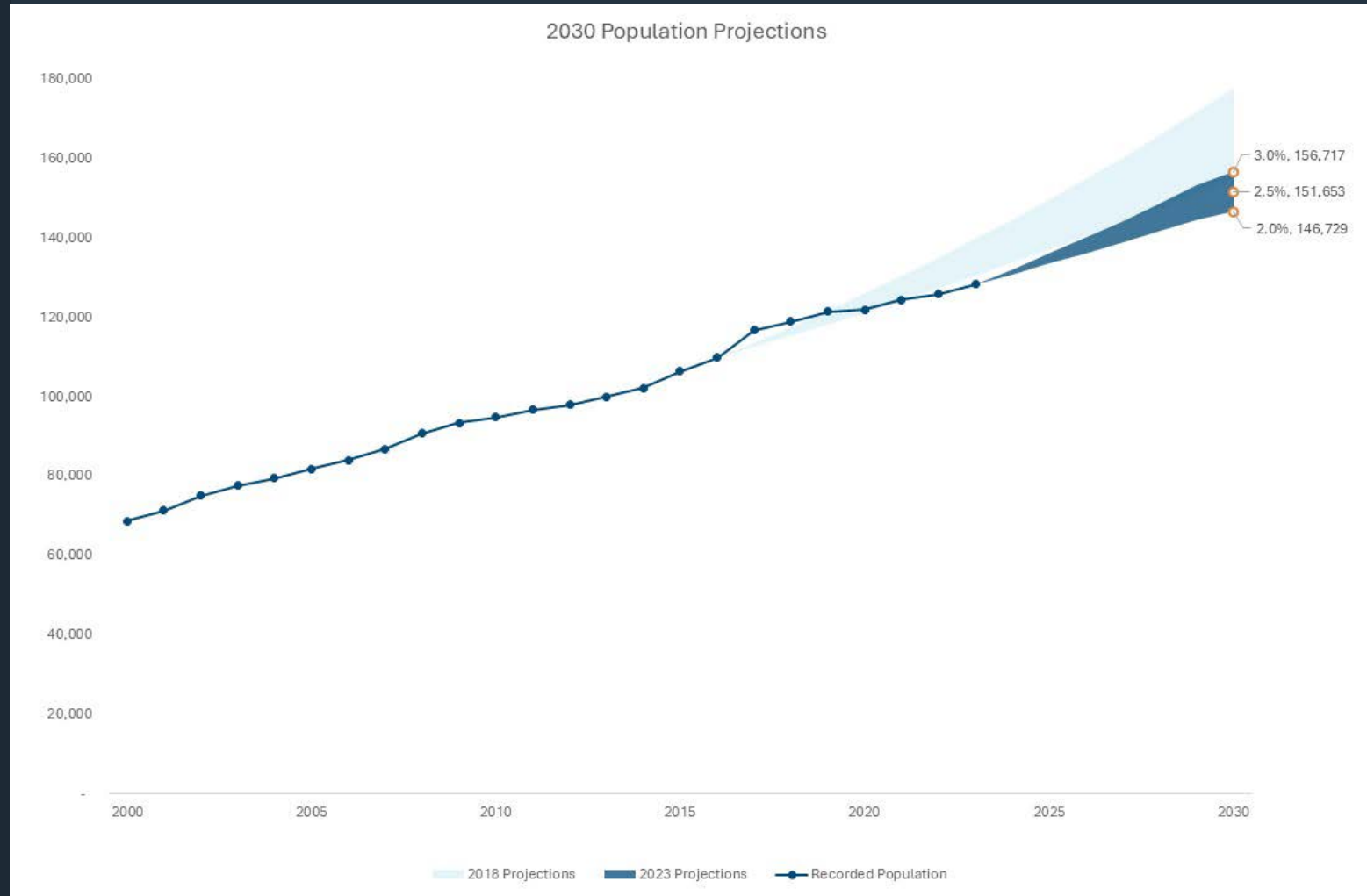
# Introduction

- Purpose of Report
  - updated approximately every five years
  - assess the changing conditions in the community and inform future planning efforts
- Comprehensive Plan Overview
  - Adopted in 2009
  - Updated in 2021
  - 2022 Comprehensive Plan Award (x2)
- Key Area Covered
  - Natural Environment
  - Demographics
  - Economic Development
  - Land Use
  - Public Facilities
  - Transportation



# Demographics: Population

- Population Growth:
  - 7.9% increase (2019-2023)
- Projected Growth:
  - 2-3% annual growth rate
  - 146,729-156,717 by 2030

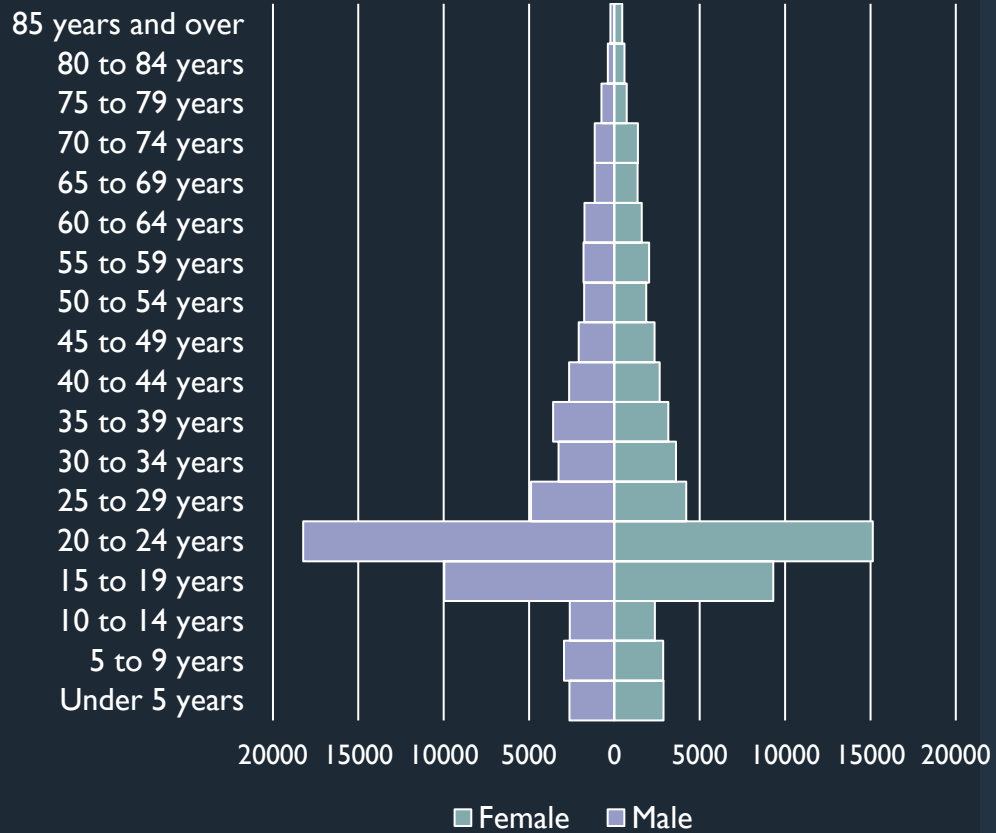


CITY OF COLLEGE STATION  
*Home of Texas A&M University*

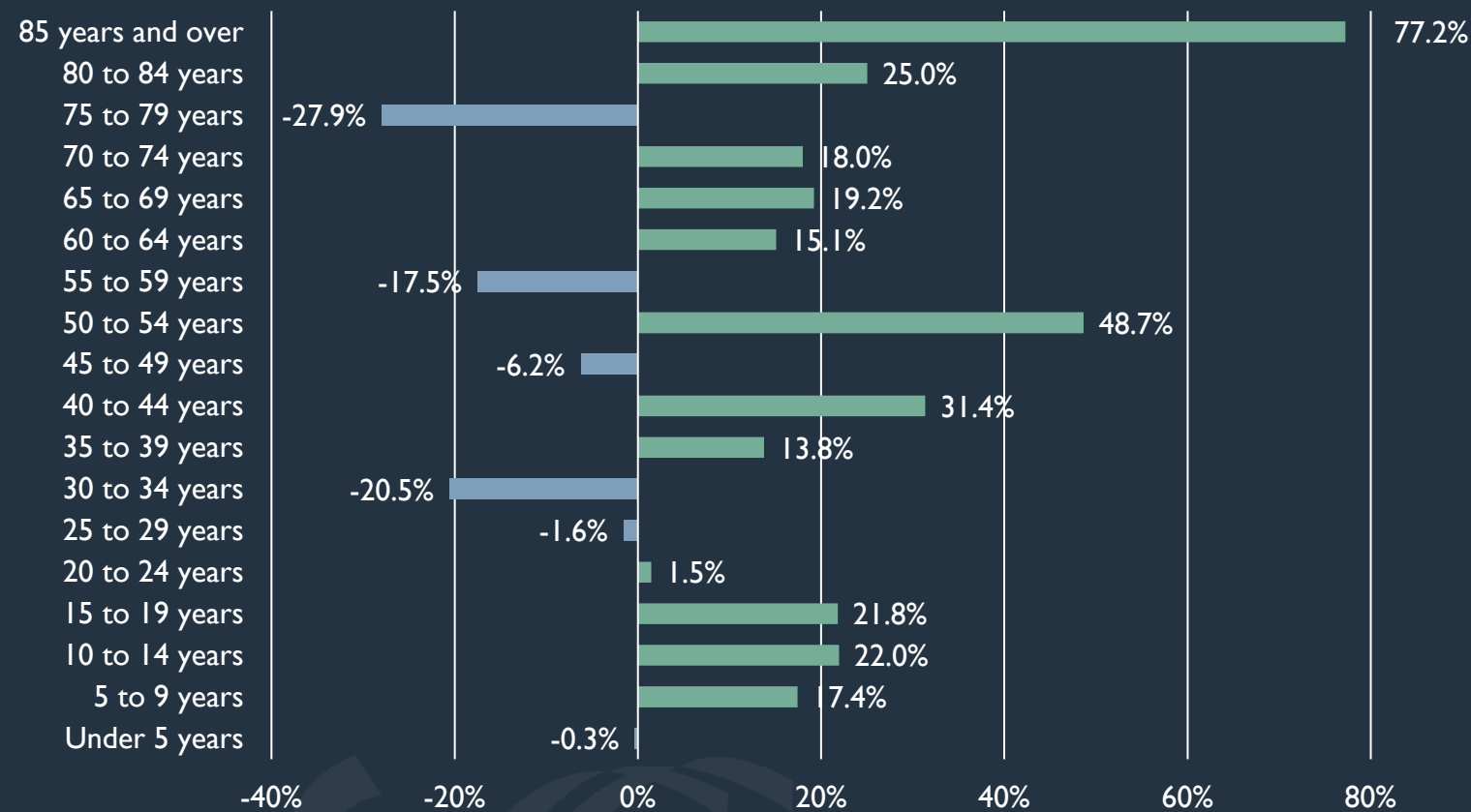
# Demographics: Age

- Age Distribution:
- 25.6% aged 20-24
- 11.2% aged 60 and over

Population Pyramid for City of College Station



% Population Change 2018 to 2023



# Demographics: Race/Ethnicity

## → Diversity Trends

- Hispanic and Black populations growing rapidly (84.5% and 56.9%)
- Asian and other races showing significant growth (34.3% and 34.9%)

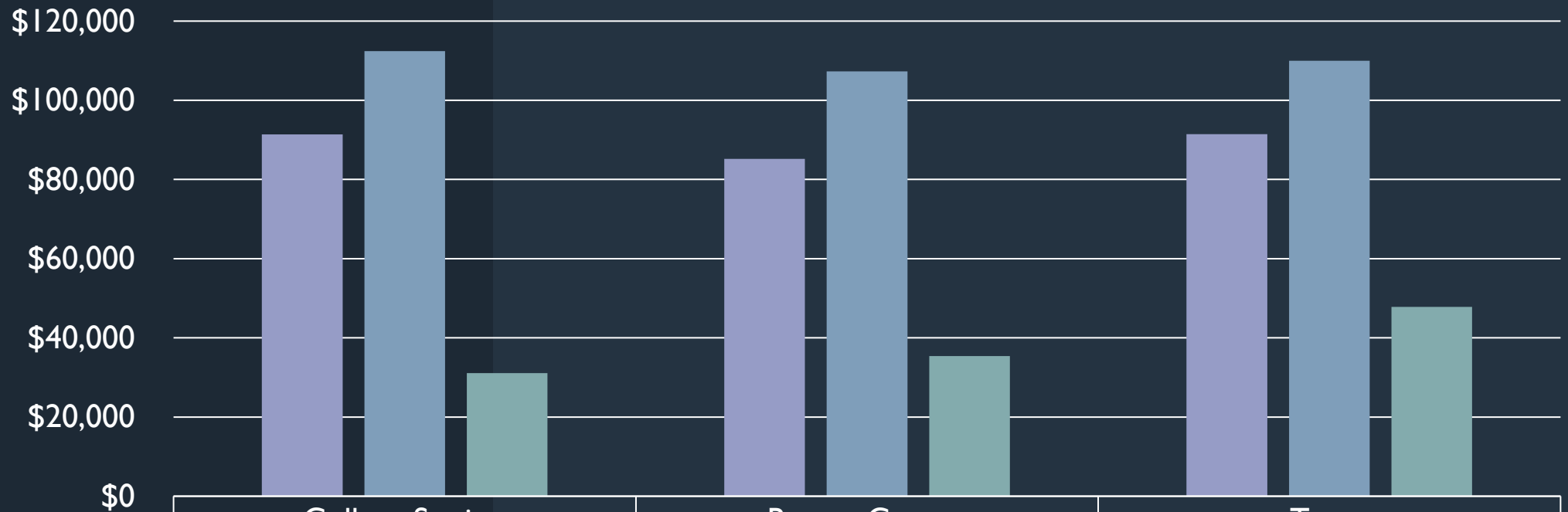
Race/Ethnicity	2010	2023	Numerical Change	Percent Change
<b>White</b>	72,502	81,504	9,002	12.42%
<b>Black</b>	6,383	10,015	3,632	<b>56.90%</b>
<b>Asian</b>	8,576	11,518	2,942	<b>34.31%</b>
<b>Hispanic</b>	13,165	24,288	11,123	<b>84.49%</b>
<b>Some Other Race</b>	4,361	5,884	1,523	<b>34.92%</b>



# Demographics: Income

Median Income: \$47,632  
(Skewed by non-family households)

Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) Comparisons

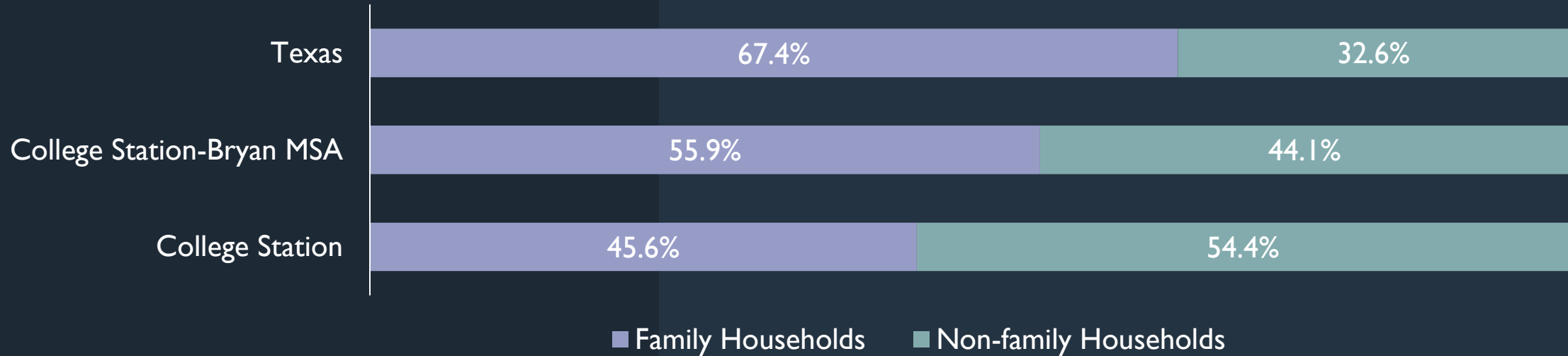


	College Station	Brazos County	Texas
Families	\$91,354	\$85,214	\$91,467
Married-couple families	\$112,420	\$107,292	\$109,997
Nonfamily households	\$31,102	\$35,412	\$47,822

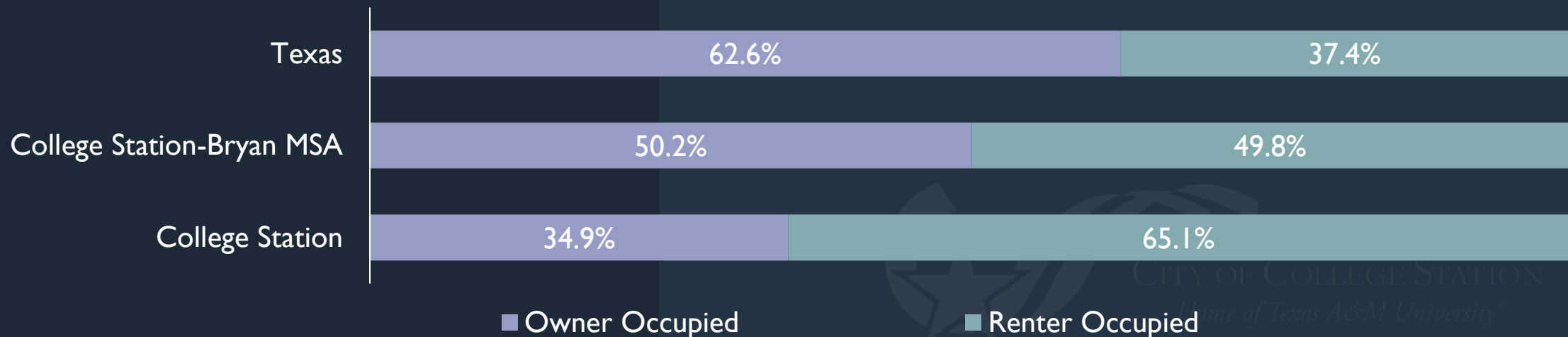
■ Families   ■ Married-couple families   ■ Nonfamily households

# Demographics: Households & Families

## Households by Type

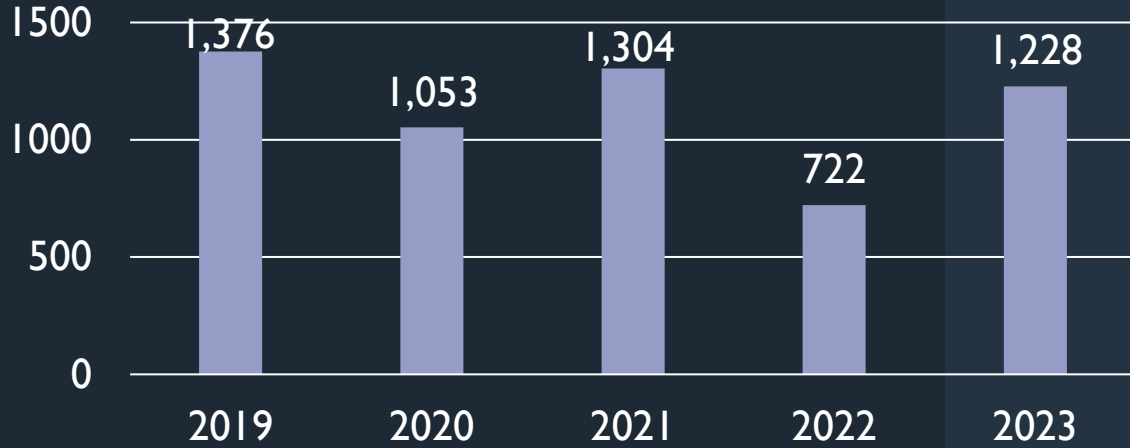


## Owner vs Renter - Occupied Units

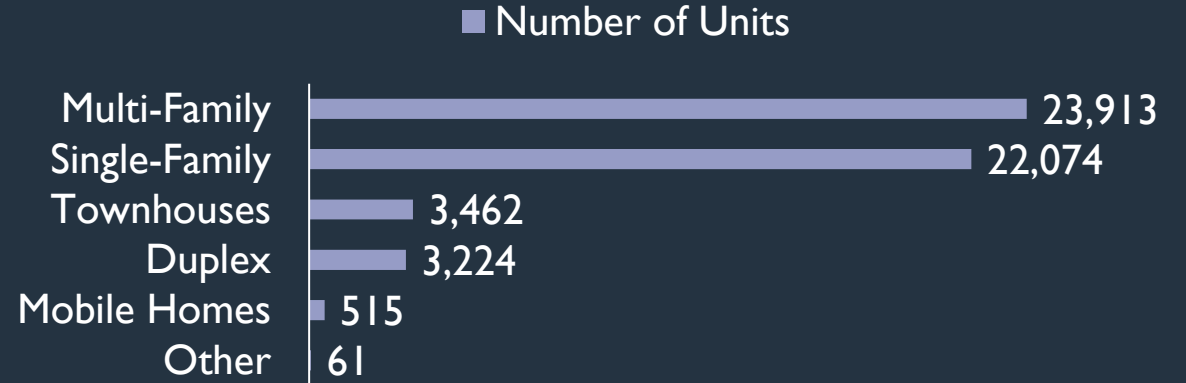


# Demographics: Housing

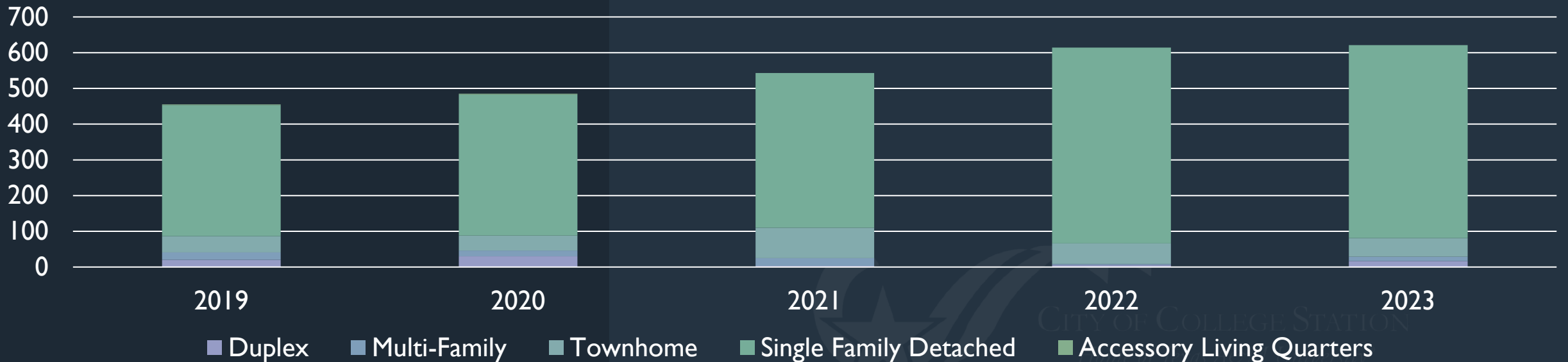
## New Residential Units Constructed by Year



## Housing Units by Type



## Completed Residential Permits 2019-2023



# Economic Development: Employment

- Employment Growth: 16.2% increase (2018-2023), surpassing Texas' 11.1%
- Unemployment Rate: 3.2% (lower than TX's 3.9%)
- Top Employers:
  - Texas A&M University
  - City of College Station
  - Fujifilm Diosynth Biotechnologies

## 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%

# Economic Development: Employment Inflow/Outflow

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

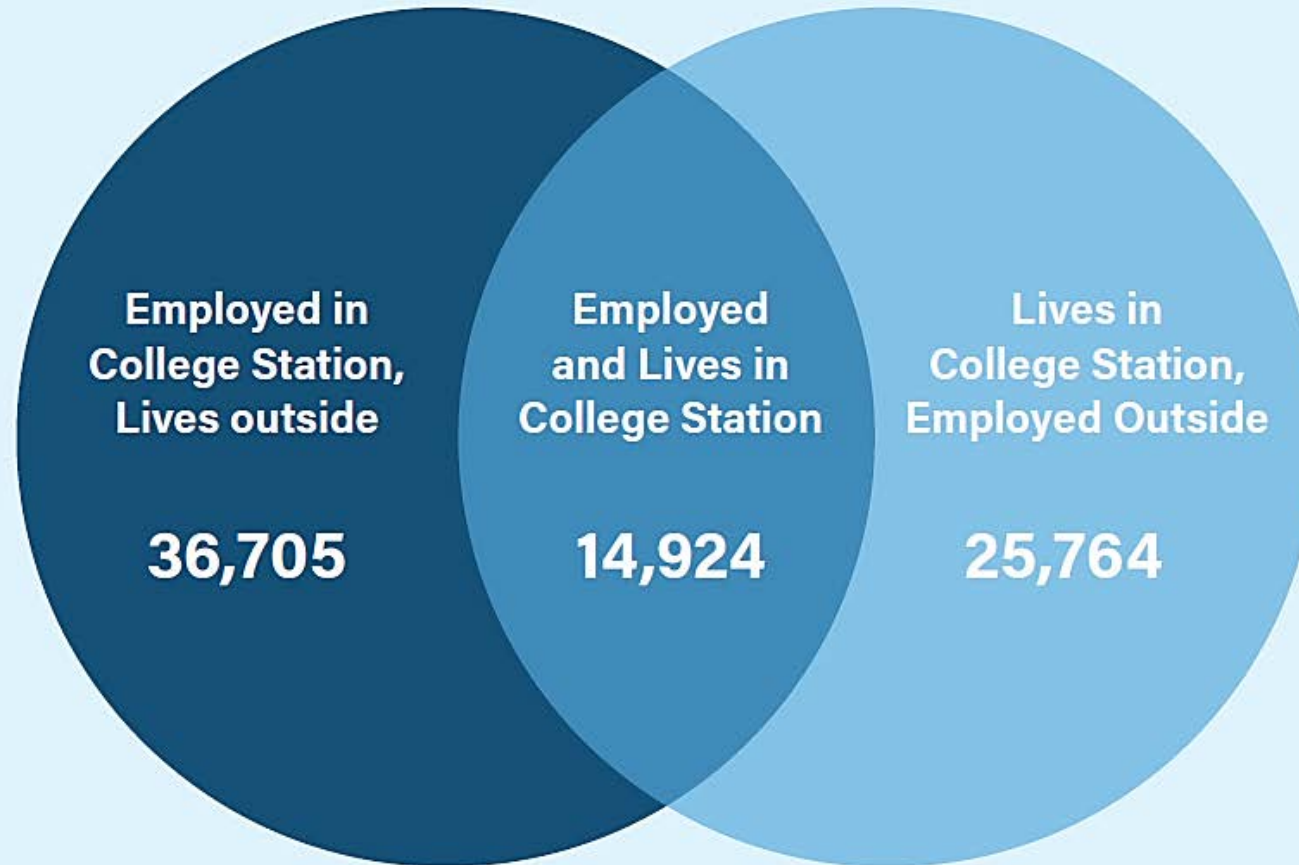


Figure 29: College Station, TX Inflow/Outflow Jobs Counts (Primary Jobs); Longitudinal Employer-Household Dynamics, US Census Bureau

# Economic Development: Assessed and Appraised Value

Total Taxable Assessed Value (in Billions)



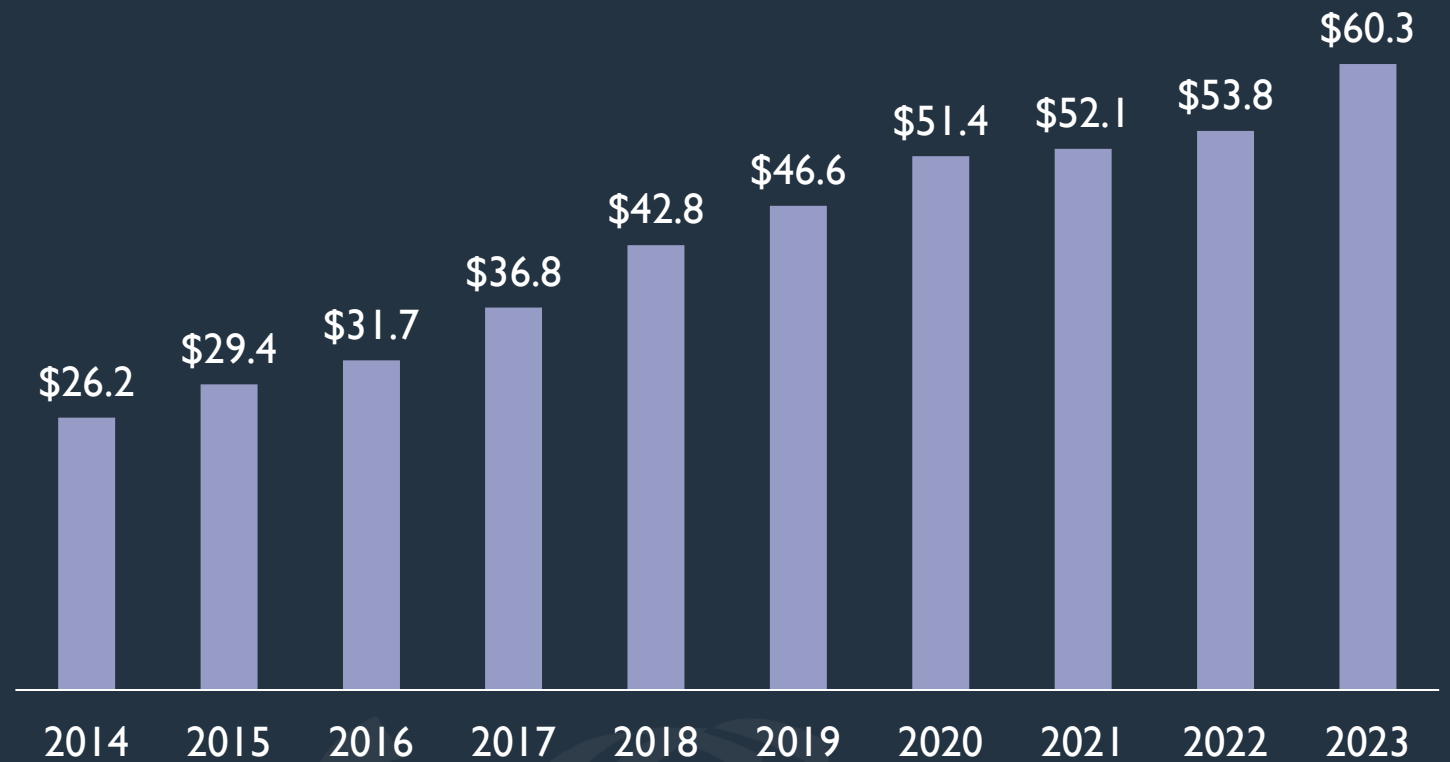
- Total taxable assessed value increased by 34% 2018-2023
- Total appraised value for all property in the City is over \$17.6 billion
  - Residential properties - \$9.1 billion
  - Commercial properties - \$7.8 billion
  - Vacant / Agricultural - \$844 million



# Economic Development: Property Taxes

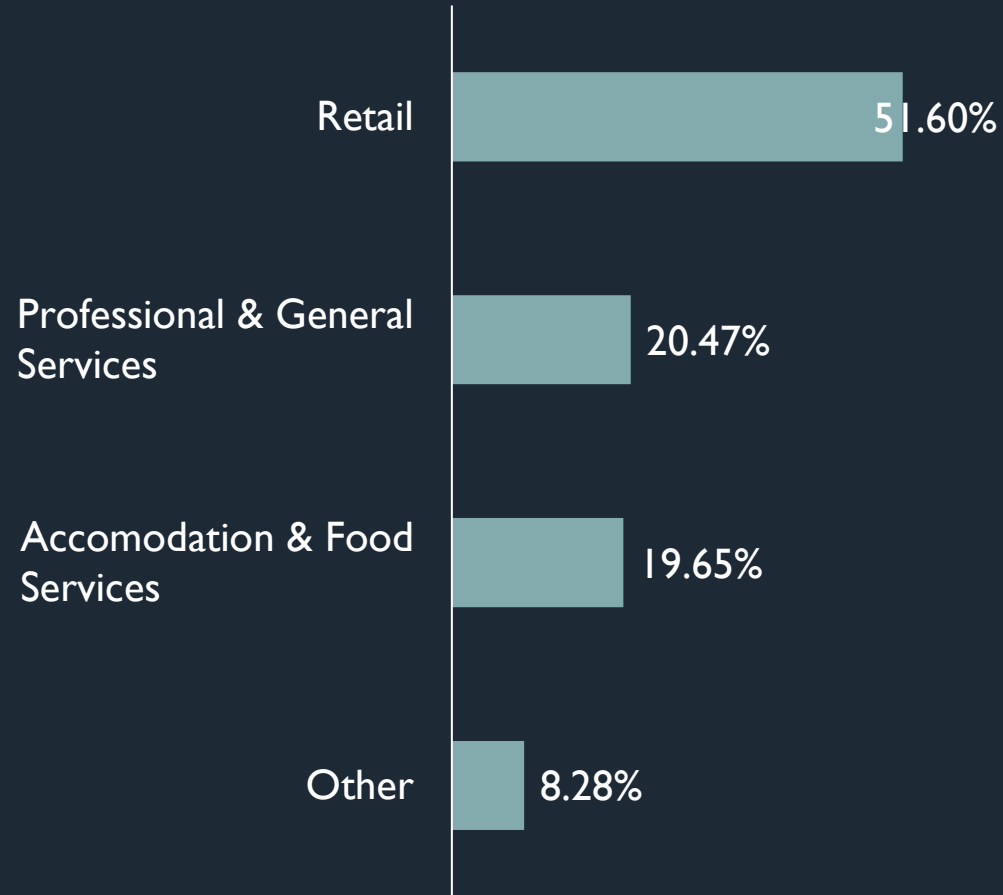
Year	City property tax rate
2014	0.452500
2015	0.452500
2016	0.472500
2017	0.497500
2018	0.505841
2019	0.534618
2020	0.534618
2021	0.534618
2022	0.524613
2023	0.513086

Property Tax Collections (in Millions)

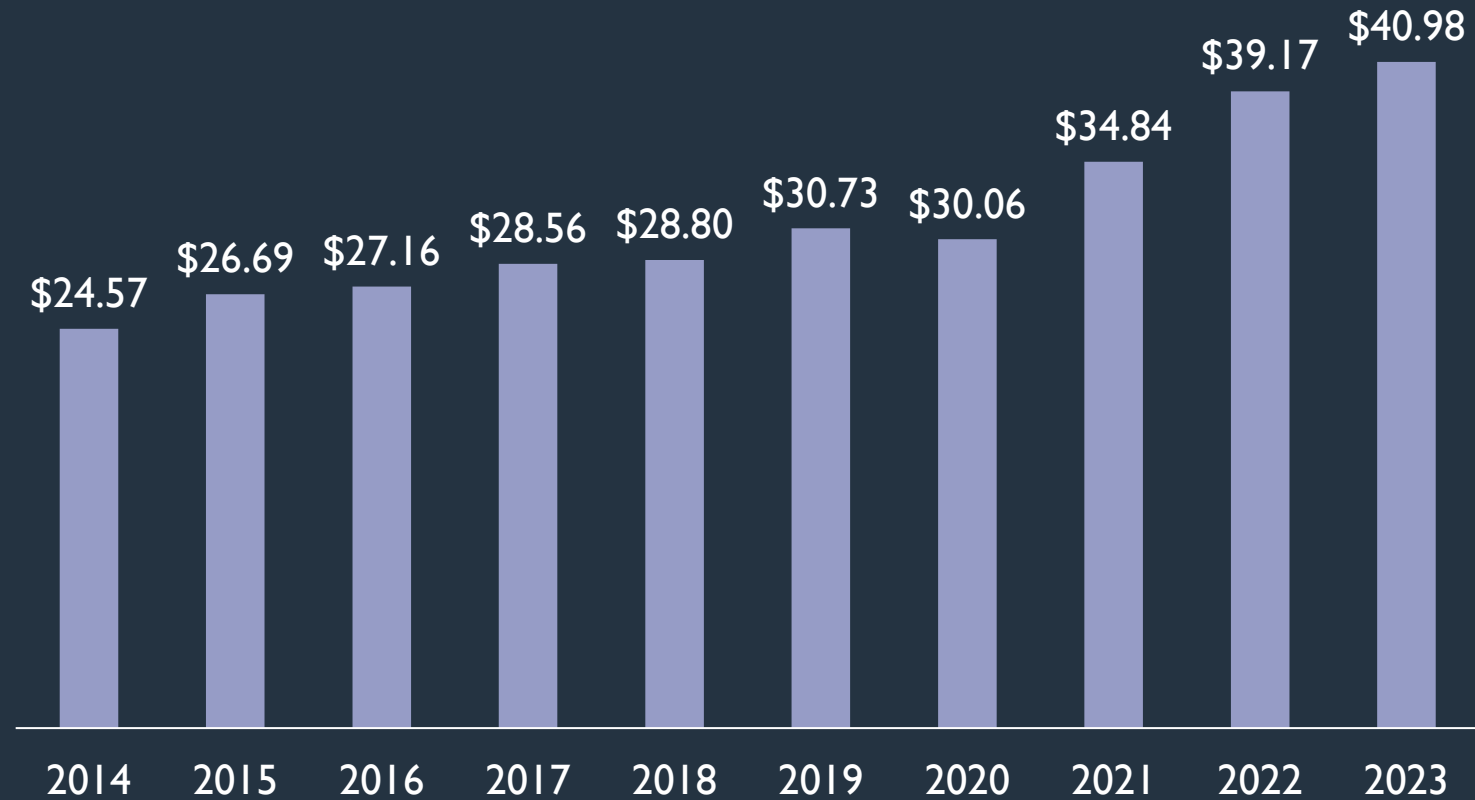


# Economic Development: Sales Tax

## FY23 Sales Tax by Industry Type

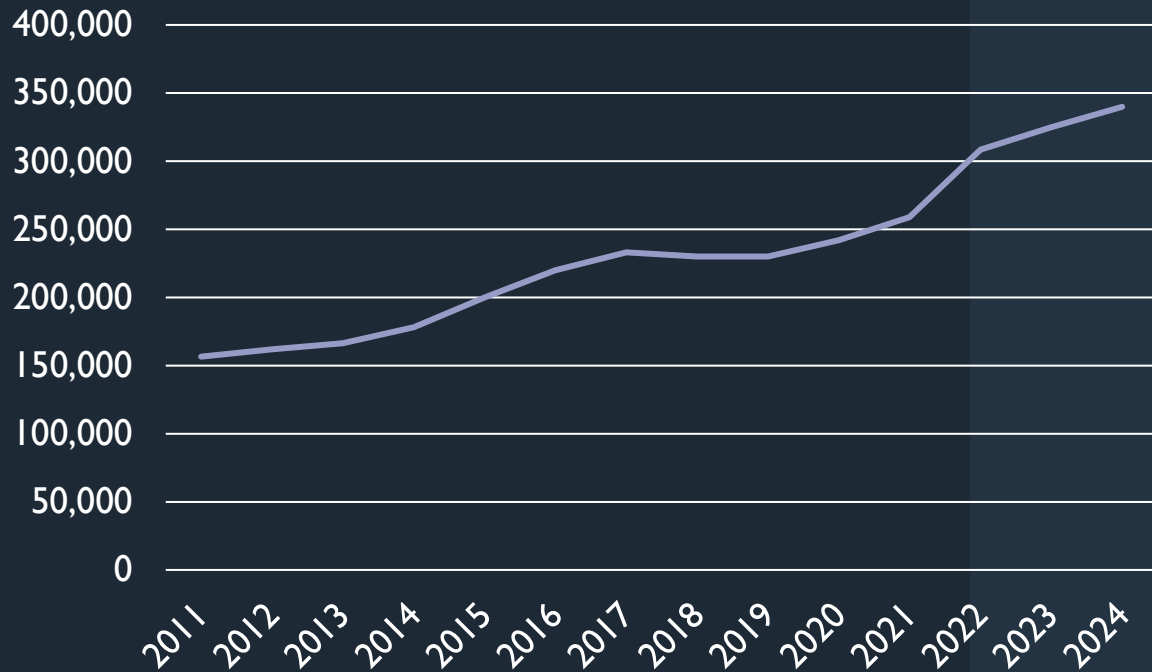


## Total Sales Revenue by Fiscal Year (in Millions)

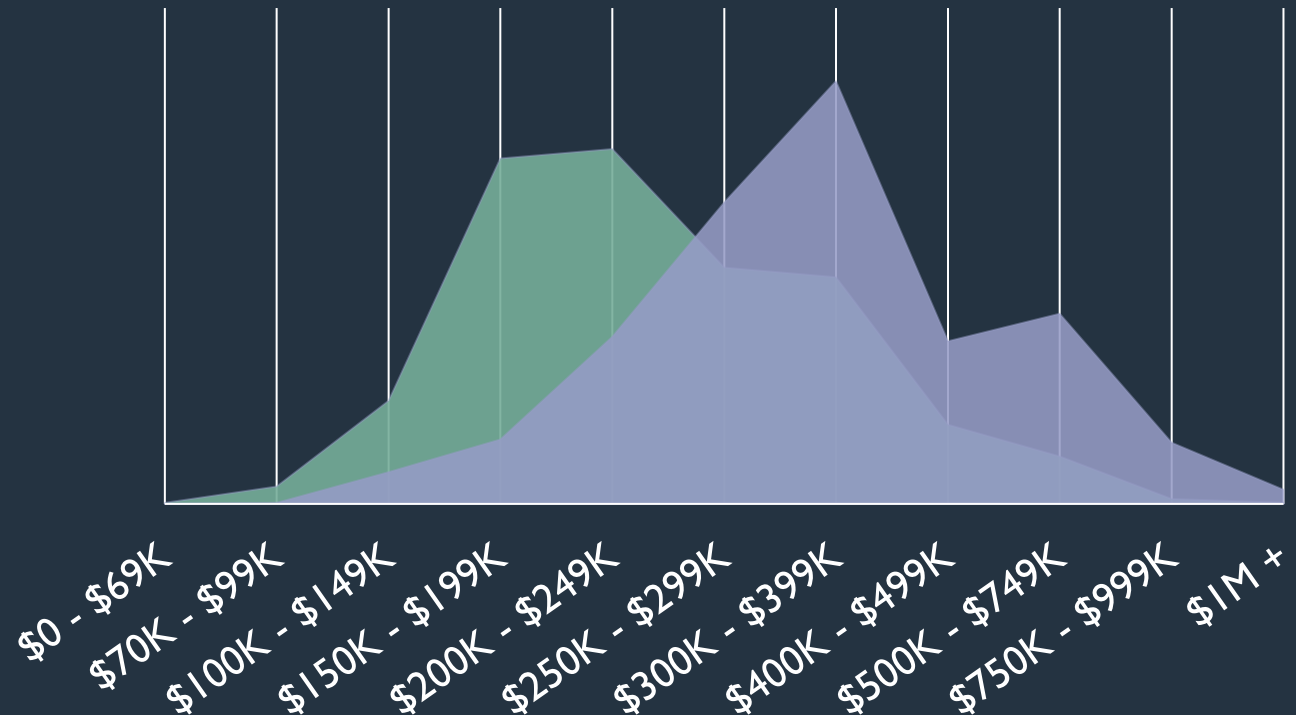


# Economic Development: Housing

## College Station Median Home Price 2011-2024



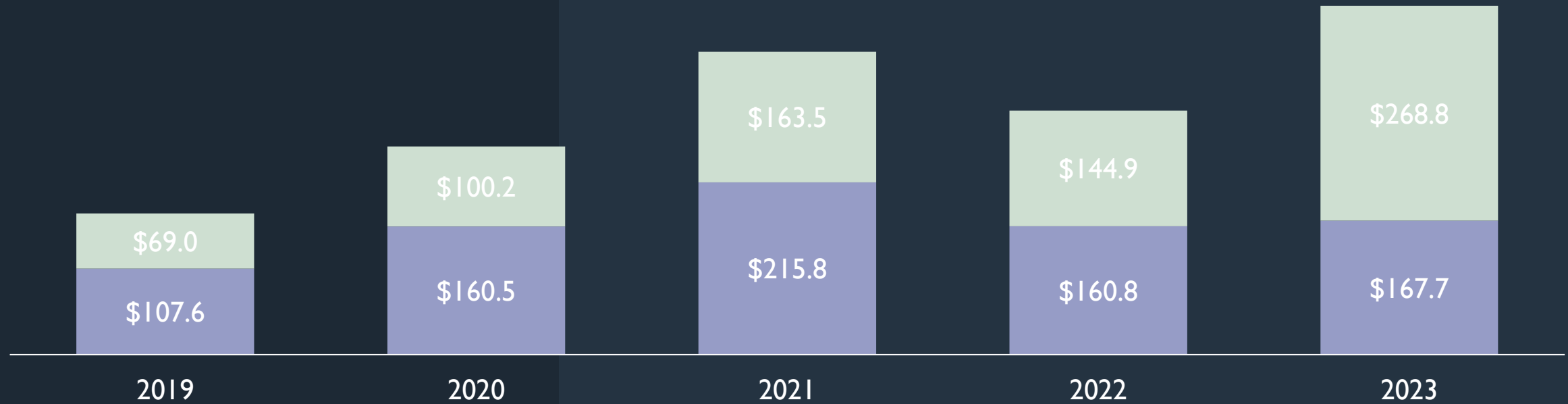
## College Station Housing Sales Price Distribution



2018 2023

# Economic Development: Construction Valuation

New Construction Valuation (in Millions)



■ Residential

■ Commercial



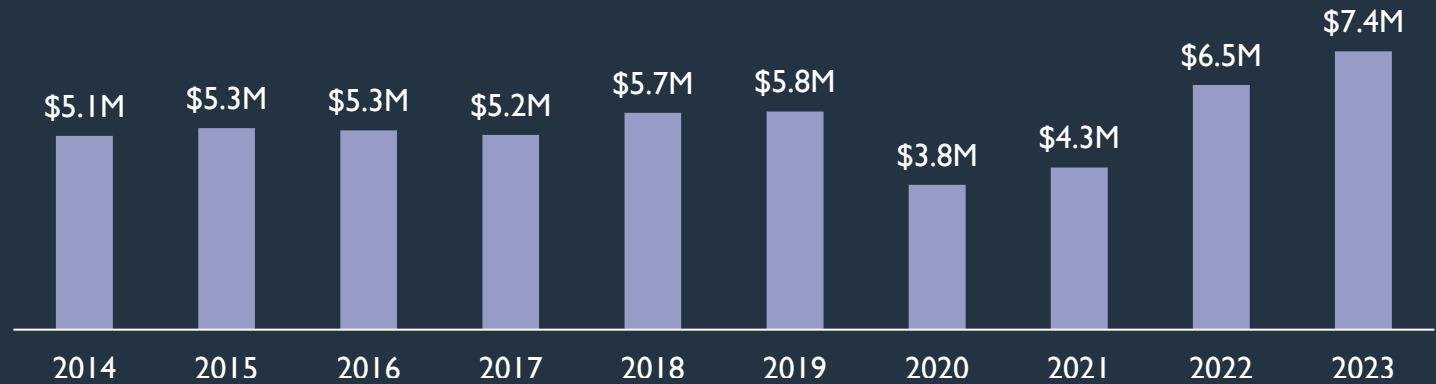
CITY OF COLLEGE STATION  
*Home of Texas A&M University*

# Economic Development: Tourism

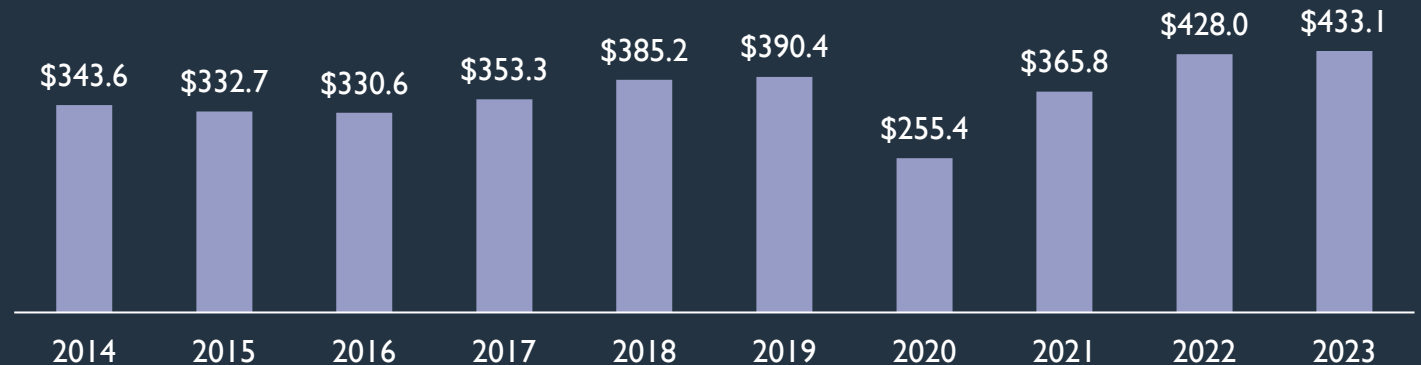
→ Tourism: 5,200 jobs and record-high visitor spending

→ 40 hotels & 4,354 hotel rooms

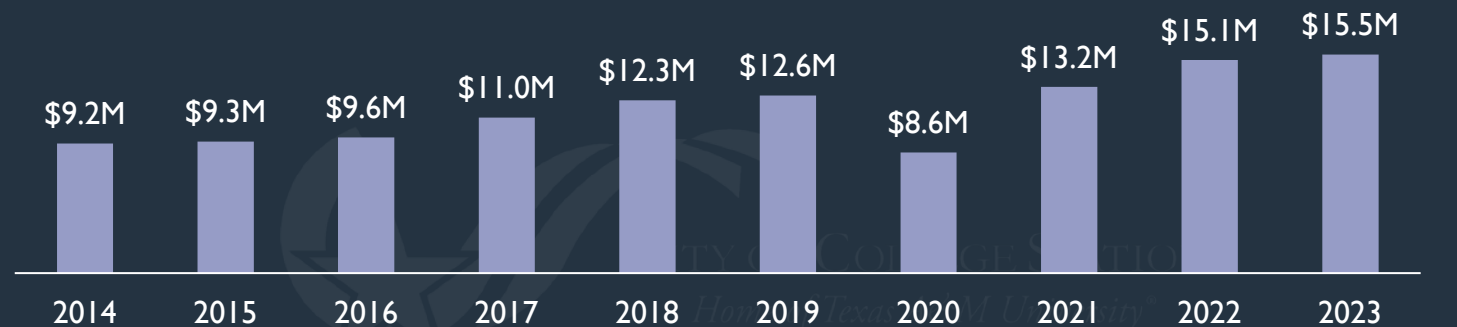
### Hotel Occupancy Tax Fund Revenues



### Visitor Spending (in Millions)



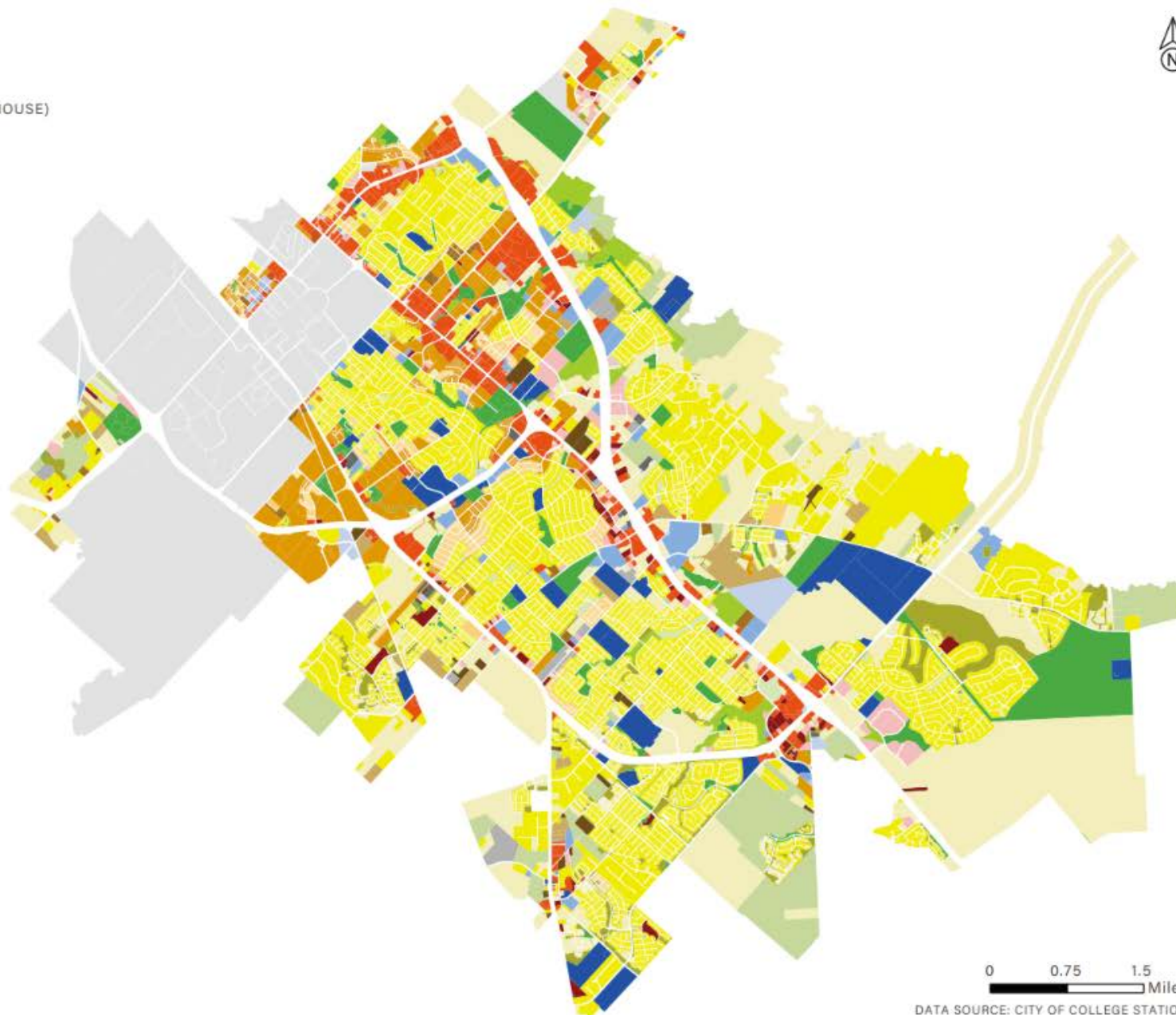
### Sales Tax Generated by Visitors



# EXISTING LAND USE IN THE CITY LIMITS

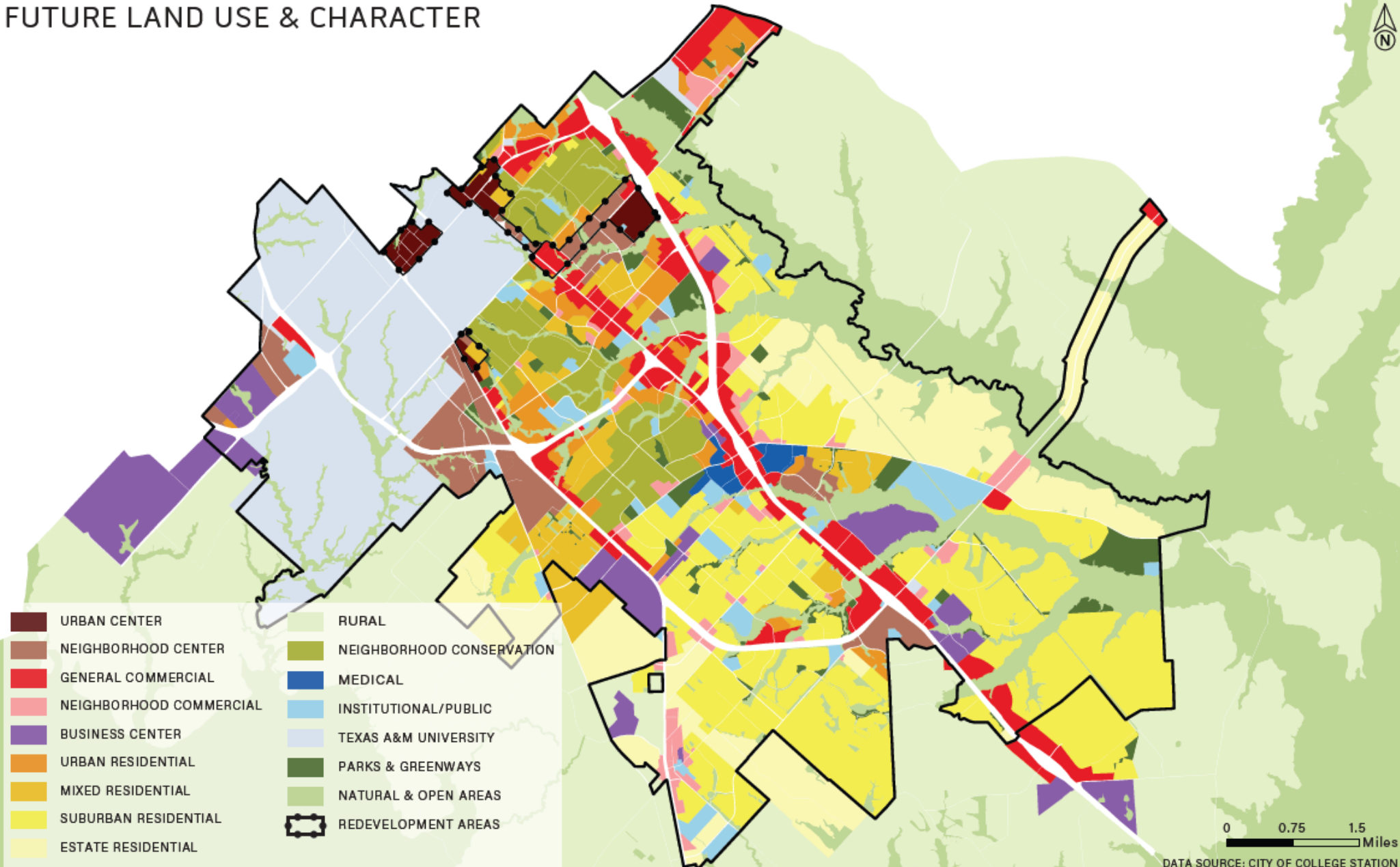


- SINGLE-FAMILY RESIDENTIAL (INCLUDING TOWNHOUSE)
- DUPLEX RESIDENTIAL
- MULTI-FAMILY
- MIXED-USE
- GROUP QUARTERS (NURSING HOME, DORM, ETC)
- MOBILE/MANUFACTURED HOME
- COMMERCIAL RETAIL (BANKS, HOTELS, ETC)
- COMMERCIAL OFFICE
- COMMERCIAL OTHER (AMUSEMENT, SERVICE STATION, ETC)
- COMMERCIAL - INDUSTRIAL (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



DATA SOURCE: CITY OF COLLEGE STATION

# FUTURE LAND USE & CHARACTER



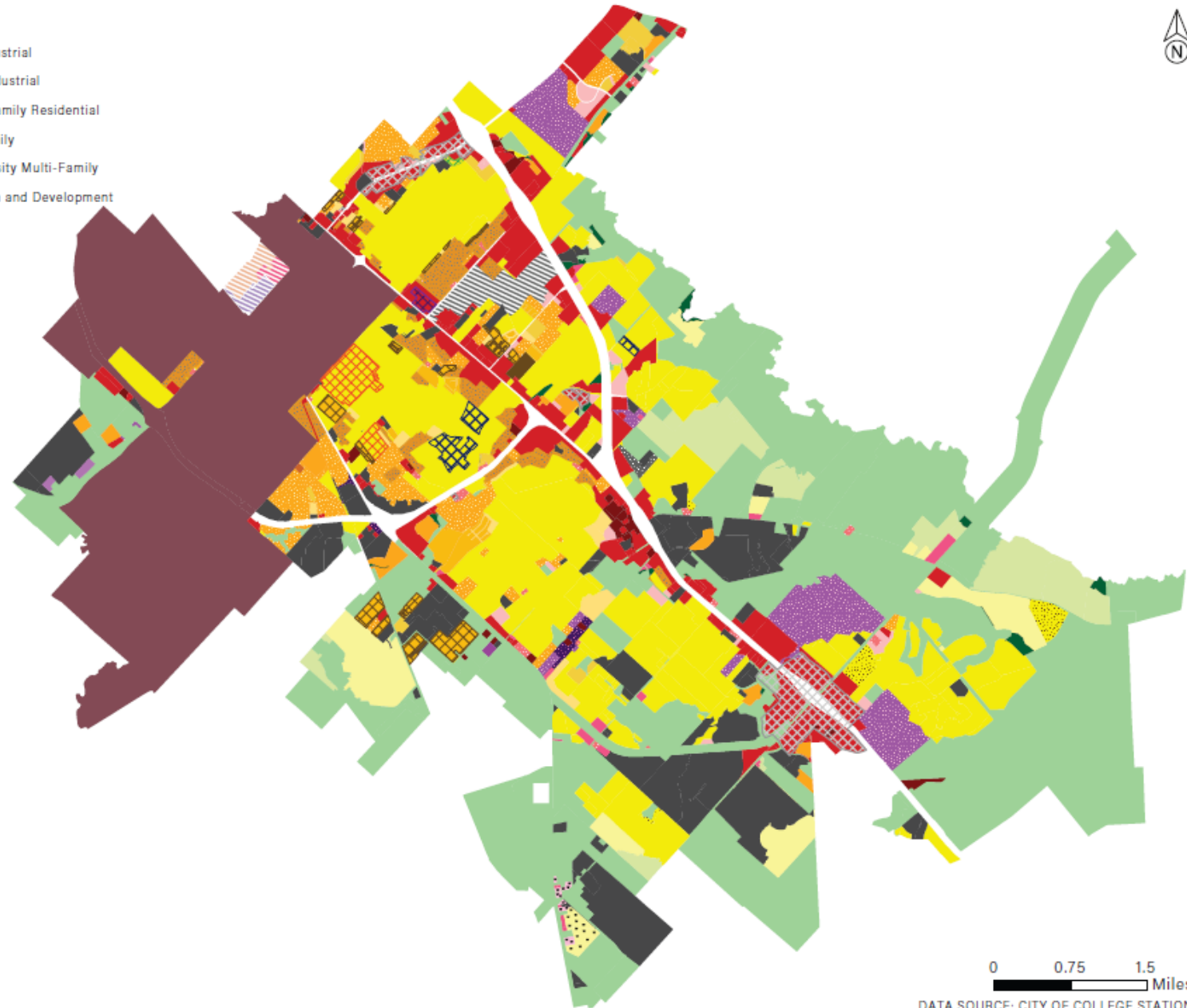
- |                         |                           |
|-------------------------|---------------------------|
| URBAN CENTER            | RURAL                     |
| NEIGHBORHOOD CENTER     | NEIGHBORHOOD CONSERVATION |
| GENERAL COMMERCIAL      | MEDICAL                   |
| NEIGHBORHOOD COMMERCIAL | INSTITUTIONAL/PUBLIC      |
| BUSINESS CENTER         | TEXAS A&M UNIVERSITY      |
| URBAN RESIDENTIAL       | PARKS & GREENWAYS         |
| MIXED RESIDENTIAL       | NATURAL & OPEN AREAS      |
| SUBURBAN RESIDENTIAL    | REDEVELOPMENT AREAS       |
| ESTATE RESIDENTIAL      |                           |

0 0.75 1.5 Miles

DATA SOURCE: CITY OF COLLEGE STATION

# ZONING

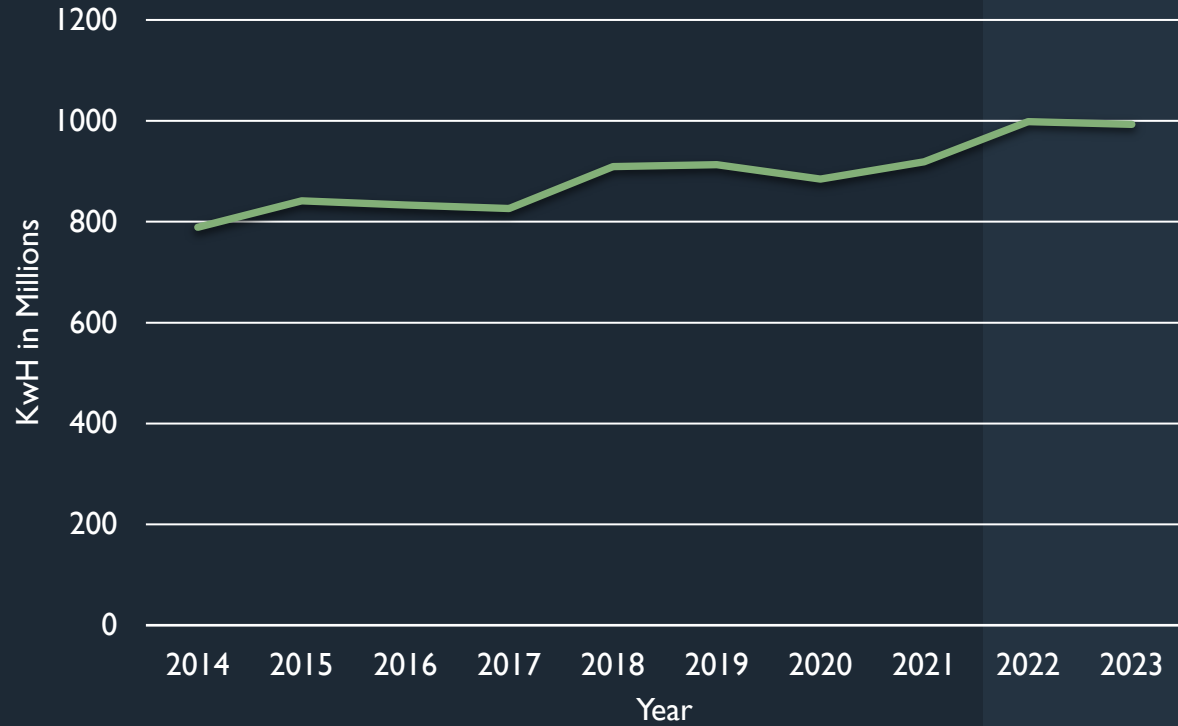
- NAP Natural Areas Protected
- R Rural
- WE Wellborn Estate
- E Estate
- WRS Wellborn Restricted Suburban
- RS Restricted Suburban
- GS General Suburban
- D Duplex
- T Townhouse
- MH Middle Housing
- MF Multi-Family
- MU Mixed-Use
- MHP Manufactured Homes
- O Office
- WC Wellborn Commercial
- SC Suburban 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



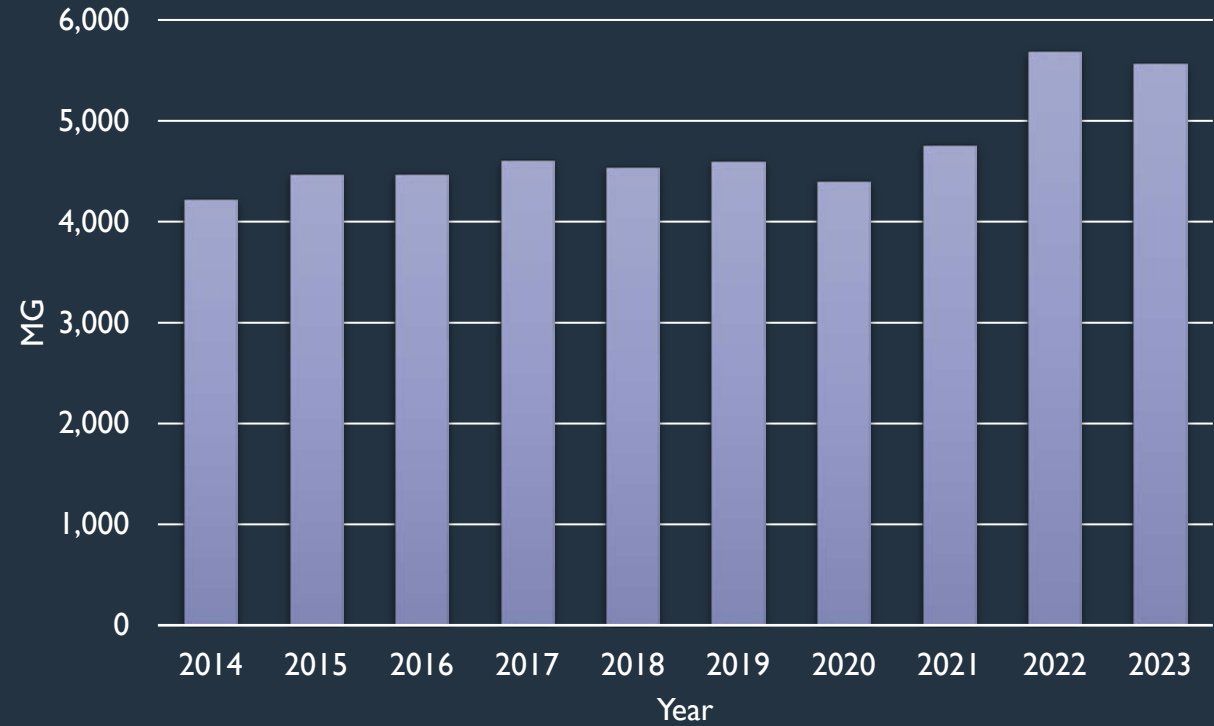
0 0.75 1.5 Miles  
 DATA SOURCE: CITY OF COLLEGE STATION

# Public Facilities & Services

## Annual Electric Consumption



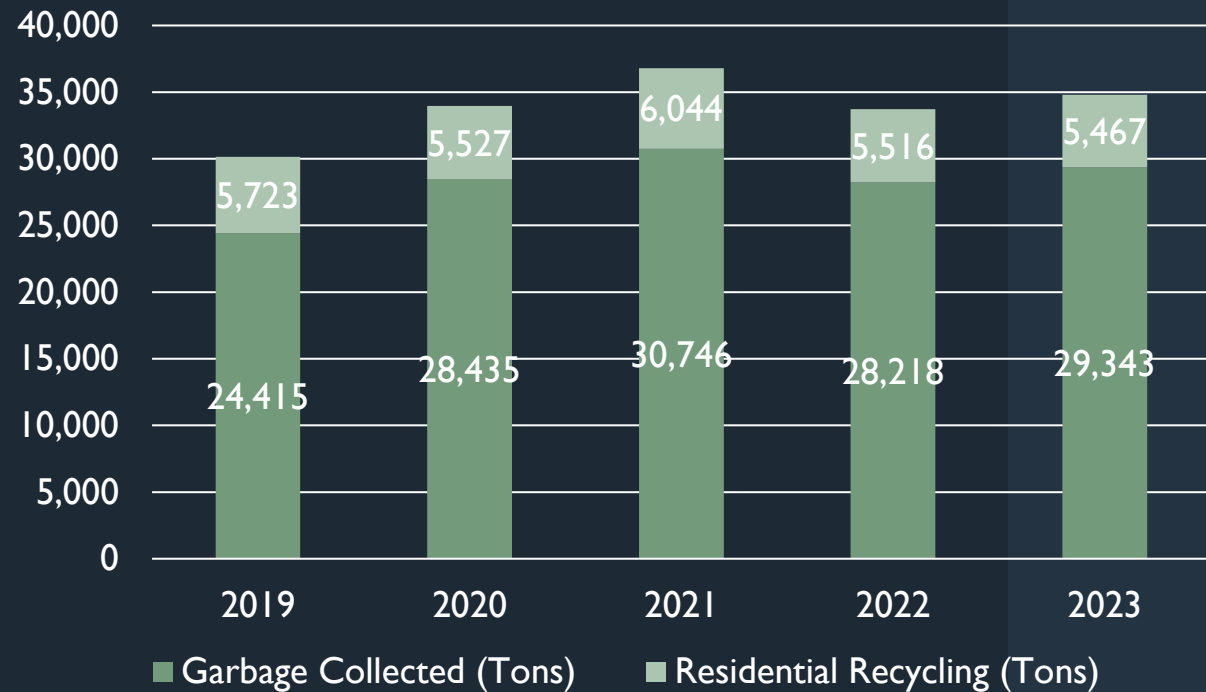
## Water Consumption



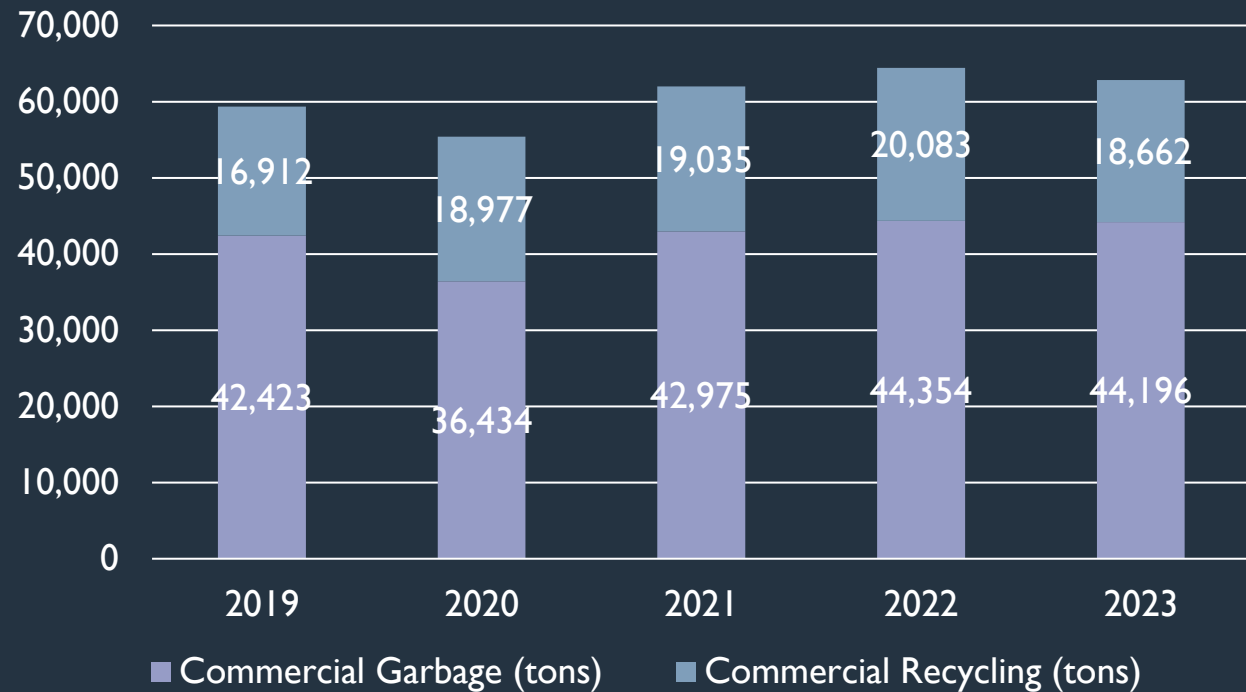
CITY OF COLLEGE STATION  
*Home of Texas A&M University*

# Public Facilities & Services: Waste Management

## Residential Garbage and Recycling Collected



## Commercial Garbage and Recycling Collected

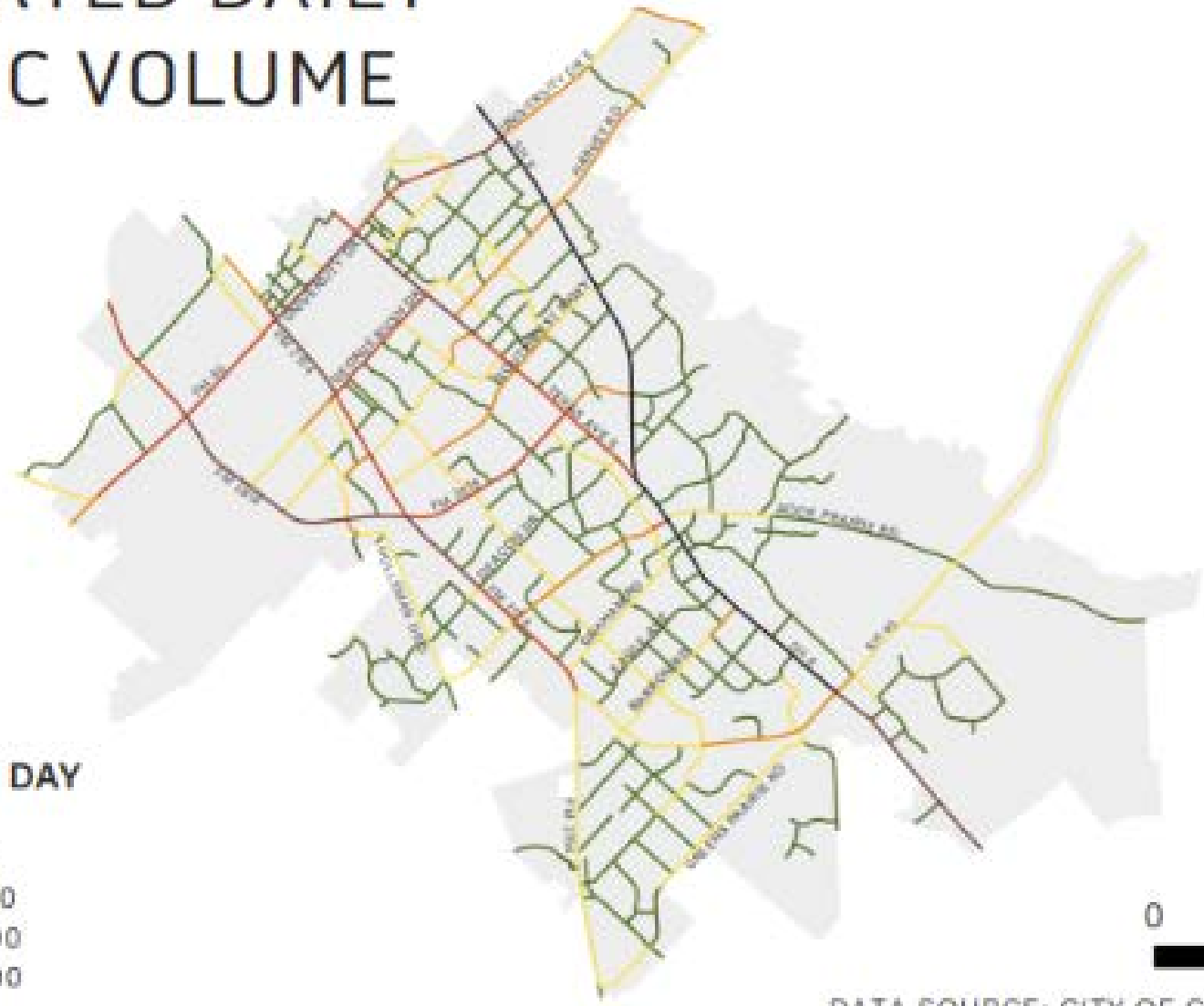


# ESTIMATED DAILY TRAFFIC VOLUME



## 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

# 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



DATA SOURCE: TEXAS DEPARTMENT OF TRANSPORTATION

# Next Steps

