



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 242 663 945 277 | Passcode: ov9Sa9Ed

Phone: 833-240-7855 | Phone Conference ID: 960 422 366#

The City Council may or may not attend this meeting.

September 18, 2025

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a thirdparty vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

2. Hear Visitors

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

3. Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

3.1. Consideration, discussion, and possible action to approve meeting minutes.

Attachments: 1. September 4, 2025

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

5. Regular Agenda

5.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to E Estate on approximately 4 acres generally located

at the corner of Yaupon Lane and Bradley Road. Case #REZ2025-000011 (Note: Final action of this item will be considered at the October 9, 2025, City Council Meeting – Subject to change)

Sponsors: Garrett Segraves

- Attachments:
1. Small Area Map and Aerial
 2. Rezoning Exhibit
 3. Background Information
 4. Applicant's Supporting Information
 5. Existing Future Land Use
 6. Rezoning Map

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural to GS General Suburban, for approximately 237.65 acres, generally located on Greens Prairie Road, east of the intersection of Greens Prairie Road and W.S. Phillips Parkway. Case #REZ2025-000007 (Note: Final action of this item will be considered at the October 9, 2025 City Council Meeting – Subject to change).

Sponsors: Bekha Blasingame

- Attachments:
1. Aerial and Small Area Map
 2. Rezoning Exhibit
 3. Applicant's Supporting Information
 4. Background Information
 5. Existing Future Land Use Map
 6. Rezoning Map

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2022-4391 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 9.95 acres being 26 lots and a common area within North Forest Estates, Block 1 and 2, generally located along Justin Avenue. Case #REZ2025-000013 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

- Attachments:
1. Rezoning Map
 2. 2022-4391 - Ordinance - 09_22_2022

- 5.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2023-4438 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 27.1 acres being 39 lots within Southwood Phase 21, Block 3 and 4, generally located along Bee Creek Drive and Southwood Drive. Case #REZ2025-000014 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

- Attachments:
1. Rezoning Map
 2. 2023-4438 - Ordinance - 05_25_2023

- 5.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2023-4466 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 54.56 acres being 20 lots within Southwood Section 1, Block 1 and 2, 13 lots within Southwood Section 2, Block 2, 4 lots within Southwood Section 2A, Block 3, 38 lots within Southwood Section 6,7,9 Block 3, Block 7, Block 8, and 9, 8 lots within Southwood Section 10, Block 1, and 20 lots within Camelot Section 2, Block 1 and 2, generally located between Southwest Parkway and Guadalupe Drive. Case #REZ2025-000015 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

Attachments: 1. Rezoning Map
2. 2023-4466 - Ordinance - 09_14_2023

- 5.6. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2024-4513 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 21.21 acres being 49 lots and a common area within Cat Hollow Phase 1 Subdivision and Glenhaven Estates Phase 8 Subdivision, generally located between Brazoswood Drive and Dominik Drive. Case #REZ2025-000016 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

Attachments: 1. Rezoning Map
2. 2024-4513 - Ordinance - 05_13_2024

- 5.7. Public Hearing, presentation, discussion and possible action regarding an ordinance repealing Ordinance No. 2024-4536 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 118.56 acres being 147 lots within Sweet Briar, College Hills Woodlands, and Woodland Acres subdivisions, generally located between Lincoln Drive and Dominik Drive along Ashburn Avenue. Case #REZ2025-000017 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

Attachments: 1. Rezoning Map
2. 2024-4536 - Ordinance - 08_08_2024

- 5.8. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2024-4541 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban or PDD Planned Development District and ROO Restricted Occupancy Overlay to GS General Suburban or PDD Planned Development District for approximately 32.26 acres being 130 lots and common area within Woodcreek Section One Subdivision, save and except Woodcreek Drive from State Highway 6 S to Lake Forest Court S. Case #REZ2025-000018 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

Attachments: 1. Rezoning Map
2. 2024-4541 - Ordinance - 08_22_2024

- 5.9. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2025-4577 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 11.52 acres being 33 lots within Glenhaven Estates Phase 2 Subdivision, save and except Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle, generally located between Brazoswood Drive and Summerglenn Drive. Case #REZ2025-000019 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

Attachments: 1. Rezoning Map
2. 2025-4577 - Ordinance - 02_27_2025

- 5.10. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2023-4477 for the property described herein and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from MH Middle Housing, R-4 Multi-Family and HOO High Occupancy Overlay to MH Middle Housing and R-4 Multi-Family for 2.85 acres being The Cooner Addition, Block 1, Lots 10-19, generally located along Cooner Street. Case #REZ2025-000012 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

Attachments: 1. Rezoning Map
2. 2023-4477 - Ordinance - 10_26_2023

- 5.11. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing in part Ordinance 2024-4542 and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from MH Middle Housing and HOO High Occupancy Overlay to MH Middle Housing, provided associated conditions are met, for approximately 3.66 acres being all of that certain tract or parcel of land lying and being situated in the Richard Carter league, abstract no. 8, in College Station, Brazos County, Texas, including portions of Lot 5 and Lot 6 of the D.A. Smith Subdivision as described by plat recorded in volume 49, page 106 of the Deed Records of Brazos County, Texas, and subsequent replats of portions of these two lots, within an area generally bounded by Lincoln Avenue, Nimitz Street, and Eisenhower Street. Case #REZ2025-000012 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

Attachments: 1. Rezoning Map
2. AreaOO_Survey_20240611
3. 2024-4542 - Ordinance - 08_22_2024

- 5.12. Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing, in their entirety, Ordinance 2023-4477, Ordinance 2023-4479, Ordinance 2023-4481, Ordinance 2024-4499, Ordinance 2024-4528, Ordinance 2024-4543, Ordinance 2024-4549, Ordinance 2025-4583, Ordinance 2025-4584, and Ordinance 2025-4585, and amending Appendix A,

Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from MH Middle Housing and HOO High Occupancy Overlay to MH Middle Housing for the following twenty-three areas: approximately 1.152 acres at 101, 103, 105, 107, 109, and 110-119 Knox Drive, being Lots 18-27, Block 29 and Lots 12-16, Block 31 of The Barracks II Subdivision Phase 401, generally located southwest of the intersection of Knox Drive and Old Wellborn Road; approximately 0.412 acres at 418, 420, 422, 424, and 426 Baby Bear Drive, being Lots 1-5, Block 32 of The Barracks II Subdivision Phase 109, generally located northeast of the intersection of Baby Bear Drive and Towers Parkway; approximately 0.406 acres at 133, 135, 137, 139, and 141 Deacon Drive West, being Lots 1-5, Block 21 of The Barracks II Subdivision Phase 107, generally located northeast of the intersection of Deacon Drive West and General Parkway; approximately 2.01 acres being The Barracks II Phase 400 Block 36, Lots 27R & 28-40, generally located at the south corner of Tang Cake Drive and Old Wellborn Road; approximately 1.05 acres of the of the D.A. Smith Subdivision recorded in Volume 19506, Page 169, and generally located along Avenue A; approximately 4.66 acres Little-Knight Addition, Lots 1-18, generally located on Aurora Court; approximately 23.62 acres being all of that certain tract or parcel of land lying and being situated in the Joseph E. Scott league, abstract no. 50, and Crawford Burnett league, abstract no. 7, in College Station, Brazos County, Texas, including all of the W.M. Sparks Subdivision as described by plat recorded in volume 139, page 261, and portions of West Park Addition and West Park 2nd Addition as described by plats recorded in volume 102, page 198 and volume 128, page 574, respectively, of the Deed Records of Brazos County, Texas, as well as subsequent replats of portions of these subdivisions in an area generally bounded by Luther Street, Montclair Avenue, Grove Street, and Maryem Street; approximately 8.15 acres being Pecan Tree Estates Phase One Subdivision and Pecan Tree Estates Phase Two Subdivision, save and except 0.687 acres labeled "park," generally located along Oney Hervey Drive; approximately 4.6 acres being The Cooner Addition, Block 1, Lots 20-30, Block 5, Lots 1-8, generally located along Cooner Street; approximately 5.4 acres being College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, Block H Lots 1-3, 4R-5R, and 6-7, generally located along Live Oak Street and Ash Street; approximately 2.02 acres being Lincoln Place Phase 2, Block C, Lots 1-16 and 17R, generally located along Lincoln Avenue; approximately 5.11 acres being University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R, generally located at along Dominik Drive; approximately 4.12 acres being Timber Ridge Addition Phase 1, Block 2, Lots 13-24, Block 3, Lots 12-22, generally located along University Oaks Blvd; approximately 1.10 acres being all of that certain tract or parcel of land lying and being situated in the Richard Carter league, abstract no. 8, in College Station, Brazos County, Texas, being a portion of Lot 12 of the D.A. Smith Subdivision as described by plat recorded in volume 49, page 106 of the Deed Records of Brazos County, Texas, and the northeast half (approximate) of the adjoining right-of-way of Turner Street , generally for the properties located along Gilbert Street and Turner Street; 0.23 of an acre being all of a called 0.13 acre tract recorded in Volume 13901, Page 36 OPRBCT and all of a tract of land called to be Lot 27 of Pasler Addition recorded in Volume 18475, Page 202 OPRBCT Richard Carter League Survey, Abstract, generally located along Turner Street; approximately 12.85 acres being The Barracks II Phase 111 Subdivision, and The Barracks II Phase 112, Block 38, Lots 1-24, Block 39, Lots 1-10, Common Area 13 and Parkland 12, generally bounded by Towers Parkway, Goldilocks Lane, and Cain Road; approximately 18.83 acres being Pershing Pointe Villas Phase 1 Subdivision, Volume 14370, Page 149, and Pershing Pointe Villas Phase 2A Subdivision, generally bounded by Deacon Drive W, Towers Parkway, Oak Crest, and Holleman Drive S; approximately 6.71 acres being Parkway Plaza Phase 5, Block 1, Lots 1-15, Block 2, Lots 1- 12, generally located on Pine Ridge Dr.; approximately 55.49 acres being The

Barracks Phase 1 Subdivision, The Barracks Phase 2 Subdivision, Williamsgate Phase 1 Subdivision, Buena Vida Subdivision, 12 at Rock Prairie Phase 1 Subdivision, 12 at Rock Prairie Phase 2 Subdivision, and 12 at Rock Prairie Phase 3 Subdivision, generally bounded by Rock Prairie Road W, Towers Parkway, Deacon Drive W, and General Parkway; approximately 28.4 acres being University Heights Phase 1 Subdivision, save and except Common Area 4, and University Heights Phase 2 and 3 Subdivision, generally bounded by Paloma Ridge Drive, Feather Run, Davidson Drive, and Holleman Drive South; approximately 8.8 acres being Las Palomas Subdivision, generally bounded by Abbate Road, Feather Run, Kenyon Drive, and Holleman Drive South; approximately 28.14 acres all of that certain tract or parcel of land lying and being situated in the Morgan Rector league, abstract no. 46, in College Station, Brazos County, Texas, including portions of the Richards Subdivision as described by plat recorded in volume 137, page 25 of the Deed Records of Brazos County, Texas, and subsequent replats of portions of it, and generally being the majority of the properties which front on Richards Street, Crest Street and Sterling Street; approximately 19.34 acres being Autumn Chase, Block 1, Lots 1-7, Brentwood Section Two, Block 4, Lots 1-30, Block 5, Lots 1-23, Block 6, Lots 1-4, and Brentwood Section Three Subdivision, generally located along Cornell Dr., Brentwood Dr., and Southwest Pkwy; and approximately 5.8 acres being Ashford Square Subdivision Replat, volume 3202, page 61, generally located along Ashford Dr. Case #REZ2025-000012 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Sponsors: Heather Wade

- Attachments:
1. 2023-4477 - Ordinance - 10_26_2023
 2. 2023-4479 - Ordinance - 10_26_2023
 3. 2023-4481 - Ordinance - 10_26_2023
 4. 2024-4499 - Ordinance - 01_25_2024
 5. 2024-4528 - Ordinance - 07_08_2024
 6. 2024-4543 - Ordinance - 08_22_2024
 7. 2024-4549 - Ordinance - 09_12_2024
 8. 2025-4583 - Ordinance - 03_27_2025
 9. 2025-4584 - Ordinance - 03_27_2025
 10. 2025-4585 - Ordinance - 03_27_2025
 11. Rezoning Map_I_UNIVERSITY_OAKS_BLV
 12. Rezoning Map_J_AURORA_CT
 13. Rezoning Map_Y_GROVE_MARYEM_LUTHER_MONTCLAIR
 14. Rezoning Map_B2_COONER_ST
 15. Rezoning Map_D_LIVE_OAK_ST_ASH_ST
 16. Rezoning Map_E_LINCOLN_AVE
 17. Rezoning Map_F_G_H_DOMINIK_DR
 18. Rezoning Map_M_PINE_RIDGE_DR
 19. Rezoning Map_PQRST_CORNELL_DR
 20. Rezoning Map_W_ASHFORD_DR
 21. Rezoning Map_Z_ONEY_HERVEY_DR
 22. Rezoning Map_II_PALOMA_RIDGE_DR
 23. Rezoning Map_HH_KENYON_DR
 24. Rezoning Map_JJ_KK_CAIN_RD
 25. Rezoning Map_BARRACKS_DEACON_DR
 26. Rezoning Map_AVENUE_A
 27. Rezoning Map_SS_TURNER_ST
 28. AreaSS_Survey_20240624

29. Rezoning Map_TANG_CAKE_DR
30. Rezoning Map_O_RICHARDS
31. AreaO_Survey_20240610
32. Rezoning Map_701_703_TURNER_ST
33. 701 703 Turner St survey
34. Rezoning Map_BARRACKS_KNOX_DR
35. Rezoning Map_BARRACKS_BABY_BEAR_DR
36. Rezoning Map_LL_PAPA_BEAR_MOMMA_BEAR_DR
37. Rezoning Map_MM_KEEFER_LP

- 5.13. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 2, “Development Review Bodies,” Section 2.2, “Planning and Zoning Commission,” of the Code of Ordinances of the City of College Station, Texas, regarding the removal of the Planning and Zoning Commission’s designation as the Impact Fee Advisory Committee. Case #ORDA2025-000008. (Note: Final action on this item is scheduled for the September 25, 2025 City Council Meeting – subject to change.)

Sponsors: Carol Cotter

Attachments: 1. Draft Ordinance Amendment - Planning and Zoning Commission
2. Section 2.2. Planning and Zoning Commission Red Lines

- 5.14. Public Hearing, presentation, discussion, and possible action regarding the Comprehensive Plan 5-Year Evaluation & Appraisal Report and associated appendices.

Sponsors: Christine Leal

Attachments: 1. Comprehensive Plan 5-Yr Evaluation and Appraisal Report 2025
2. Appendix A - 2024 Existing Conditions Report
3. Appendix B - Implementation Progress Report
4. Appendix C - Engagement Report

6. Informational Agenda

- 6.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

- 6.2. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, September 25, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 2, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 9, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 16, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

- 6.3. Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- None

7. Discussion and possible action on future agenda items.

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

8. Adjourn.

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 11, 2025 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."