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 Summerglen 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_BLVD
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.

Tanya Smith
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."

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

Minutes
Planning and Zoning Commission
Regular Meeting
September 4, 2025

COMMISSIONERS PRESENT: Chairperson Jason Cornelius, Commissioners Aron Collins, Tre Watson, and Michael Buckley

COMMISSIONERS ABSENT: Commissioners Warren Finch, Marcus Chaloupka, and David Higdon

CITY STAFF PRESENT: Director of Planning & Development Anthony Armstrong, City Engineer Carol Cotter, Long Range Planning Administrator Christine Leal, Principal Planner Heather Wade, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, Technology Services Specialist Roxanna Duran

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

Chairperson Cornelius called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- July 17, 2025

Commissioner Watson moved to approve the Consent Agenda, Commissioner Collins seconded the motion, the motion passed 4-0.

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

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

5.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 11 “Definitions”, Section 11.2 “Defined Terms” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections regarding the definition of family. Case #ORDA2025-000006

5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 1 "General Provisions", Section 1.10 "Transitional Provisions," Article 3 "Development Review Procedures", Section 3.4 "Official Zoning Map Amendments (Rezonings)," Article 4 "Zoning Districts", Section 4.1 "Establishment of Districts," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.10 "Overlay Districts" and Section 5.11 "Single-Family Overlay Districts," and Article 6 "Use Regulations", Section 6.3 "Types of Use" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections regarding the ROO Restricted Occupancy Overlay zoning district and HOO High Occupancy Overlay zoning district. Case #ORDA2025-000007

Presentations, discussions, and public hearings on agenda items on #5.1 and #5.2 were held together.

Principal Planner Wade presented the ordinance amendments to the Commission recommending approval of both.

Chairperson Cornelius opened the public hearing for agenda items #5.1 and #5.2.

David Lees, 906 Leighton Lane, Bryan, asked for more clarification on the items.

Chairperson Cornelius closed the public hearing for agenda items #5.1 and #5.2.

Commissioner Collins moved to recommend approval of the agenda item #5.1. Commissioner Buckley seconded the motion, the motion was approved 4-0.

Commissioner Collins moved to recommend approval of the agenda item #5.2. Commissioner Buckley seconded the motion, the motion was approved 4-0.

6. Informational Agenda

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

There was no discussion.

6.2 Presentation and discussion regarding an update on items heard:

- A request for a comprehensive plan amendment on approximately five acres of land generally located south of the intersection of University Drive East and East Crest Drive. The Planning & Zoning Commission heard this item on July 17, 2025 and voted (6-0) to recommend approval. The City Council heard this item on August 14, 2025 and voted (7-0) to approve the request with a smaller acreage.
- A request for a rezoning on approximately 38.24 acres of land generally located south of the intersection of University Drive East and East Crest Drive. The

Planning & Zoning Commission heard this item on July 17, 2025 and voted (6-0) to recommend approval of the rezoning with the condition that the "panhandle" area be removed. The City Council heard this item on August 14, 2025 and voted (7-0) to approve the request removing the "panhandle" area and creating a buffer area.

Director Armstrong gave a brief update on the rezoning and comprehensive plan amendments.

6.3 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, September 11, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, September 18, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- 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.

There was no discussion.

6.4 Discussion of new development applications submitted to the City. New Development Link: www.cstx.gov/newdev

There was no discussion.

7. **Discussion and possible action on future agenda items.**

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:12 p.m.

Approved:

_____
Jason Cornelius, Chairperson
Planning & Zoning Commission

Attest:

_____
Kristen Hejny, Board Secretary
Planning & Development Services

September 18, 2025
Item No. 5.1.
Moreau Tract Rezoning

Sponsor: Garrett Segraves, Staff Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): Staff recommends approval of the rezoning request.

Summary: This request is to rezone 4.073 acres of land located at the corner of Yaupon Lane and Bradley Road, from R Rural to E Estate. The property is currently undeveloped, but the current owner plans to subdivide the property for use by his family. The rezoning intends to increase the marketability of the property and to allow for future development.

REZONING REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:

The Comprehensive Plan Future Land Use and Character Map designates the subject property and all surrounding properties as Estate Residential. The Comprehensive Plan generally describes the Estate Residential land use designation as follows:

Areas that have a low level of development activities. These areas are appropriate for very low-density residential lots of one-acre or greater lot sizes or average 20,000 square feet lots when clustered around open space.

The intent of the district is to:

- Support a wide range of lot sizes, long blocks, and curvilinear streets.
- When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

The zoning districts that are generally appropriate within the Estate Residential land use include: E Estate, R Rural, and MHP Manufactured Home Park.

The proposed zoning district of E Estate would be in line with the Comprehensive Plan.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The property has frontage to Bradley Road, which is classified as a Private Street and is not on the City's Thoroughfare Plan. All adjacent properties are zoned R Rural and are currently developed as

large single-family lots.

The E Estate zoning district is designed to provide land for low-density single-family lots.

The proposed zoning district is appropriate for the surrounding area as it would allow for the development of large-lot single-family homes.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:
The size and location of the subject property are suitable for uses allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for E Estate. There is no floodplain on the property.

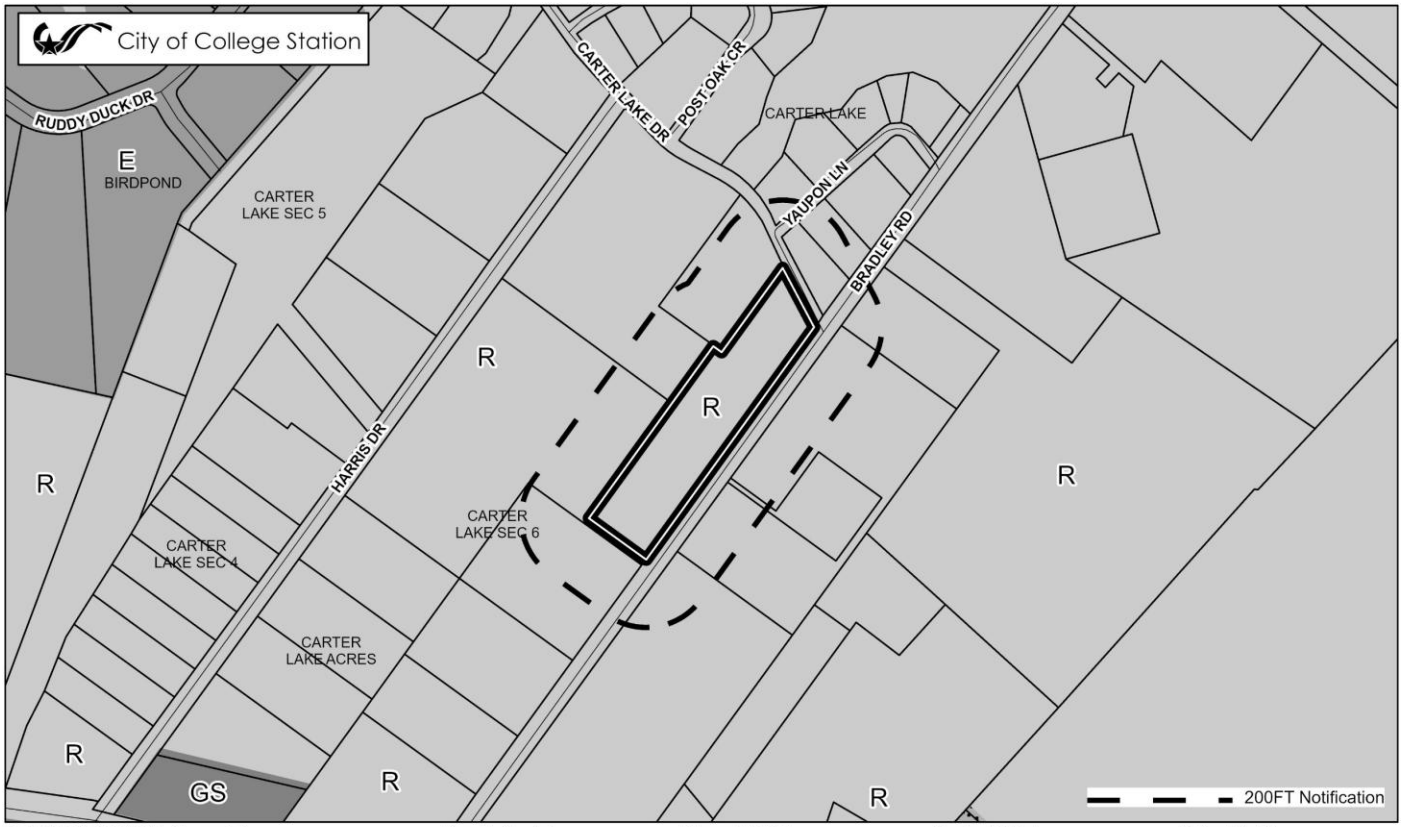
4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:
The existing water and wastewater infrastructure is adequate to support the needs of this development. Detention is required in accordance with the BCS guidelines. Drainage and any other infrastructure required for the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject property has frontage to Bradley Road, which is designated as a private street and is not on the City's Thoroughfare Plan.

5. The marketability of the property:
Rezoning the property from R Rural to E Estate would allow the lot to be subdivided, providing additional residential lots, making the property more marketable.

Budget & Financial Summary:

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



ZONING DISTRICTS (In Grayscale)

Residential

R	Rural
WE	Wellborn Estate
E	Estate
WRS	Wellborn Restricted Suburban
RS	Restricted Suburban
GS	General Suburban
D	Duplex
T	Townhome
MH	Middle Housing
MF	Multi-Family
MU	Mixed-Use
MHP	Manufactured Home Pk.

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C–U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG–1	Core Northgate
NG–2	Transitional Northgate
NG–3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
HOO	High Occupancy Ovr.
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

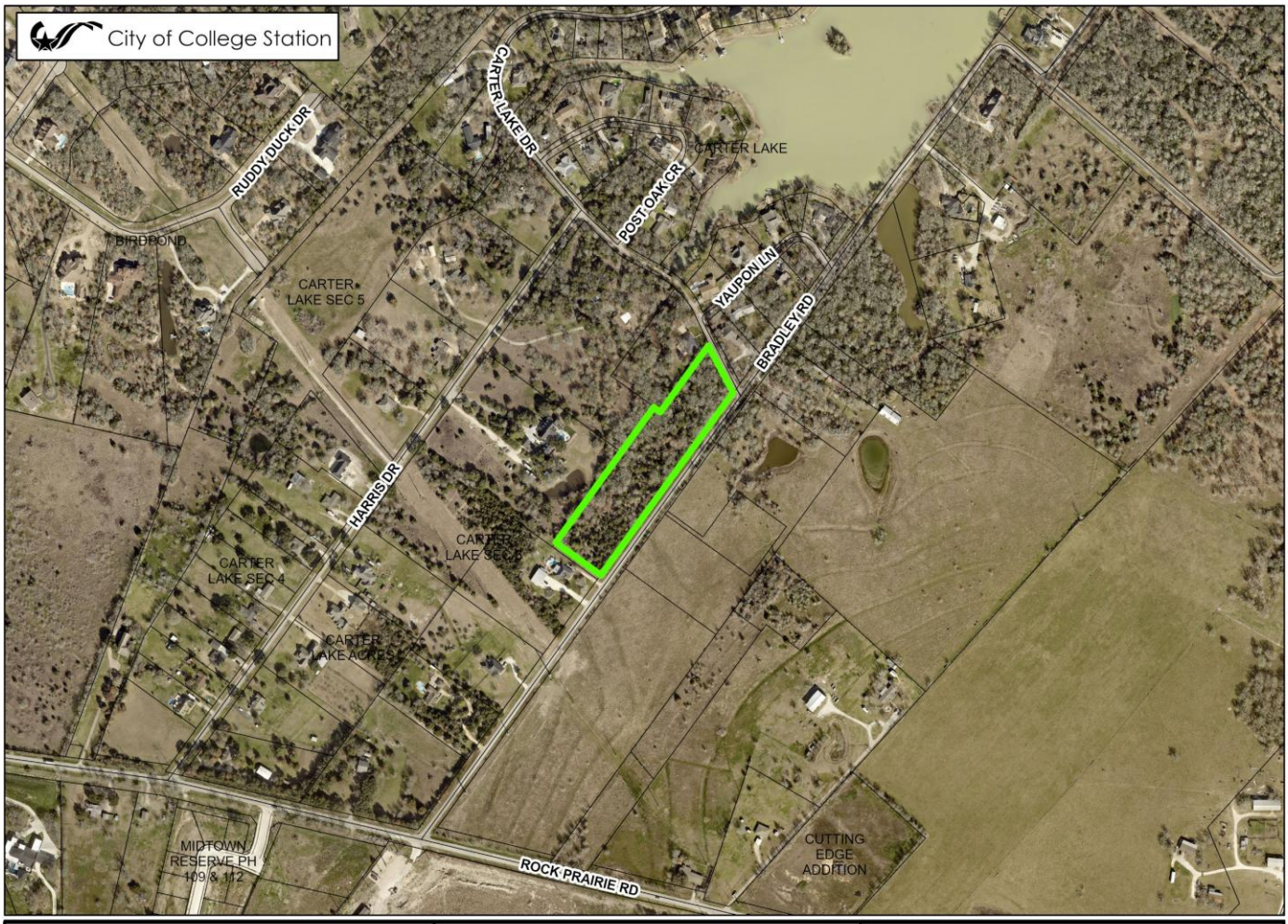
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

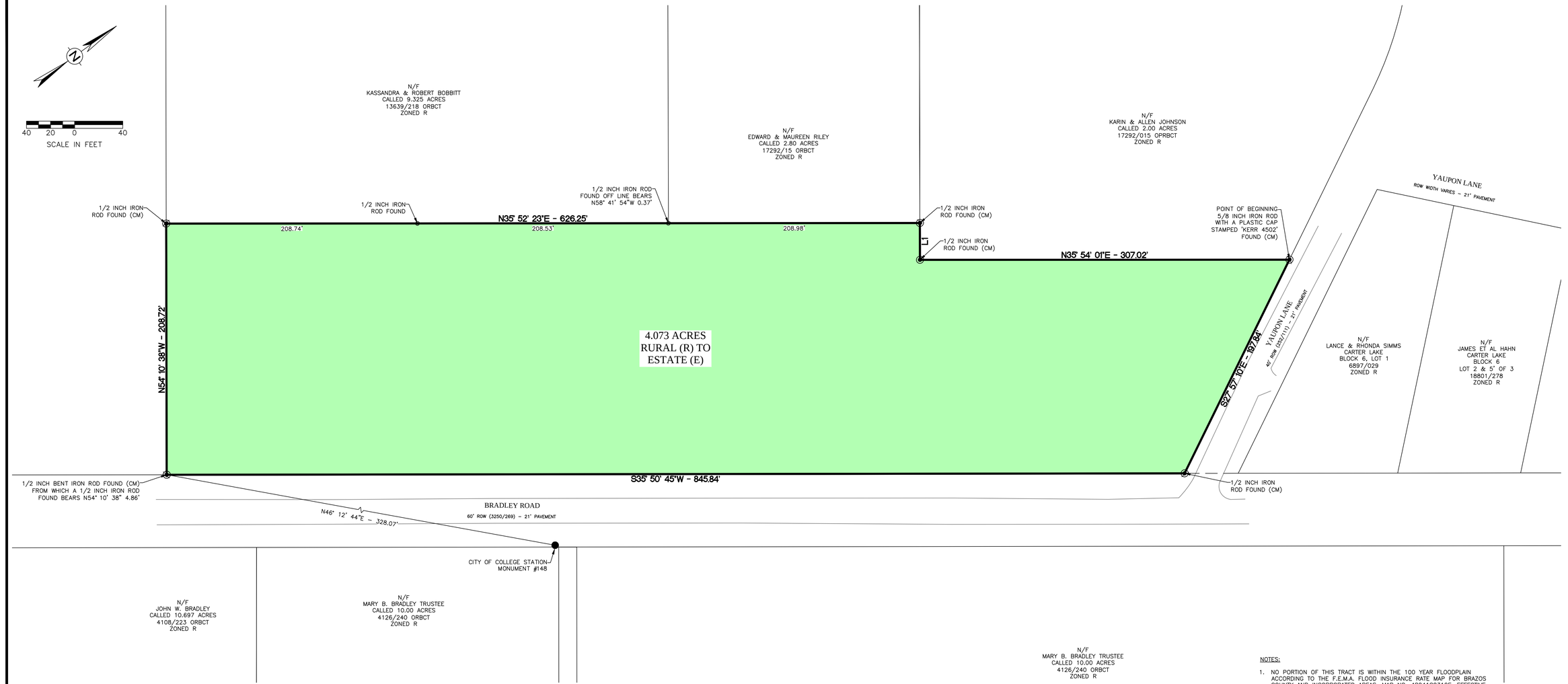
NORTH

0 387.5 775 Feet

MOREAU TRACT MINOR REPLAT REZONING

Case: REZONING
REZ2025-000011


City of College Station
RUDDY DUCK DR
CARTER LAKE DR
CARTER LAKE
POST OAK CR
YAUPON LN
BRADLEY RD
BIRDPOND
CARTER LAKE SEC 5
HARRIS DR
CARTER LAKE SEC 3
CARTER LAKE SEC 4
CARTER LAKE ACRES
MIDTOWN RESERVE PH 109 & 112
ROCK PRAIRIE RD
CUTTING EDGE ADDITION
NORTH
0
455
910
Feet
MOREAU TRACT MINOR REPLAT REZONING
Case:
REZ2025-000011
REZONING

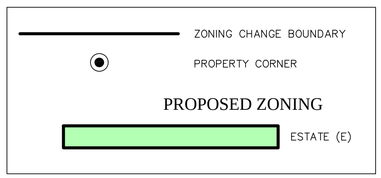


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.62'	S54° 10' 35"E

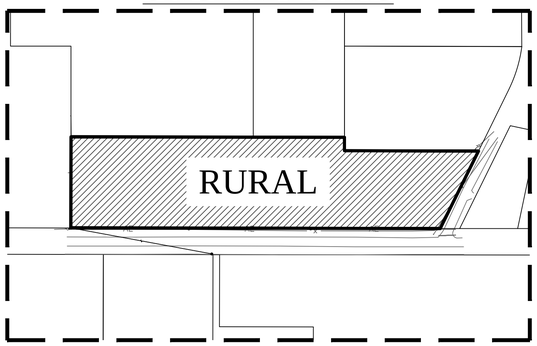
NOTES:

1. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
3. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 0.99989510125749 (CALCULATED USING GEOID12B).

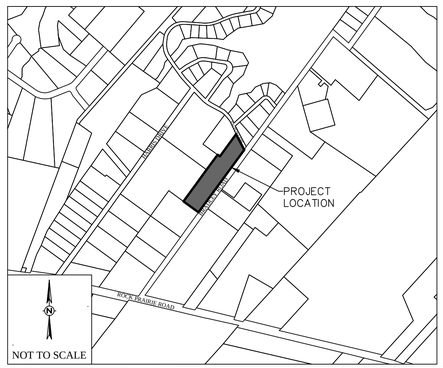
LEGEND



ORIGINAL ZONING



VICINITY MAP



REZONING EXHIBIT

MOREAU TRACT

4.073 ACRES

EXISTING ZONING: RURAL (R)

PROPOSED ZONING: ESTATE (E)

THOMAS CARUTHERS LEAGUE SURVEY, A-9

COLLEGE STATION, TEXAS

SCALE: 1"=40'
AUGUST 2025

OWNERS/DEVELOPERS:
Chuck Moreau
2737 Cloisters Drive
College Station, Texas, 77845
(979) 218-8835

SURVEYOR:
David Powell Brister, RPLS No. 6537
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
KERR JOB 25-0869

ENGINEER:
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www
(979) 764-3900

Plotted: 25-Sep-2025 By: Moreau Tract - Moreau Rezone - Documents\REZONING\25-252 REZONING MAP.dwg, Layout1

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: September 18, 2025
Advertised Council Hearing Date: October 9, 2025

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Carter Lake Home Owners Corporation

Property owner notices mailed: 14
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate Residential	R Rural	Single-Family Residential
South	Estate Residential	R Rural	Bradley Rd (Private Street)/Undeveloped
East	Estate Residential	R Rural	Single-Family Residential/Undeveloped
West	Estate Residential	R Rural	Single-Family Residential/Undeveloped

DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: R Rural (2008)
Final Plat: Unplatted
Site development: Undeveloped

REZONING APPLICATION
SUPPORTING INFORMATION

Name of Project: MOREAU TRACT MINOR REPLAT REZONING (REZ2025-000011)

Address:

Legal Description: A000901, THOMAS CARRUTHERS (ICL), TRACT 56, 4.0791 ACRES

Total Acreage: 4.08

Applicant:: SCHULTZ ENGINEERING

Property Owner: Charles M. and Suzanne Moreau

List the changed or changing conditions in the area or in the City which make this zone change necessary.

Increased demand for single family detached housing.

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

This zone change is in accordance with the comprehensive plan.

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The use permitted by the current zoning would be for only one residential lot.

Explain the suitability of the property for uses permitted by the rezoning district requested.

The use permitted by the rezoning would be for two estate lots.

Explain the suitability of the property for uses permitted by the current zoning district.

The use permitted by the rezoning would be for two estate lots.

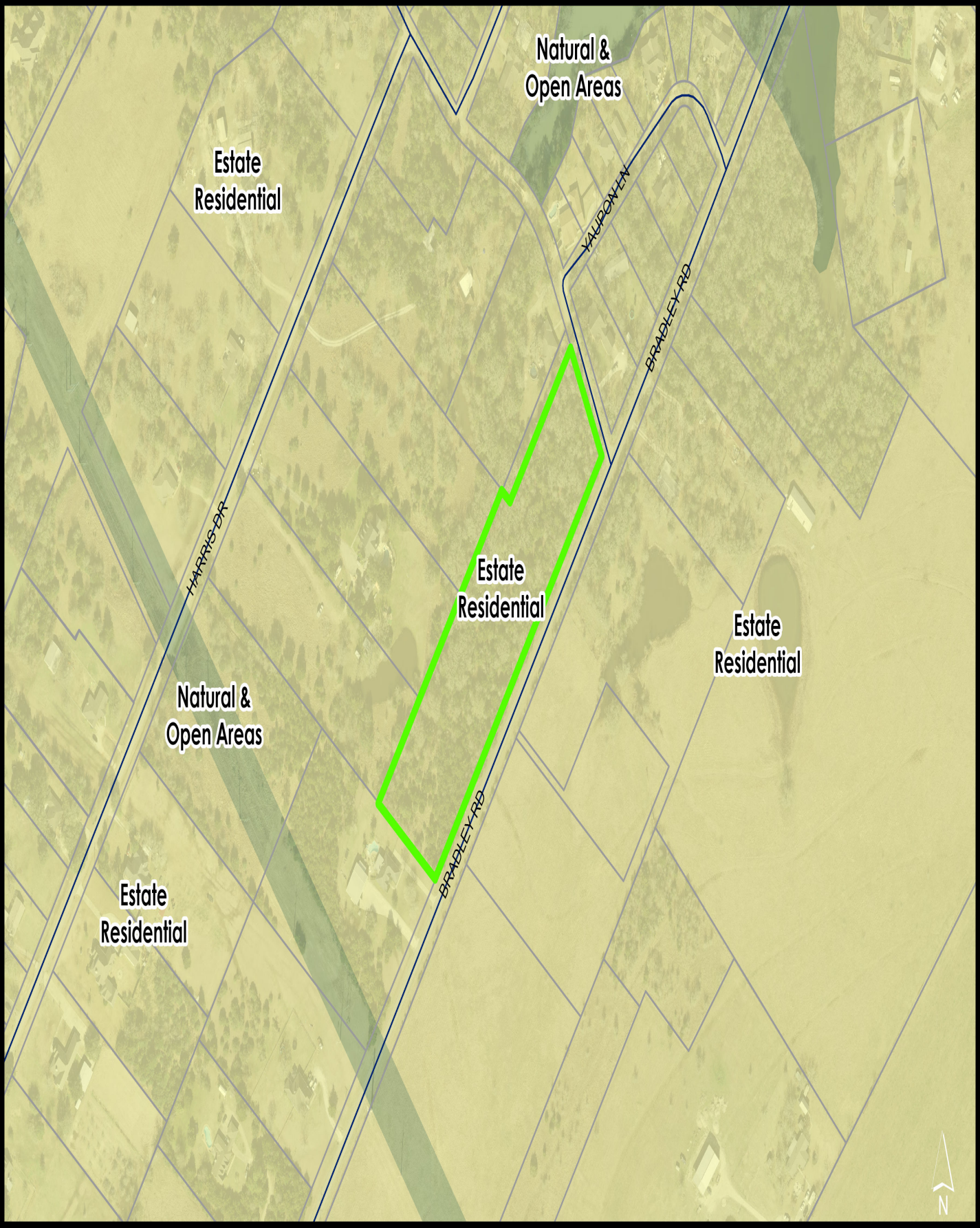
Explain the marketability of the property for uses permitted by the current zoning district.

The use permitted by the current zoning would be for a single residential lot. It would be marketable but not as much as 2 residential lots would be.

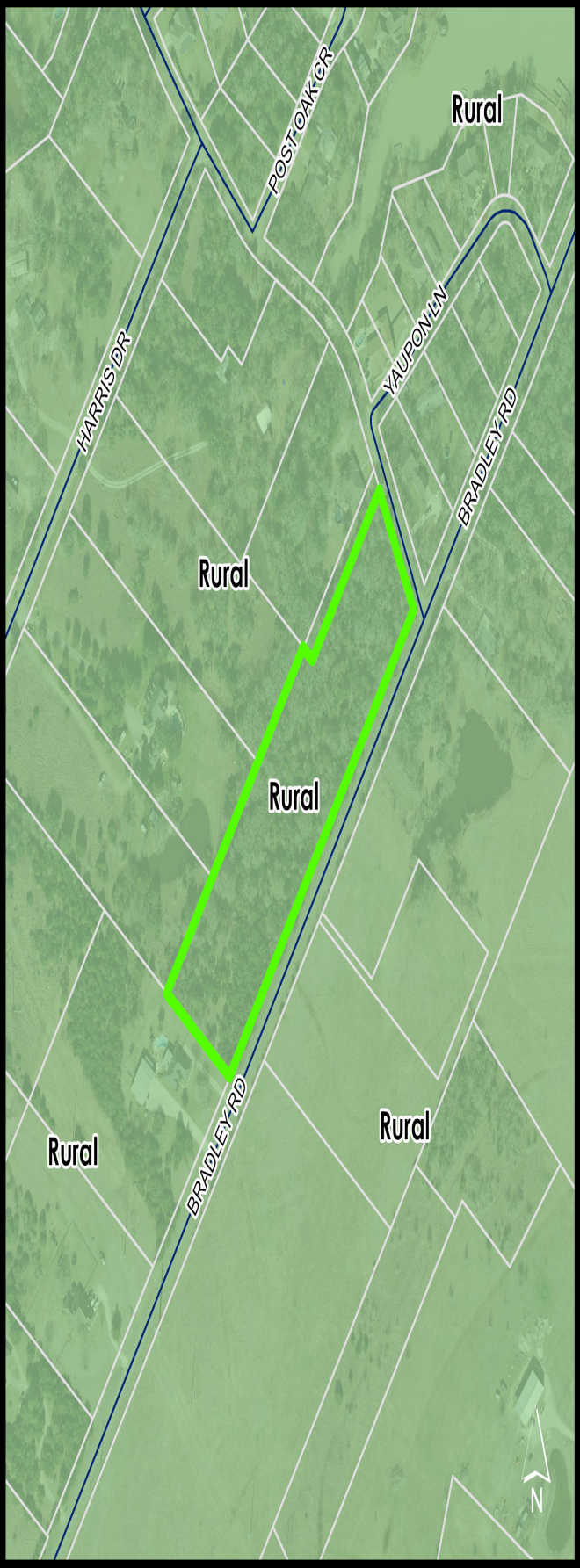
List any other reasons to support this zone change.

The owner would like to subdivide the property for use by his family.

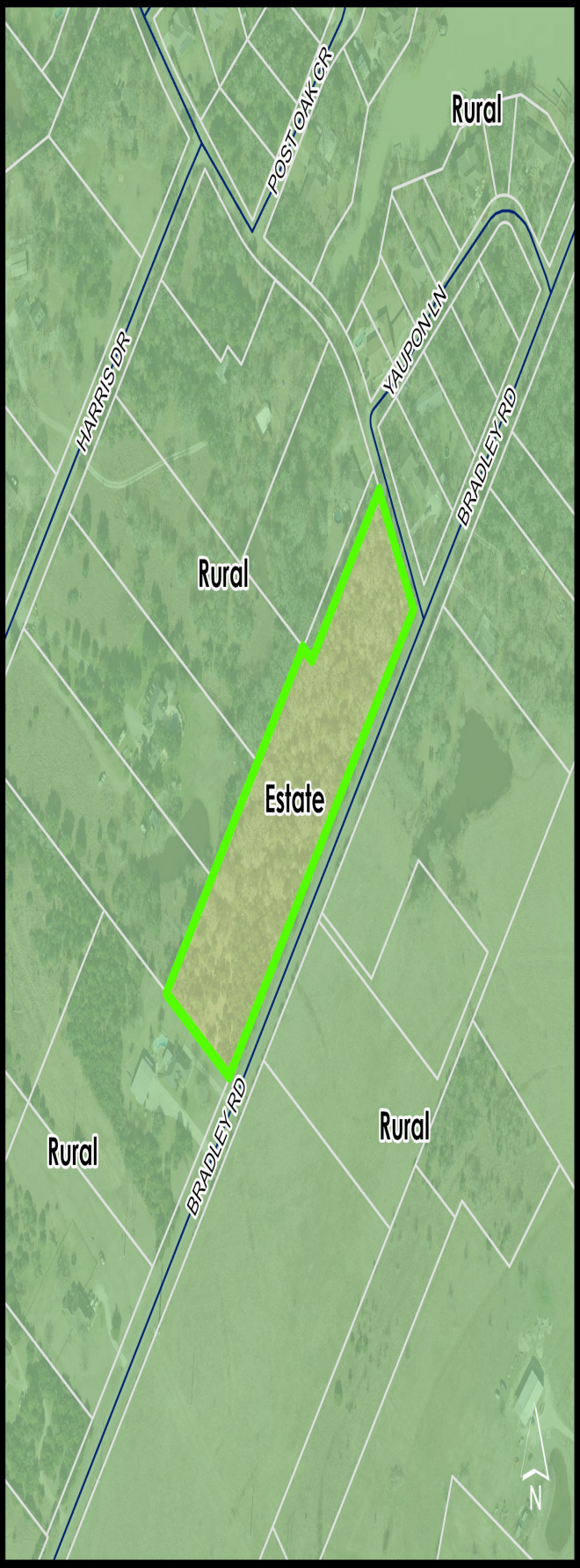
EXISTING
Future Land Use



EXISTING
Zoning



PROPOSED
Zoning



September 18, 2025
Item No. 5.2.
The Windham Tract Rezoning

Sponsor: Bekha Blasingame, Staff Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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).

Relationship to Strategic Goals:
Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: This request is to rezone approximately 237.65 acres of land, generally located on Greens Prairie Rd east of the intersection of Greens Prairie Rd and WS Phillips Pkwy, from R Rural to GS General Suburban. The tract proposed to be rezoned consists of an unplatted property and is currently undeveloped. The intent of the rezoning is to build a residential subdivision consisting of approximately 800 lots. The property was annexed in 2002 and was automatically assigned the zoning district of R Rural. Though the zoning district of R Rural allows for the use of single-family homes, it requires a much larger lot area and requires larger dimensional standards. This zoning request is in effort to allow the applicant to develop the property to the smaller standards of GS General Suburban.

REZONING REVIEW CRITERIA
1. Whether the proposal is consistent with the Comprehensive Plan:
The Comprehensive Plan Future Land Use and Character Map designates the subject property as Suburban Residential. The Comprehensive Plan generally describes the Suburban Residential land use designation as follows:

Single family residential areas that consist of low to moderate single family lots. These areas may also include limited townhomes, duplexes, other housing types, and some non-residential uses that are compatible with surrounding single-family areas. Development types tend to be highly consistent with a subdivision or neighborhood.

The intent of the district is to:

- Encourage community facilities, parks, and greenways within neighborhoods
- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support neighborhoods with a mix of housing types
- When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments

The zoning districts that are generally appropriate for within the Suburban Residential land use include: RS Restricted Suburban and GS General Suburban.

The goal of Chapter 3 of the Comprehensive Plan is to have viable and attractive neighborhoods that maintain long-term neighborhood integrity while collectively providing a wide range of housing options and other services for a diverse population. Chapter 3 states that new neighborhoods should be designed to fit within the existing fabric of the community and complement the natural environment. Sustainable neighborhoods should be developed with integrated parks that are easily and safely reached on foot or bicycle. Development policies should encourage the clustering of homes to reduce the environmental impacts on sensitive areas like floodplain.

The proposed rezoning request from R Rural to GS General Suburban aligns with the Comprehensive Plan.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:
The property has frontage to Greens Prairie Rd. Adjacent properties are zoned PDD Planned Development District to the north and northeast, RS Restricted Suburban to the east, R Rural to the southeast, the City of College Station's Extraterritorial Jurisdiction to the south, and GS General Suburban to the west. There are smaller sections with frontage to Greens Prairie Rd to the west and northwest that are not a part of this rezoning request that will remain zoned R Rural.

The adjacent properties to the north, east, and west are currently developed as residential subdivisions. The property to the northeast of the subject property and the smaller areas along Greens Prairie Rd are currently undeveloped. The properties to the south are located in the City's ETJ.

The GS General Suburban zoning district is intended to provide for single-family residential purposes and accessory uses and to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provide the necessary and adequate facilities and services.

The proposed zoning district is appropriate for the surrounding area as it would continue the use of suburban residential subdivisions.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:
The size and location of the subject property is suitable for uses allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for GS General Suburban.

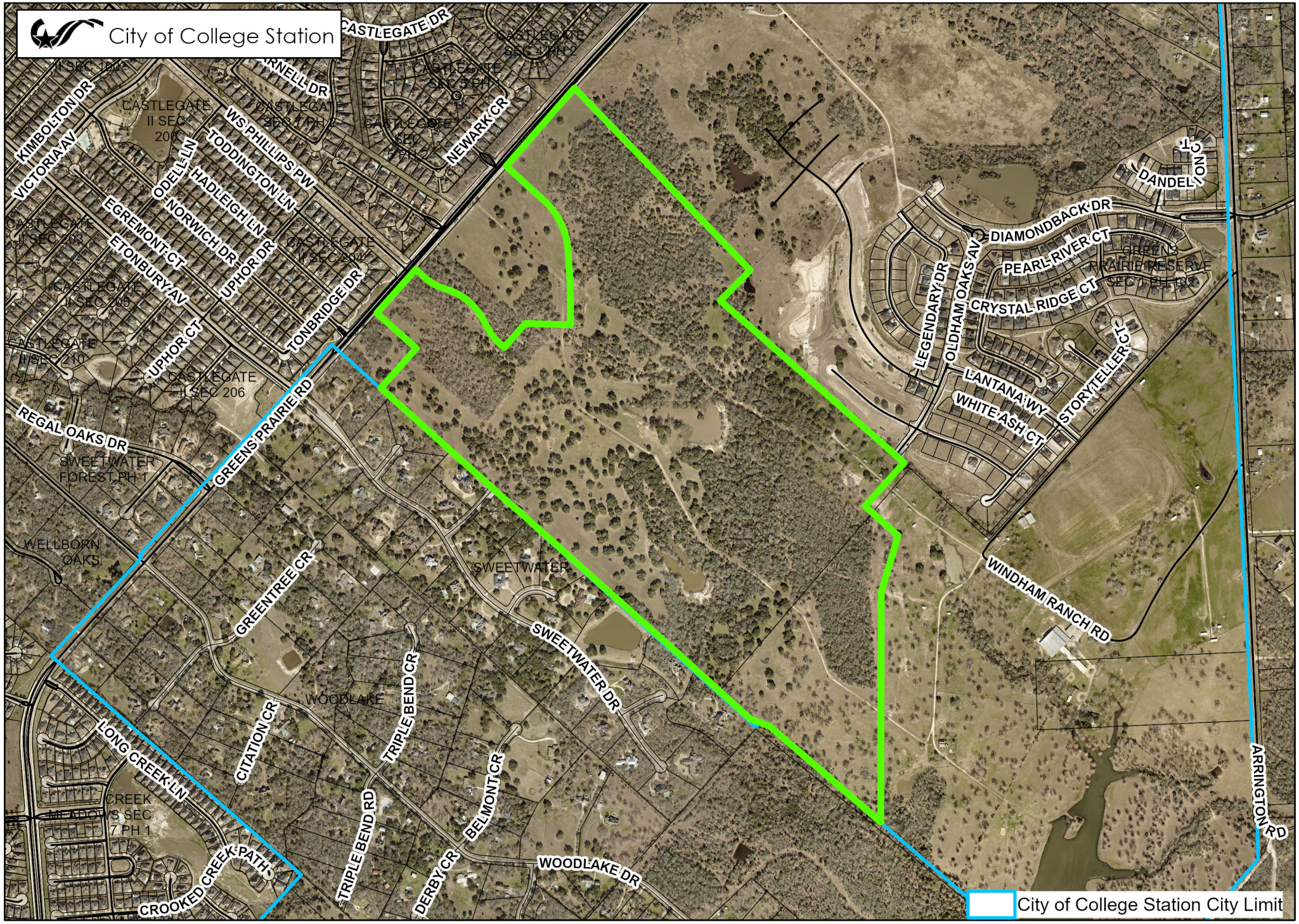
4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:
The existing water and wastewater infrastructure is adequate to support the future extension needs of this development. The design of extensions to the City's Water and Wastewater systems will be reviewed with platting of the tract. Drainage and any other infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is generally located on Greens Prairie Rd. Right of Way alignments

and dedications would be determined during the preliminary plan. The subject tract has frontage on Greens Prairie Road and the future extension of W.S. Phillips Parkway and Oldham Oaks Avenue. W.S. Phillips Parkway has a thoroughfare classification of minor arterial, and Oldham Oaks Avenue is listed as a minor collector. Both will be extended with the platting of the tract and eventually intersect on the southeastern edge of the development. A traffic impact analysis (TIA) has been completed with this project with a total build out estimated for 2035. The site's assumed trip generation and traffic mitigation recommendations outlined in the TIA will be fulfilled as buildout happens.

5. The marketability of the property:
The existing zoning of R Rural does not comply with the Future Land Use of Suburban Residential and the applicant states the current zoning is not suitable for the type of development the City intends for this area. However, the proposed zoning district would allow for greater density of single family homes, making it more marketable.

Budget & Financial Summary: N/A

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



NORTH

0 500 1,000 Feet

WINDHAM TRACT

Case: REZ2025-000007

REZONING



ZONING DISTRICTS (In Grayscale)

Residential
- R Rural
- WE Wellborn Estate
- E Estate
- WRS Wellborn Restricted Suburban
- RS Restricted Suburban
- GS General Suburban
- D Duplex
- T Townhome
- MH Middle Housing
- MF Multi-Family
- MU Mixed-Use
- MHP Manufactured Home Pk.

Non-Residential
- NAP Natural Area Protected
- O Office
- SC Suburban Commercial
- WC Wellborn Commercial
- GC General Commercial
- CI Commercial Industrial
- BP Business Park
- BPI Business Park Industrial
- C–U College and University

Planned Districts
- P-MUD Planned Mixed-Use Dist.
- PDD Planned Develop. Dist.

Design Districts
- WPC Wolf Pen Creek Dev. Cor.
- NG–1 Core Northgate
- NG–2 Transitional Northgate
- NG–3 Residential Northgate

Overlay Districts
- OV Corridor Ovr.
- RDD Redevelopment District
- HOO High Occupancy Ovr.
- ROO Restricted Occupancy Ovr.
- NPO Nbrhd. Prevailing Ovr.
- NCO Nbrhd. Conservation Ovr.
- HP Historic Preservation Ovr.

Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- C-3 Light Commercial
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 1,000 2,000 Feet

WINDHAM TRACT

Case: REZ2025-000007

REZONING

META PLANNING + DESIGN
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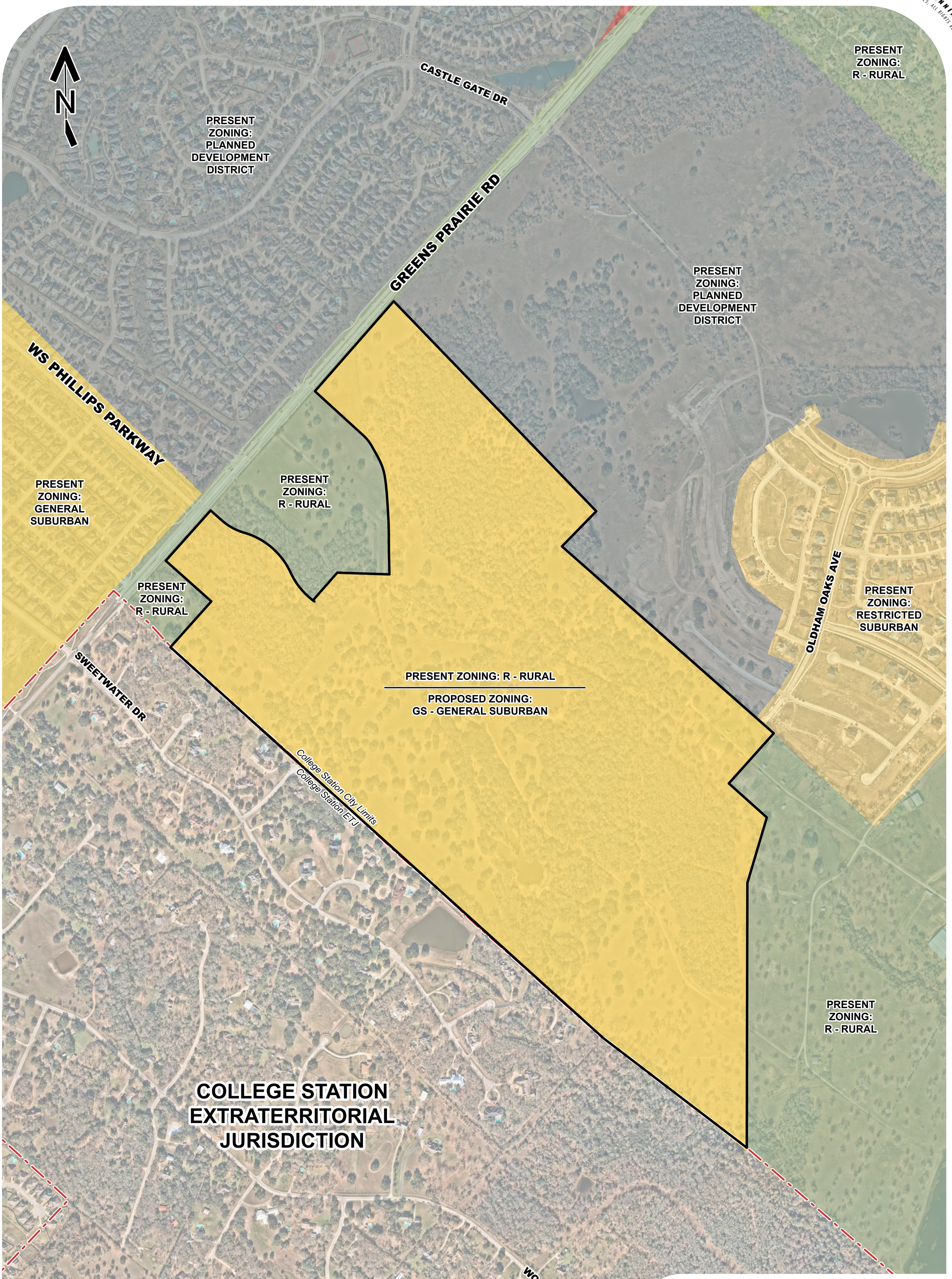

a zoning exhibit for

WINDHAM RANCH

±237.6 ACRES OF LAND

prepared for

BINNACLE DEVELOPMENT

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

HOU-21044
AUGUST 27, 2025

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META PLANNING + DESIGN

REZONING APPLICATION
SUPPORTING INFORMATION

Name of Project: WINDHAM TRACT PDD (REZ2025-000007)

Address:

Legal Description: A007101, J BLEDSOE (ICL), TRACT 1, 227.98 ACRES, & A010100 WM CLARK

Total Acreage: 237.6

Applicant:: META PLANNING & DESIGN

Property Owner: WINDHAM JERRY P & PATRICIA

List the changed or changing conditions in the area or in the City which make this zone change necessary.

The tract is currently vacant and proposes residential development with a variety of lot widths. The variation in lot width will allow for a range of homes at different prices points, appealing to more buyers in the housing market.

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

This rezoning request is in compliance with the College Station Comprehensive Plan. The Future Land Use and Character map calls for this area to be Suburban Residential, which General Suburban zoning complies with.

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

Residential is suitable for this tract as the Comprehensive Plan calls for residential in this area. Suburban, large lot and PDD residential are immediately adjacent to this rezoning request. As this project is proposing solely single-family residential within the project boundary, it will conform to nearby uses. The project also proposes to extend pedestrian improvements that currently exist in nearby neighborhoods.

Explain the suitability of the property for uses permitted by the rezoning district requested.

The proposed General Suburban zoning will serve as a transition from the PDD to the north, large lot residential (within ETJ) to the south, and Restricted Suburban to the east. General Suburban zoning exists to the west of the tract.

Explain the suitability of the property for uses permitted by the current zoning district.

The current zoning district, Rural (R), does not allow for suburban type residential development as called for by the Future Land Use and Character map. The current zoning is not suitable for the type of development the City intends for this area.

Explain the marketability of the property for uses permitted by the current zoning district.

The frontage on Greens Prairie Road, which provides quick and direct access to William Fitch and Highway 6, along with the variety of lots widths make this a marketable area for new residential development.

List any other reasons to support this zone change.

New housing stock for College Station, improved drainage in the immediate area, and compliance with the Comprehensive Plan.

NOTIFICATIONS
Advertised Commission Hearing Date: September 18, 2025
Advertised Council Hearing Dates: October 9, 2025

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Castlegate
Castlegate II
Greens Prairie Reserve
Sweetwater
Sweetwater Forest

Property owner notices mailed: 43
Other contacts in support (as of September 18, 2025): 1
Other contacts in opposition (as of September 18, 2025): 0
Inquiry contacts (as of September 18, 2025): 1

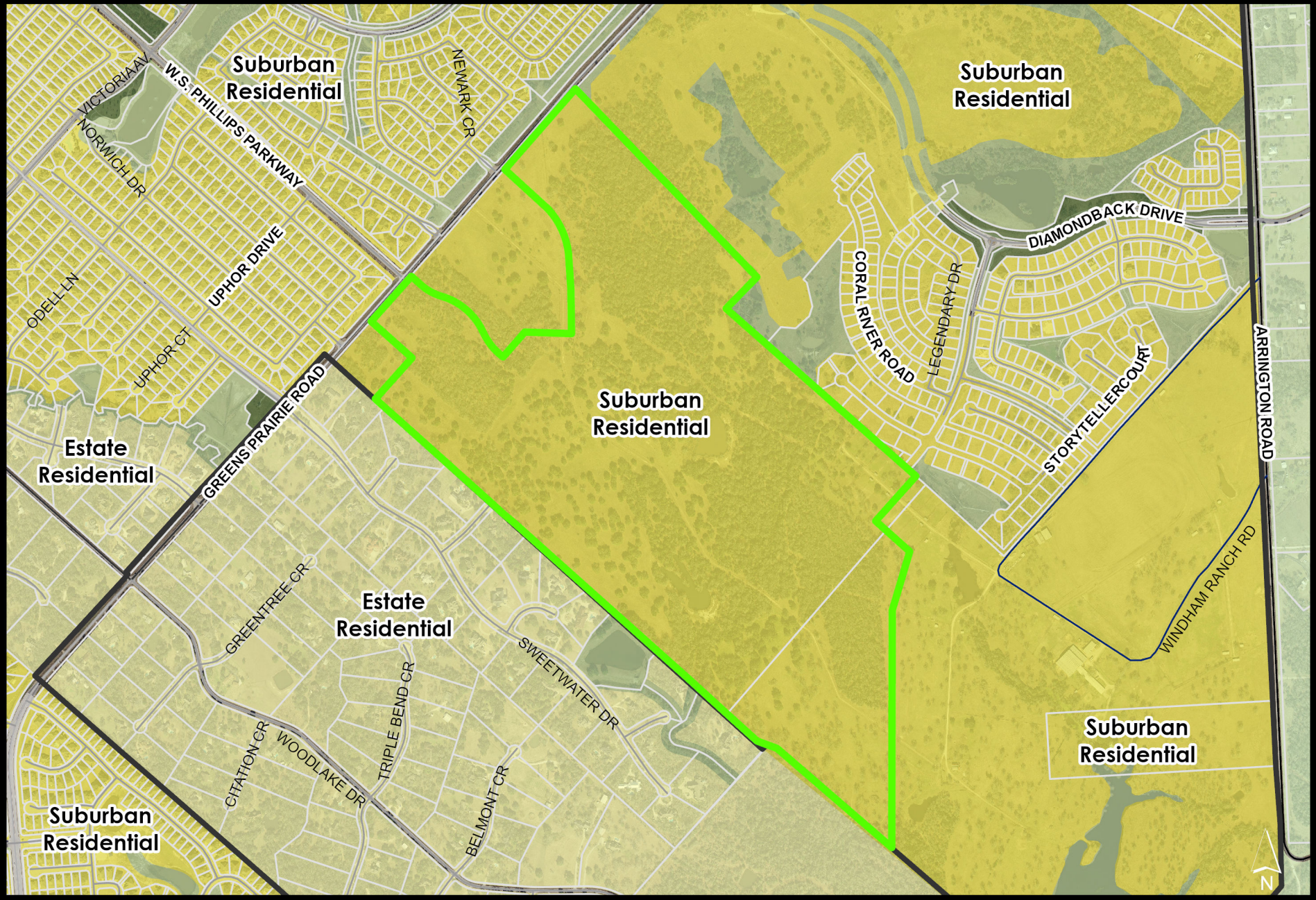
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential, and Natural & Open Areas	Planned Development District (PDD)	Suburban Residential Development
East	Suburban Residential, and Natural & Open Areas	Restricted Suburban (RS)	Suburban Residential Development
South	Suburban Residential, Estate Residential, and Natural & Open Areas	City of College Station's Extraterritorial Jurisdiction (ETJ)	Suburban Residential Development
West	Suburban Residential, Natural & Open Areas, Parks & Greenways	Rural (R), General Suburban (GS)	Greens Prairie Rd (minor arterial) and Suburban Residential Development

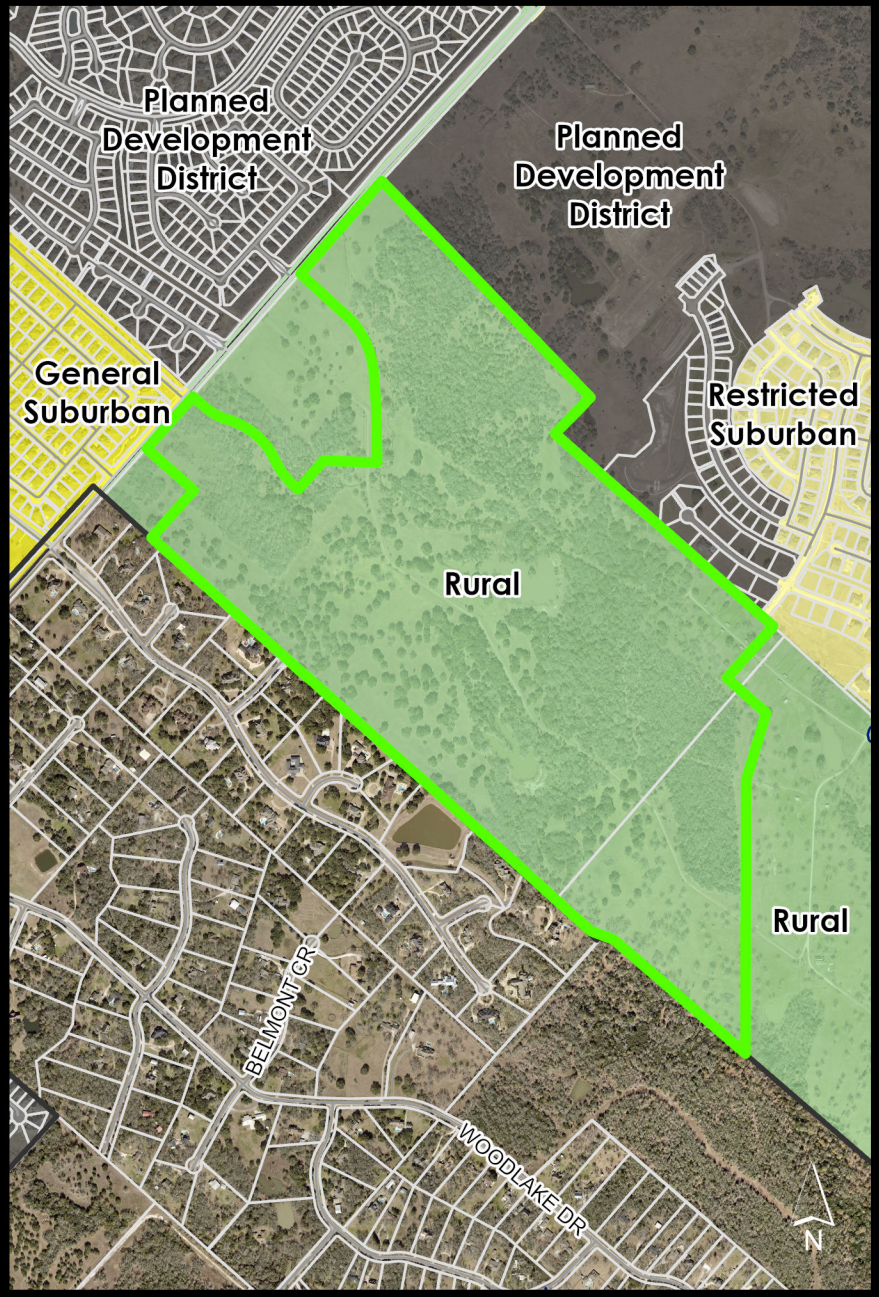
DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open Space upon annexation
A-O Agricultural Open space renamed to R Rural (2013)
Final Plat: The property is currently unplatted.
Site development: The property is currently undeveloped.

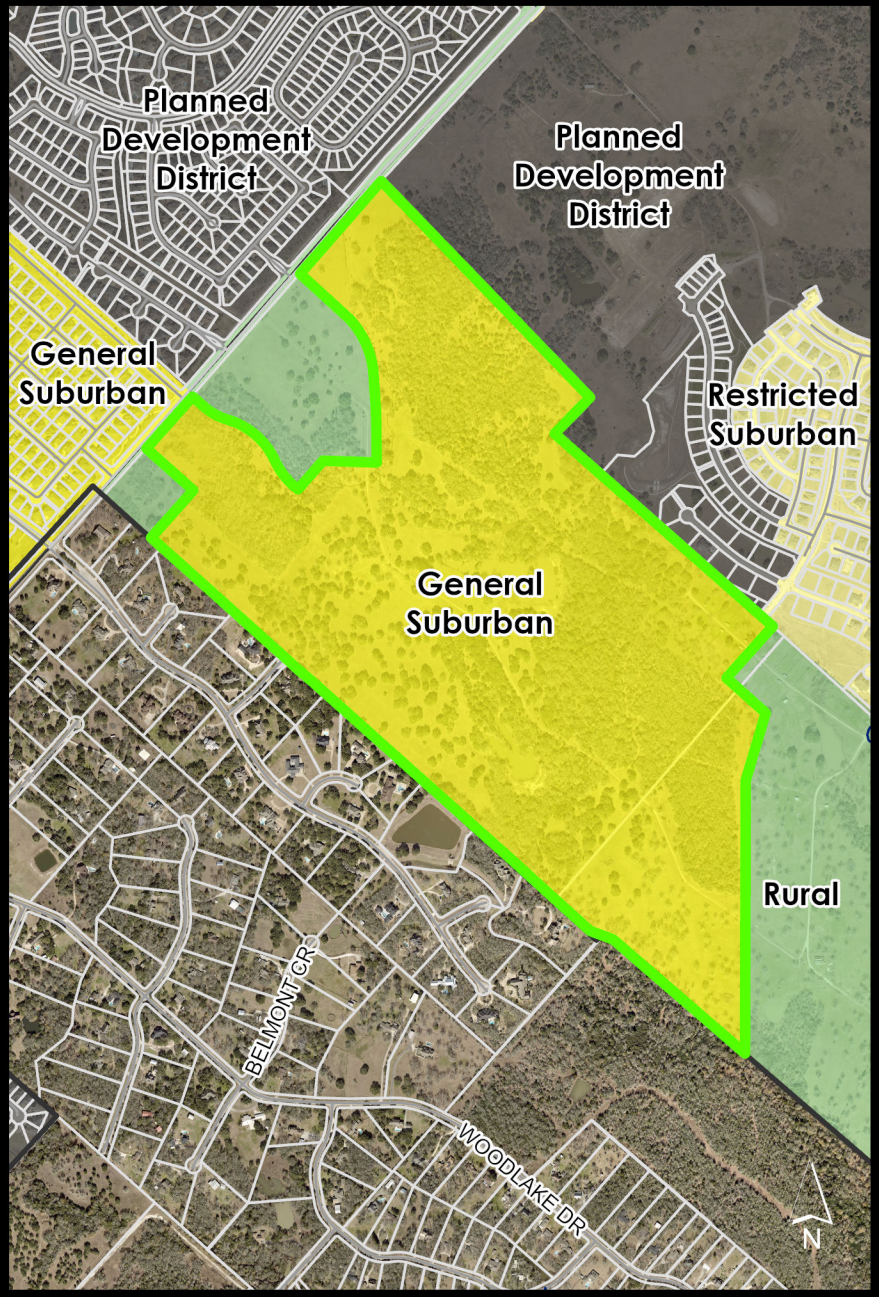
EXISTING
Future Land Use



EXISTING
Zoning



PROPOSED
Zoning



September 18, 2025
Item No. 5.3.
Case #REZ2025-000013

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

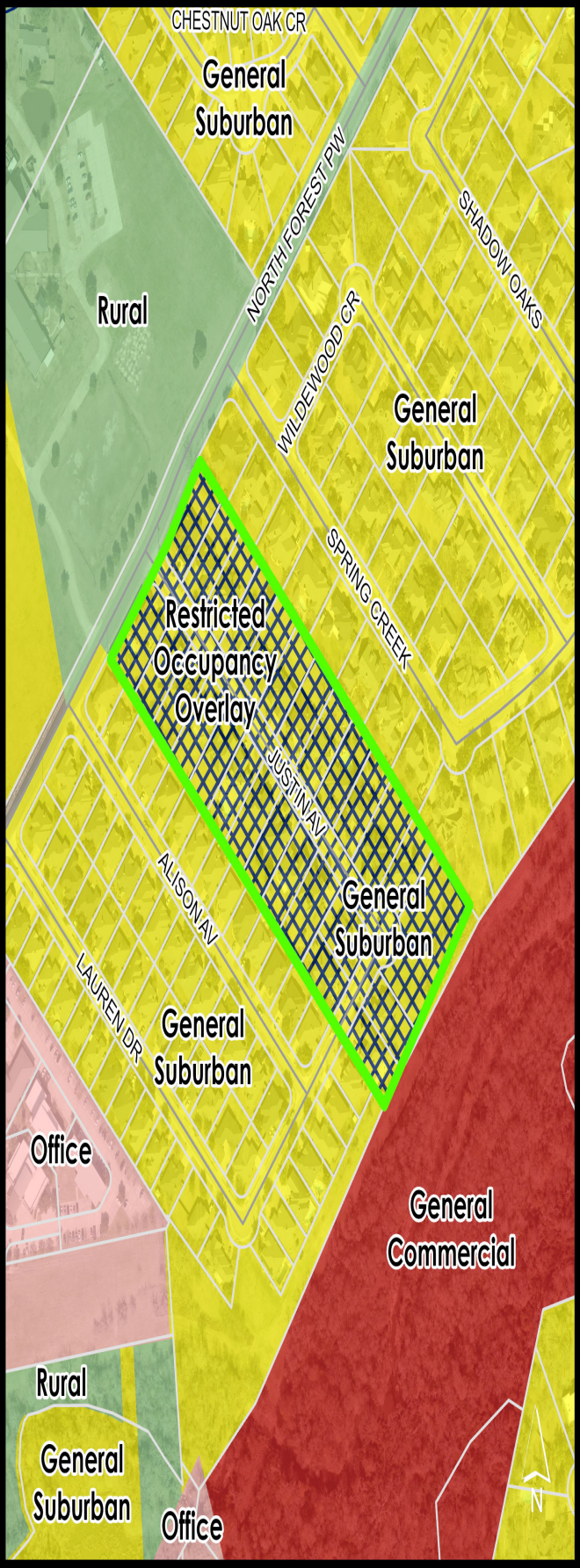
Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 9.95 acres generally located along Justin Avenue within North Forest Estates from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban. This rezoning is in effort to comply with state law (Senate Bill 1567).

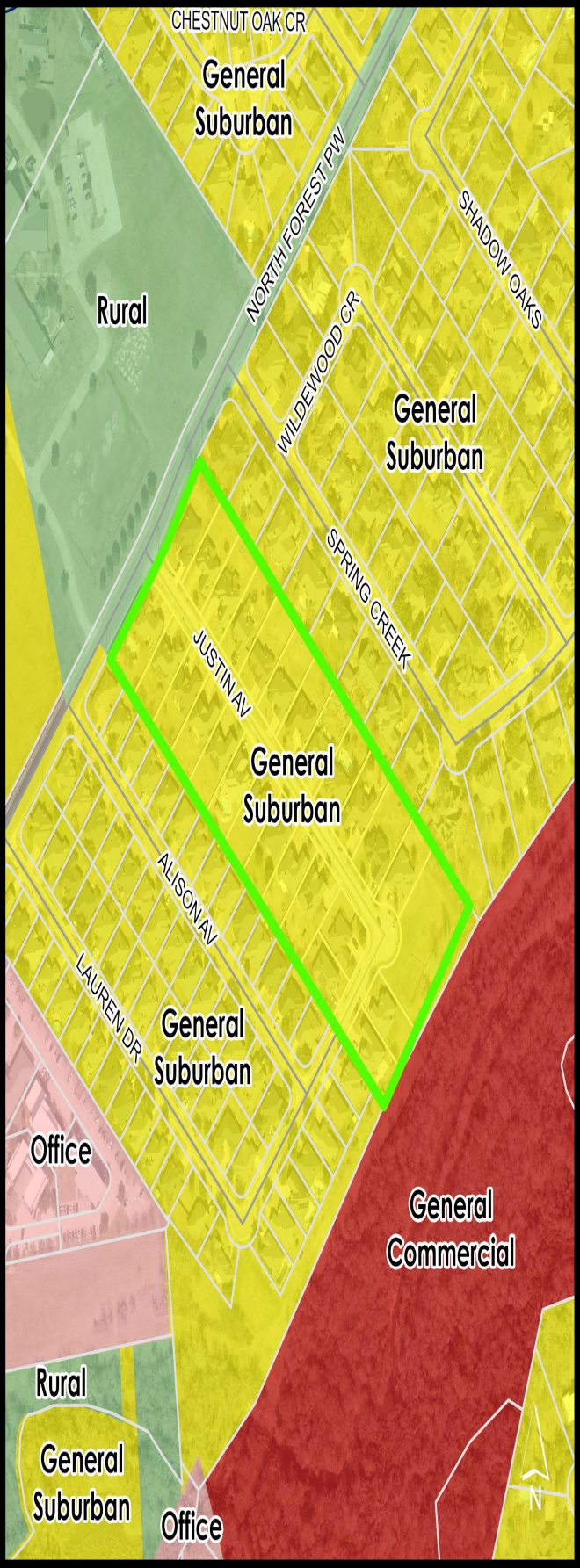
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



ORDINANCE NO. 2022-4391

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 AFFECTING APPROXIMATELY 9.86 ACRES, BEING 26 LOTS WITHIN THE NORTH FOREST ESTATES SUBDIVISION AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35**.**

PASSED, ADOPTED, and APPROVED this 22nd day of September, 2022.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

Karl Mooney

Mayor

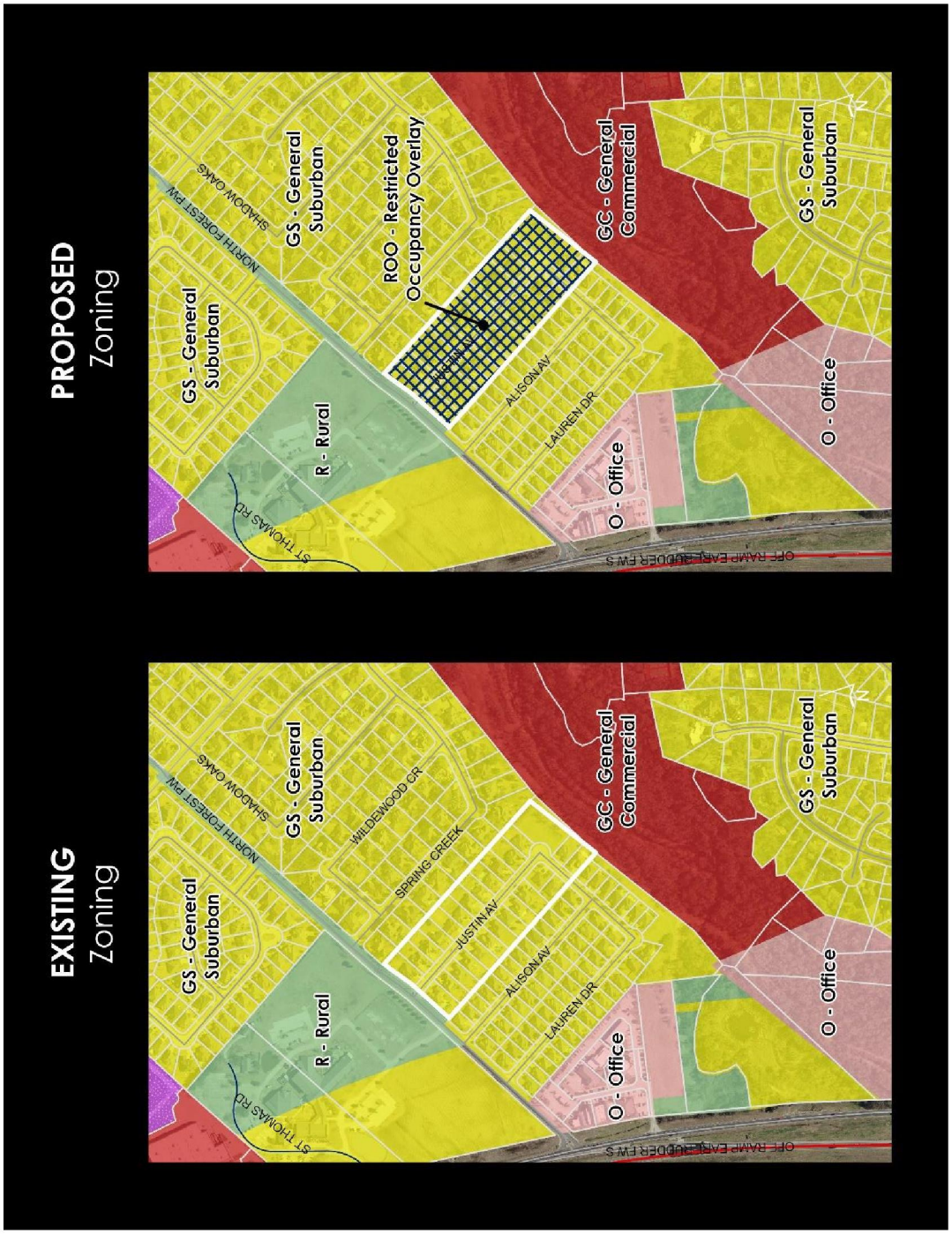
APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended and is to read as follows:

The following property is rezoned to apply a ROO Restricted Occupancy Overlay zoning as provided in Appendix A, "Unified Development Ordinance," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.11 "Single-Family Overlay Districts":



September 18, 2025
Item No. 5.4.
Case #REZ2025-000014

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

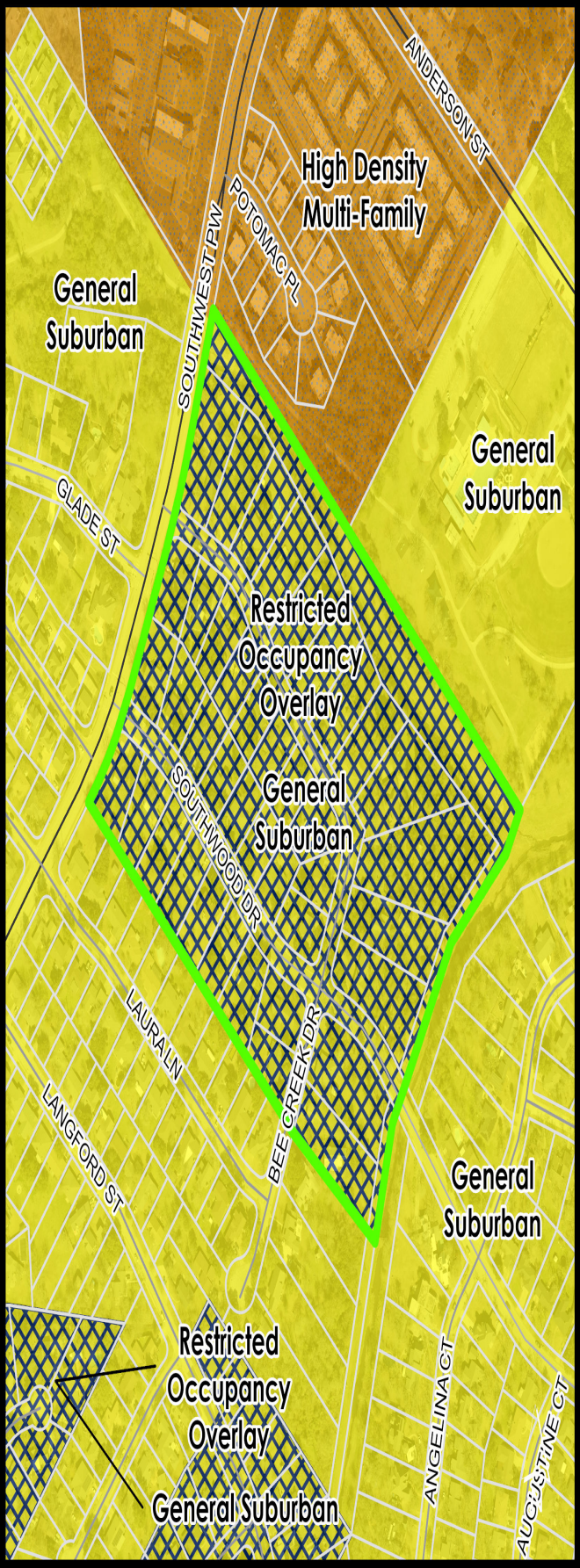
Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 27.1 acres generally located along Bee Creek Drive and Southwood Drive from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban. This rezoning is in effort to comply with state law (Senate Bill 1567).

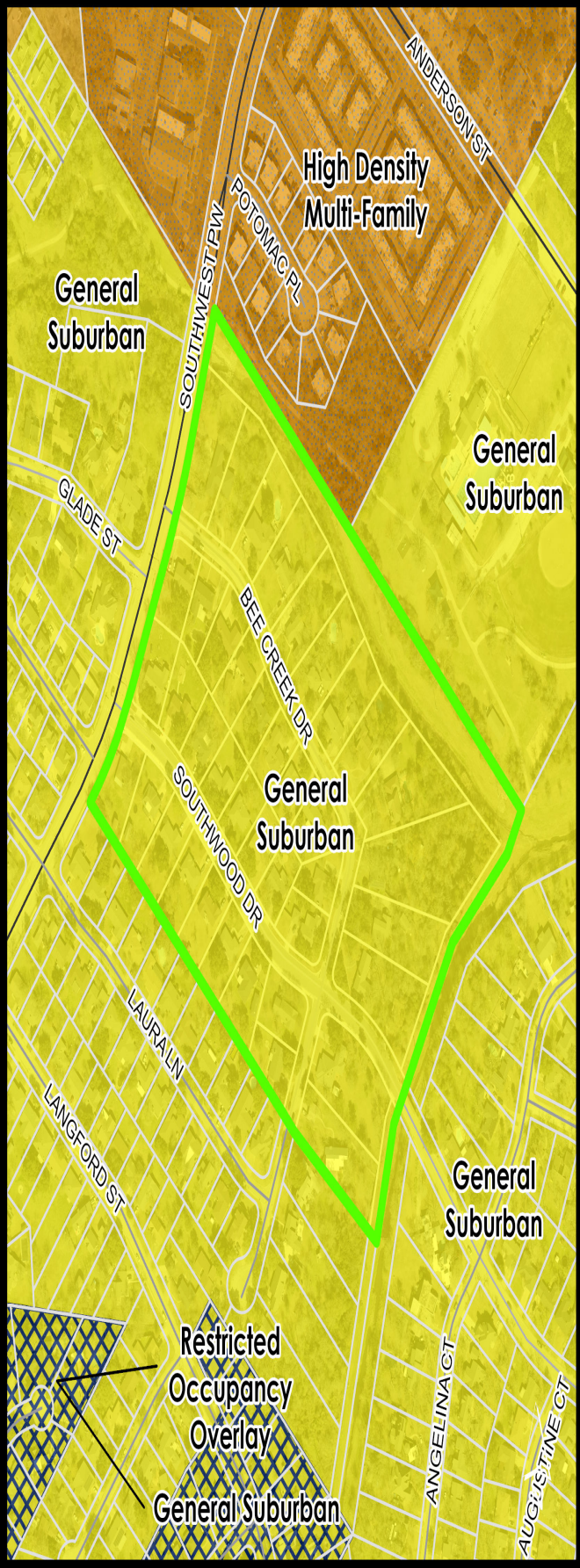
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



ORDINANCE NO. 2023-4438

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 AFFECTING APPROXIMATELY 27.1 ACRES, BEING 39 LOTS WITHIN SOUTHWOOD PHASE 21, BLOCKS 3-6 AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35**.**

PASSED, ADOPTED, and APPROVED this 25th day of May, 2023.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

City Attorney

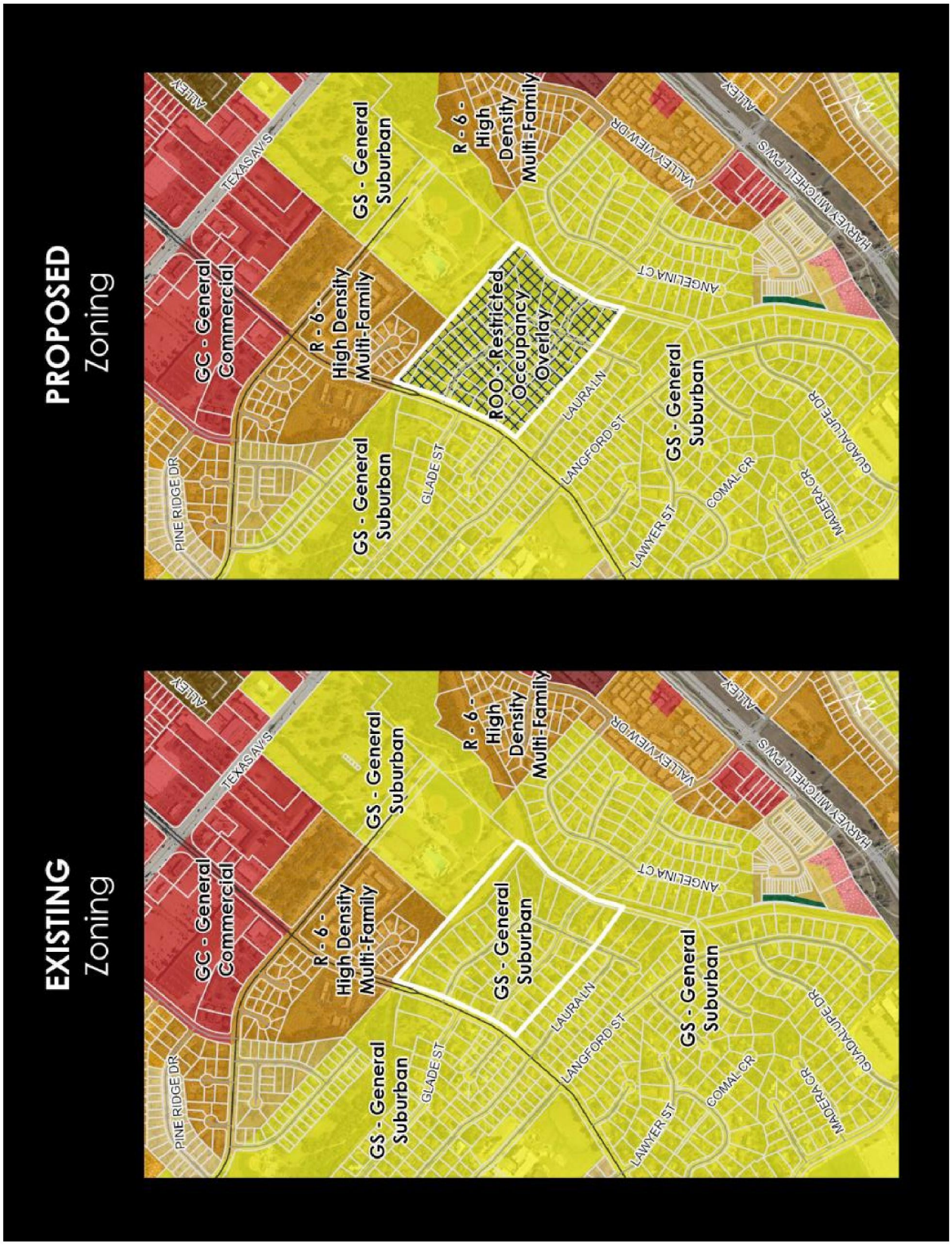
Exhibit A

That 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, is hereby amended and is to read as follows:

The following properties are rezoned to apply a ROO Restricted Occupancy Overlay zoning as provided in Appendix A, "Unified Development Ordinance," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.11 "Single-Family Overlay Districts":

Approximately 27.1 acres, being 39 lots within Southwood Phase 21, Blocks 3-6

Exhibit B


PROPOSED
Zoning
GC - General Commercial
R - 6 - High Density Multi-Family
GS - General Suburban
ROO - Restricted Occupancy Overlay
TEXAS AV S
PINE RIDGE DR
GLADE ST
LAURA LN
LANGFORD ST
LAWYER ST
COMAL CR
MADERA CR
GUADALUPE DR
ANGELINA CT
VALLEY VIEW DR
HARVEY MITCHELL PW S
ALLEY
EXISTING
Zoning
GC - General Commercial
R - 6 - High Density Multi-Family
GS - General Suburban
TEXAS AV S
PINE RIDGE DR
GLADE ST
LAURA LN
LANGFORD ST
LAWYER ST
COMAL CR
MADERA CR
GUADALUPE DR
ANGELINA CT
VALLEY VIEW DR
HARVEY MITCHELL PW S
ALLEY

September 18, 2025
Item No. 5.5.
Case #REZ2025-000015

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

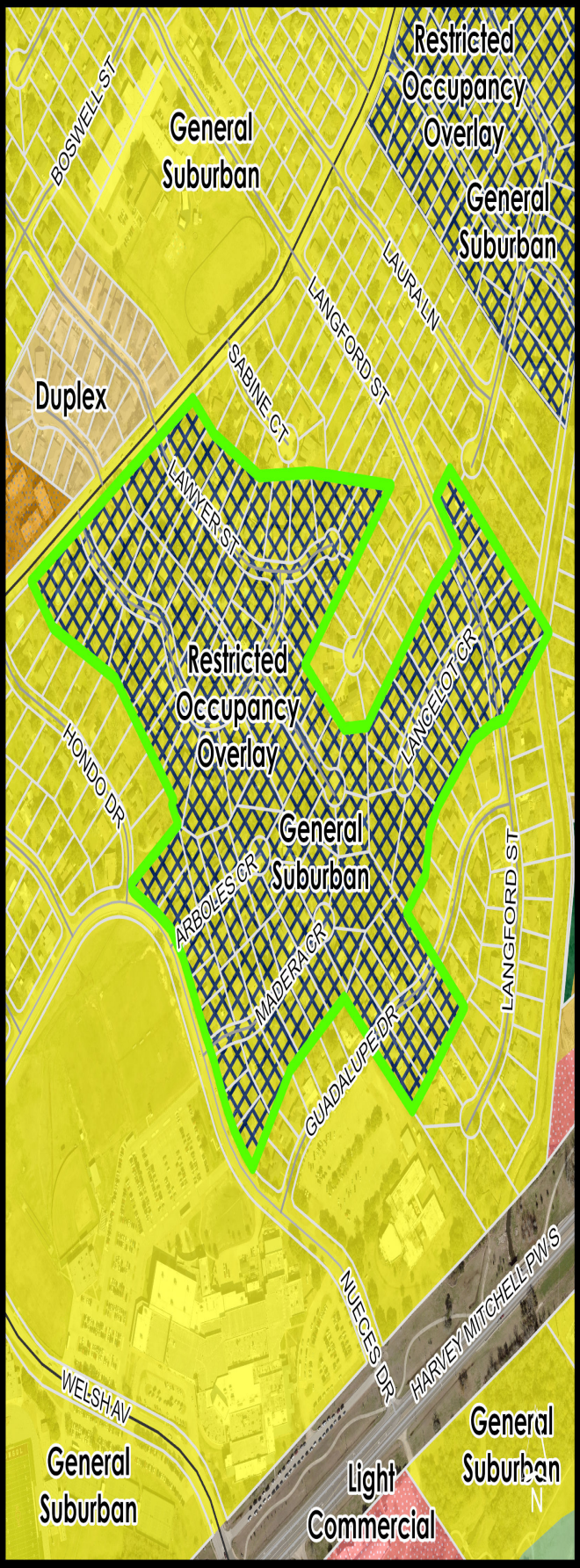
Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 54.56 acres generally located between Southwest Parkway and Guadalupe Drive from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban. This rezoning is in effort to comply with state law (Senate Bill 1567).

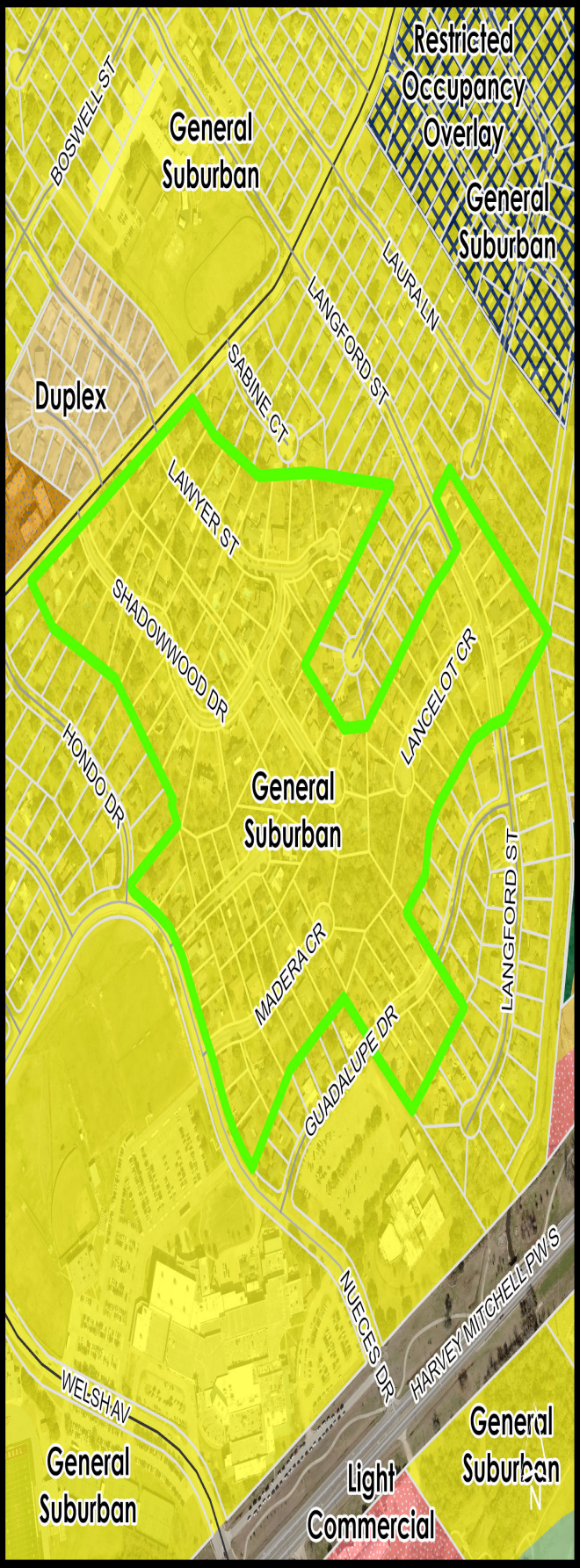
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



ORDINANCE NO. 2023-4466

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 AFFECTING APPROXIMATELY 48.31 ACRES, BEING 103 LOTS WITHIN SOUTHWOOD SUBDIVISIONS SECTIONS 1, 2, 2A, 6, 7, 9, AND 10; AND CAMELOT ADDITION SECTION 2 SUBDIVSION DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35**.**

PASSED, ADOPTED, and APPROVED this 14th day of September, 2023.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

City Attorney

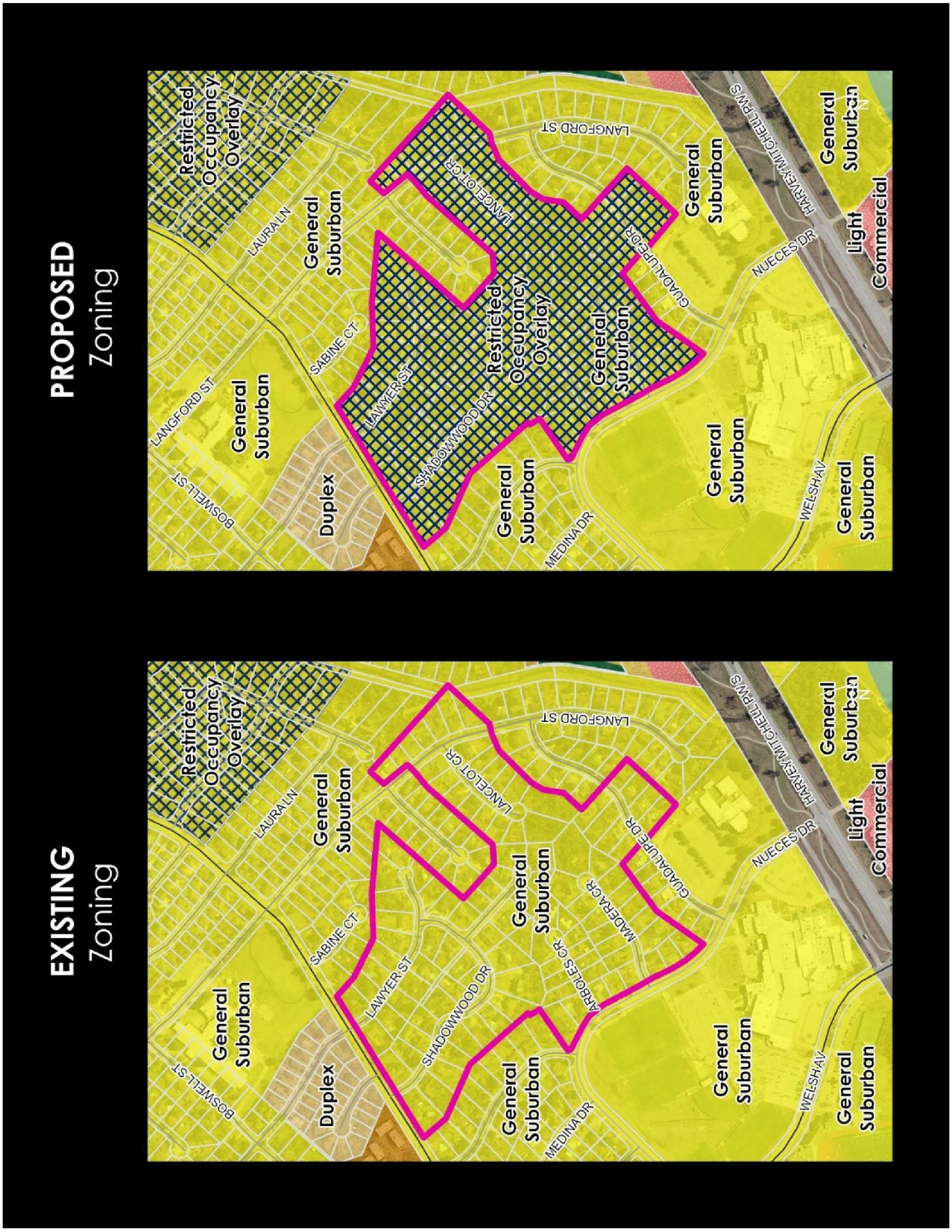
Exhibit A

That 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, is hereby amended and is to read as follows:

The following properties are rezoned to apply a ROO Restricted Occupancy Overlay zoning as provided in Appendix A, "Unified Development Ordinance," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.11 "Single-Family Overlay Districts":

Approximately 48.31 acres of land, being 103 lots within Southwood Subdivisions Sections 1, 2, 2A, 6, 7, 9 and 10 and Camelot Addition Section 2 Subdivision.

Exhibit B


PROPOSED
Zoning
EXISTING
Zoning
Restricted Occupancy Overlay
General Suburban
Duplex
Light Commercial
LANGFORD ST
LAURA LN
SABINE CT
LAWYER ST
SHADOWWOOD DR
LANCELOT CR
GUADALUPE DR
MADERA CR
ARBOLES CR
MEDINA DR
NUECES DR
HARVEY MITCHELL PWY
WELSH AV
BOSWELL ST

September 18, 2025
Item No. 5.6.
Case #REZ2025-000016

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

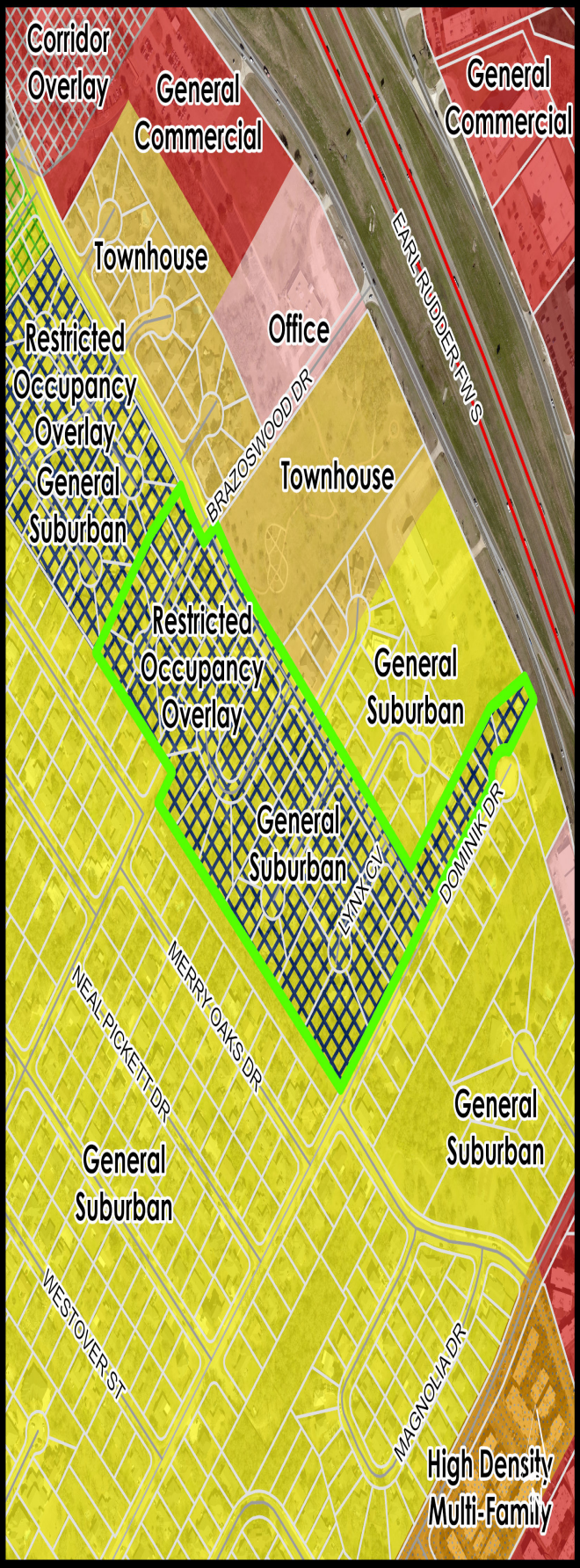
Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 21.21 acres generally located between Brazoswood Drive and Dominik Drive from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban. This rezoning is in effort to comply with state law (Senate Bill 1567).

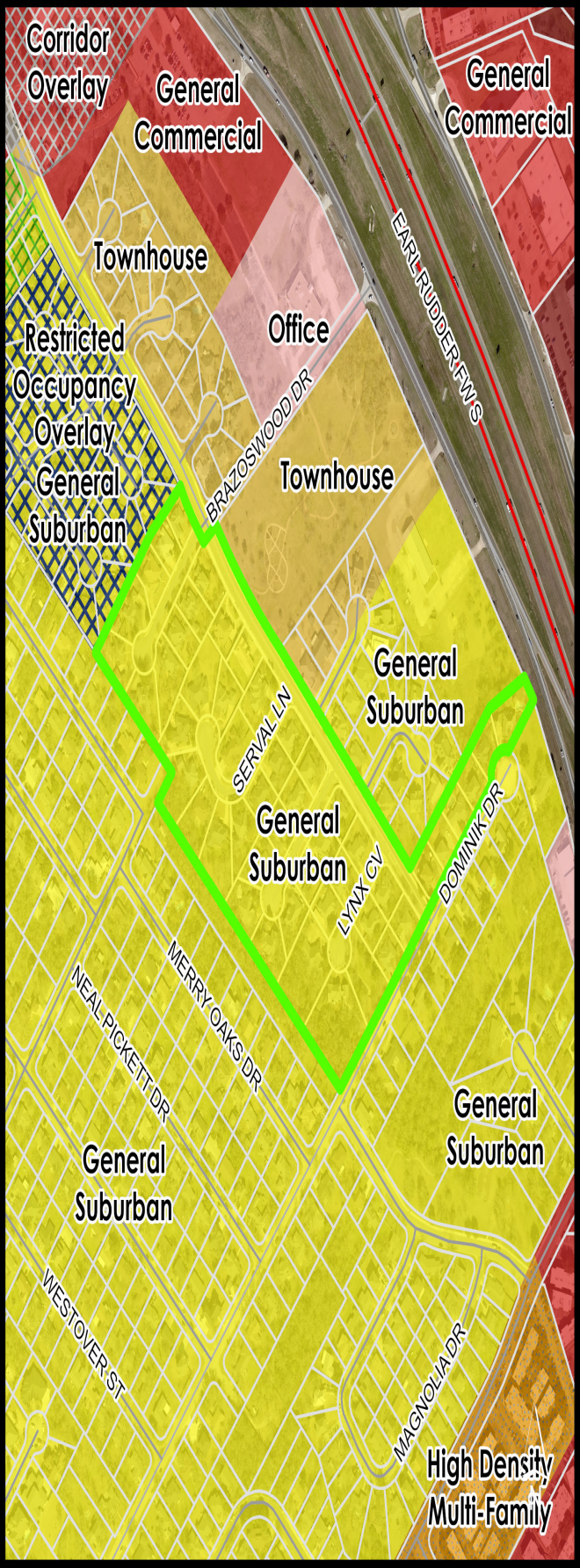
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



ORDINANCE NO. 2024-4513

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 AFFECTING APPROXIMATELY 21.15 ACRES BEING 49 LOTS AND A COMMON AREA WITHIN CAT HOLLOW PHASE 1 SUBDIVISION AND GLENHAVEN ESTATES PHASE 8 SUBDIVISION DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35**.**

PASSED, ADOPTED, and APPROVED this 13th day of May, 2024.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

City Attorney

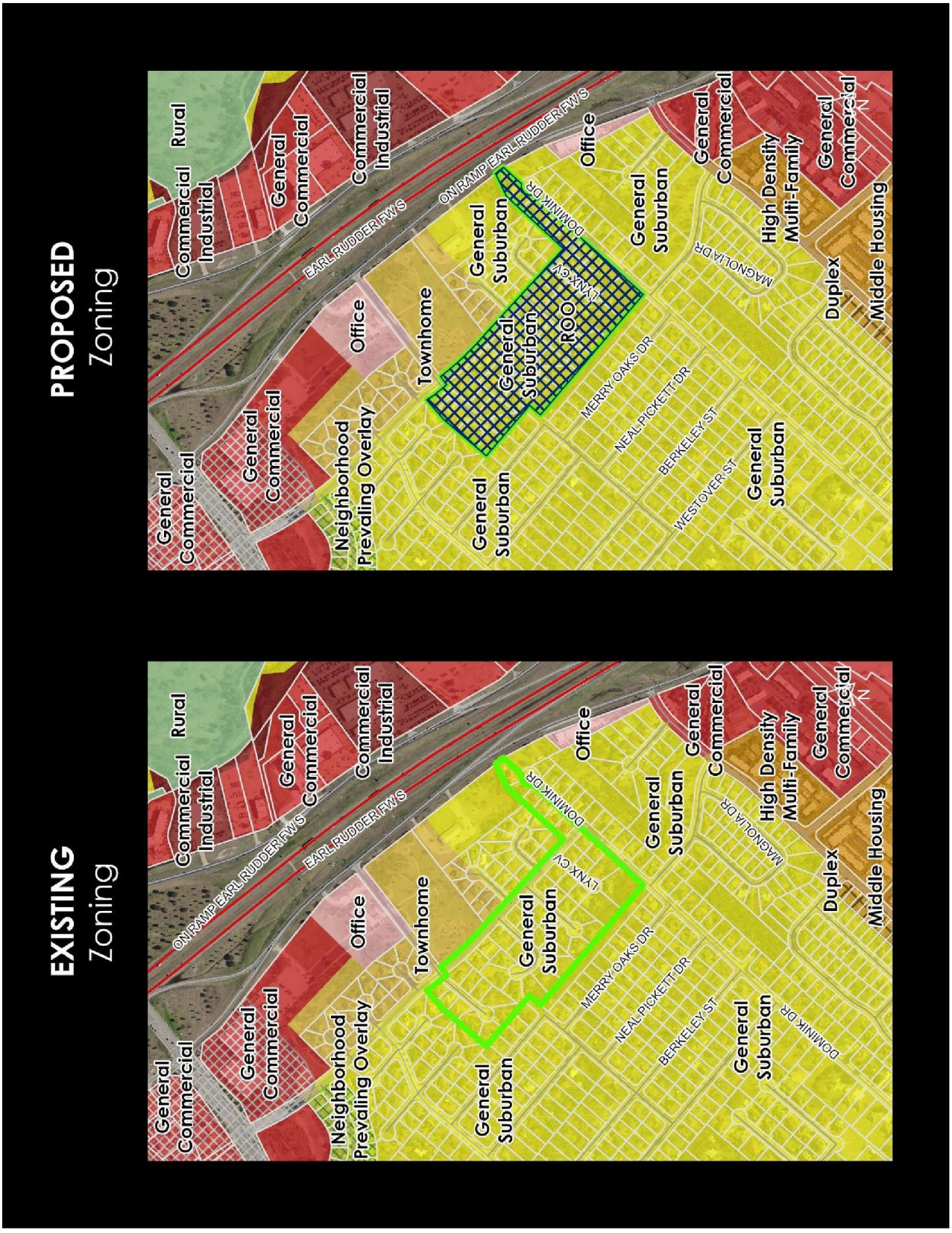
Exhibit A

That 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, is hereby amended and is to read as follows:

The following properties are rezoned to apply a ROO Restricted Occupancy Overlay zoning as provided in Appendix A, "Unified Development Ordinance," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.11 "Single-Family Overlay Districts":

Approximately 21.15 acres of land, being 49 lots and a common area within Cat Hollow Phase 1 Subdivision and Glenhaven Estates Phase 8 Subdivision.

Exhibit B


PROPOSED
Zoning
EXISTING
Zoning
Rural
Commercial
Industrial
General
Commercial
Commercial
Industrial
EARL RUDDER FWY S
ON RAMP EARL RUDDER FWY S
Office
General
Suburban
General
Commercial
High Density
Multi-Family
General
Commercial
Duplex
Middle Housing
MAGNOLIA DR
DOMINIK DR
LYNX CV
ROO
Townhome
Neighborhood
Prevaling Overlay
MERRY OAKS DR
NEAL PICKETT DR
BERKELEY ST
WESTOVER ST
N

September 18, 2025
Item No. 5.7.
Case #REZ2025-000017

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

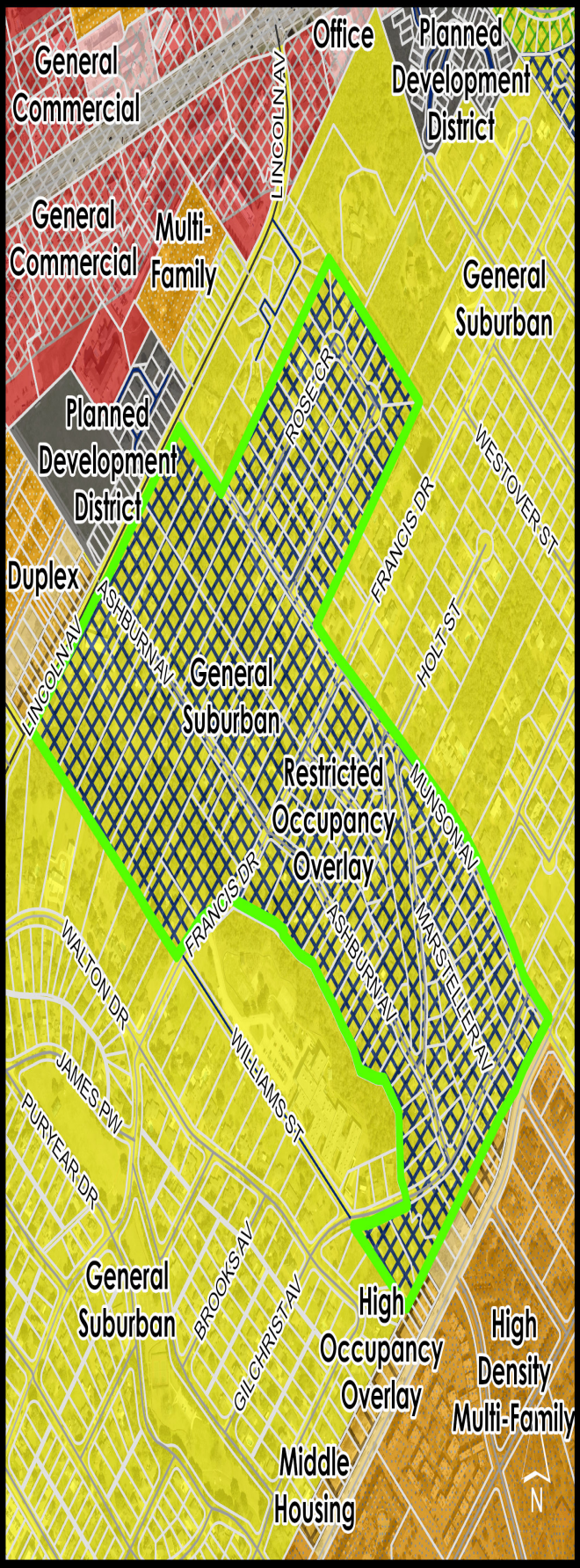
Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 118.56 acres generally located between Lincoln Drive and Dominik Drive along Ashburn Avenue from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban. This rezoning is in effort to comply with state law (Senate Bill 1567).

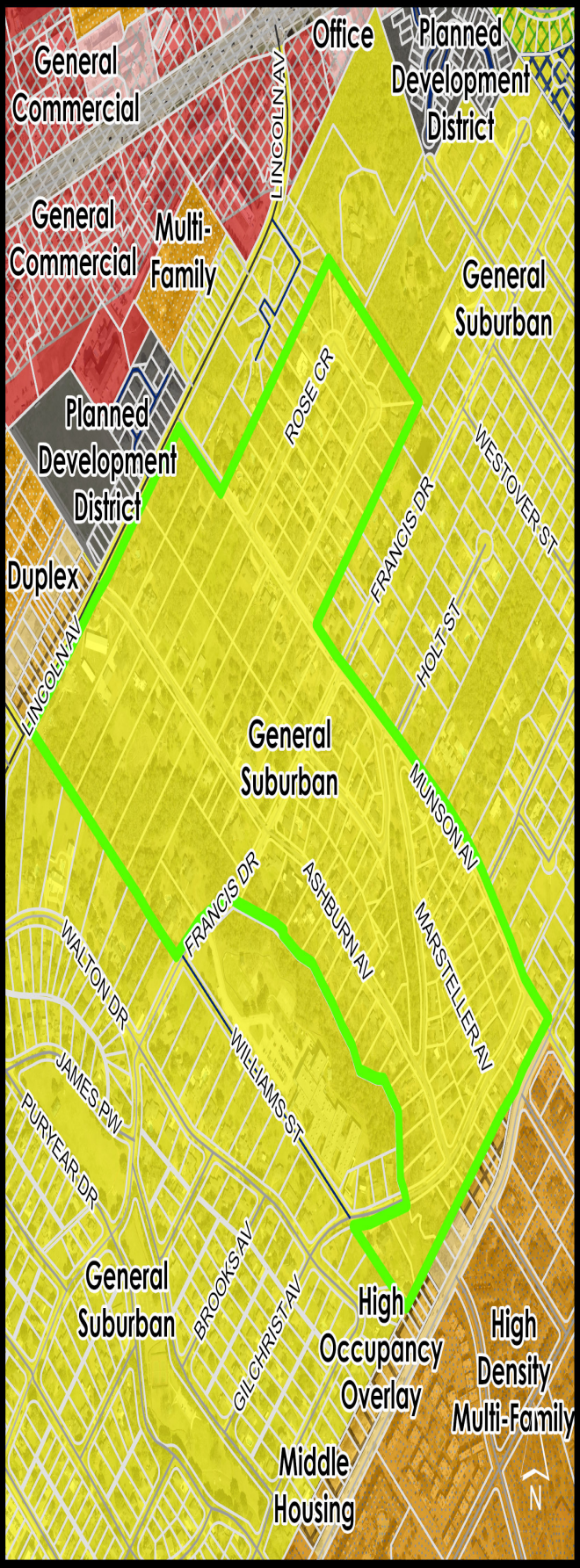
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



ORDINANCE NO. 2024-4536

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 AFFECTING APPROXIMATELY 117 ACRES BEING 147 LOTS WITHIN SWEET BRIAR ADDITION, WOOLDAND ACRES, AND COLLEGE HILLS WOODLANDS SUBDIVISIONS AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35**.**

PASSED, ADOPTED, and APPROVED this 8th day of August, 2024.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

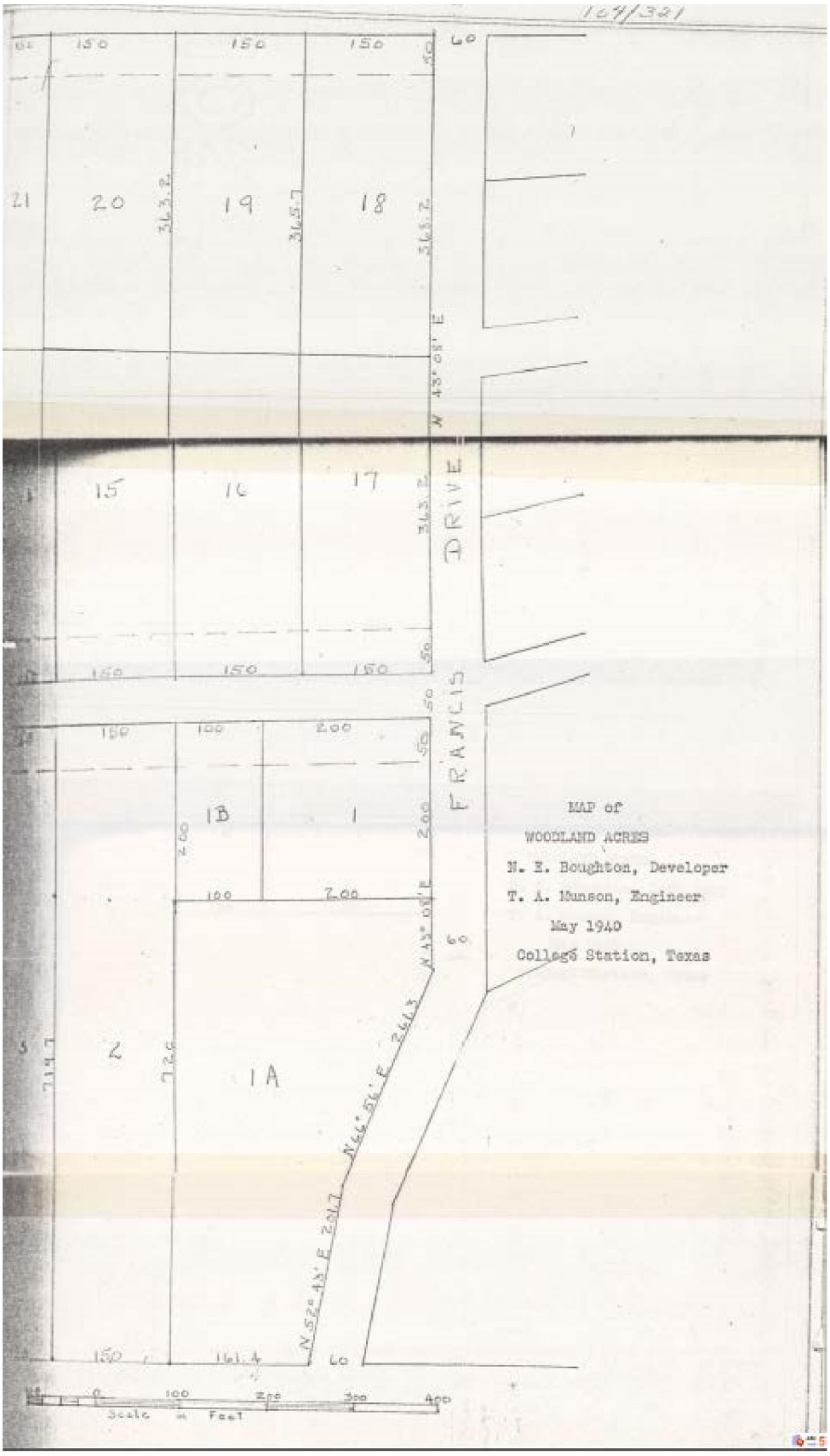
City Attorney

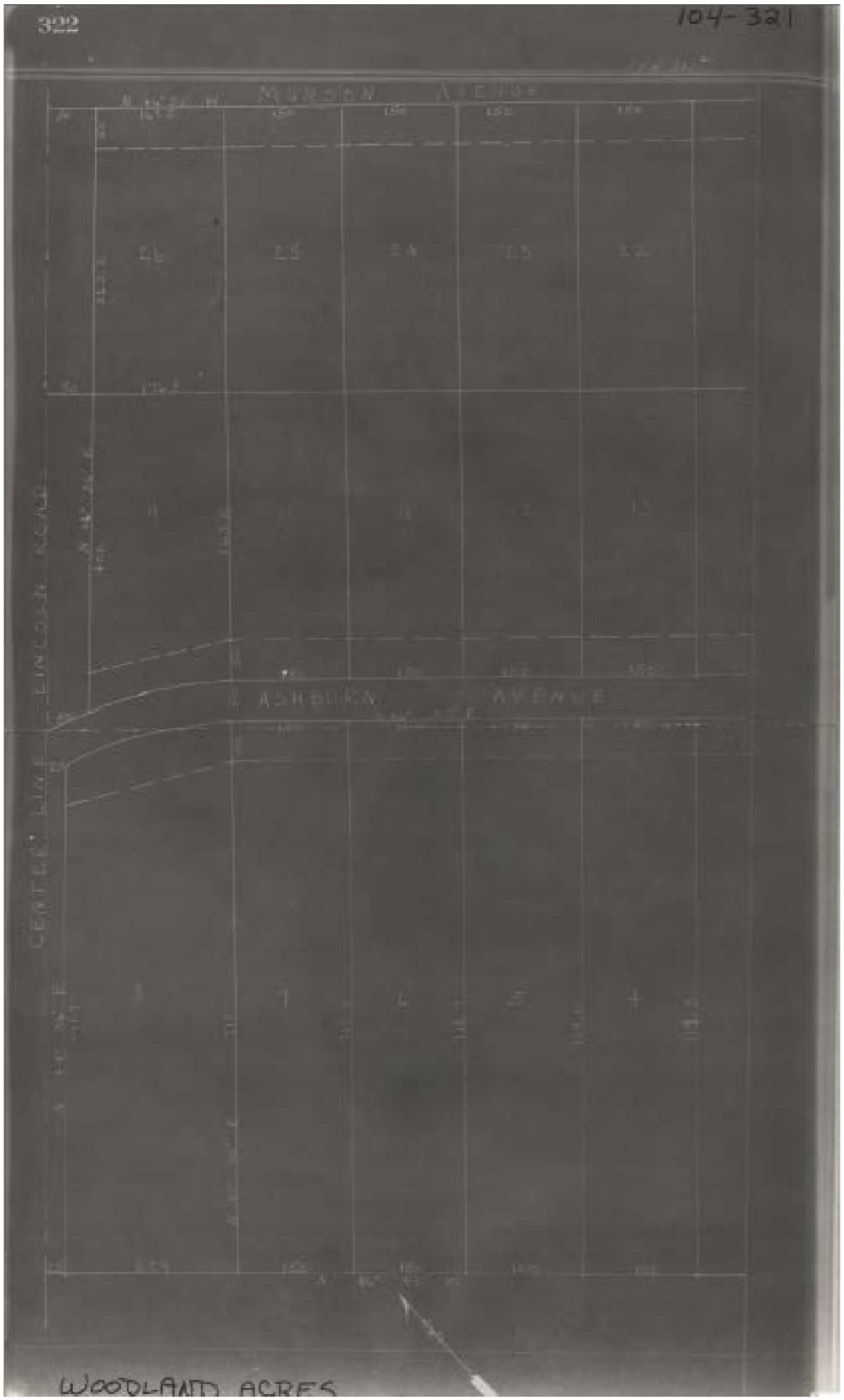
Exhibit A

That 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, is hereby amended and is to read as follows:

The following properties are rezoned to apply a ROO Restricted Occupancy Overlay zoning as provided in Appendix A, "Unified Development Ordinance," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.11 "Single-Family Overlay Districts":

Approximately 117 acres of land, being 147 lots within Sweet Briar Addition, Woodland Acres, and College Hills Woodlands Subdivisions.


104/321
21
20
19
18
15
16
17
1B
1
2
1A
DRIVE
FRANCIS
MAP of
WOODLAND ACRES
N. E. Boughton, Developer
T. A. Munson, Engineer
May 1940
College Station, Texas
Scale in Feet


104-321
MUNSON AVENUE
ASHBURN AVENUE
CENTER LINE LINCOLN ROAD
WOODLAND ACRES



THE STATE OF TEXAS }
COUNTY OF BRAZOS } KNOW ALL MEN BY THESE PRESENTS: Whereas, the COLLEGE HILLS COMPANY, a Texas Corporation, did on November 20th, 1930, acquire and become the record title holder of 200 acres of land, more or less, located in the Richard Carter League in Brazos County Texas, being conveyed to said Corporation by deed of Mrs. Blanche Dansby; Herman J. Dansby; Ott Dansby and H. J. Dansby, Jr., duly recorded in Vol. 101, page 511, Deed Records of Brazos County, Texas, to which deed and it's record reference is here made for a more particular description of said property; and,

WHEREAS, the said COLLEGE HILLS COMPANY has, since the purchase of said land or a portion thereof unto lots to be sold and have designated streets and alleys in said land and said streets, alleys and passageways are shown and described on a map or plat a copy of which is attached hereto and made a part hereof.

NOW THEREFORE, the COLLEGE HILLS COMPANY, A Corporation, acting herein by and through it's President, J.C.Culpepper, does hereby dedicate and declare that said streets, alleys and passageways as are shown on said map are hereby dedicated to the use of the general public and to be used as streets, alleys and passageways, and said addition is to be known as COLLEGE HILLS WOODLANDS.

College Hills Woodlands

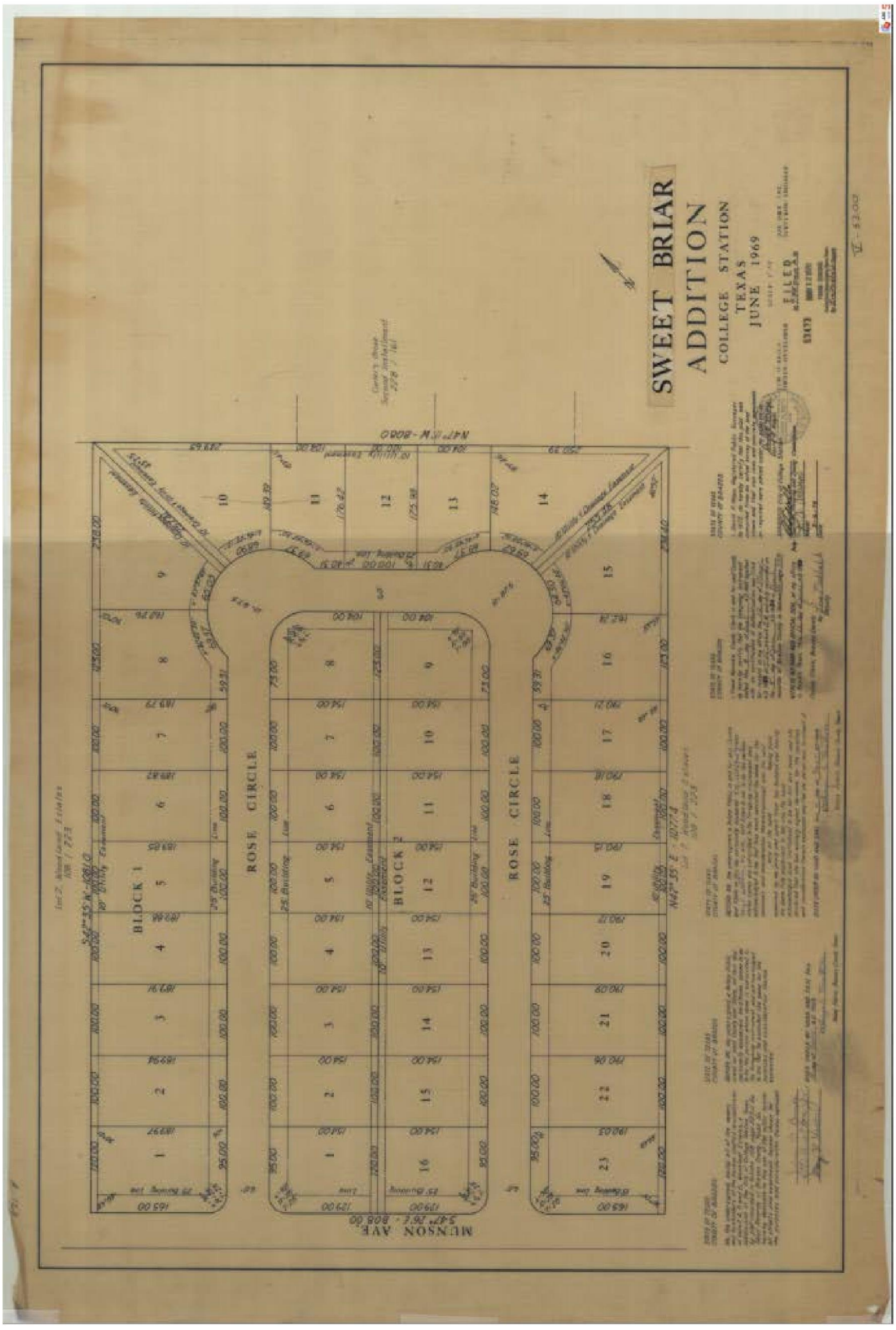
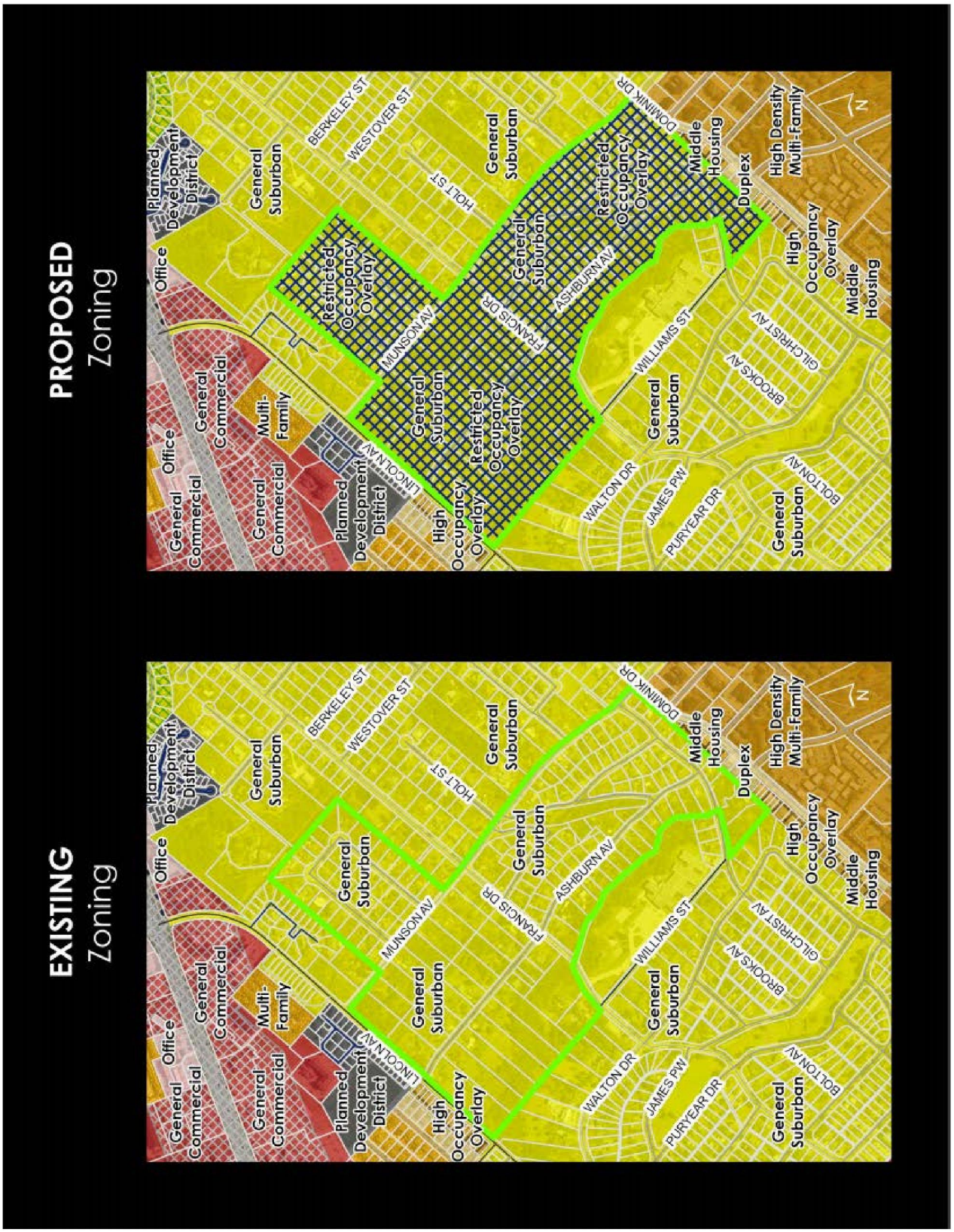

SWEET BRIAR
ADDITION
COLLEGE STATION
TEXAS
JUNE 1969
ROSE CIRCLE
ROSE CIRCLE
BLOCK 1
BLOCK 2
MENSON AVE.

Exhibit B


PROPOSED
Zoning
EXISTING
Zoning
Planned Development District
General Suburban
Office
General Commercial
Multi-Family
Middle Housing
Duplex
High Density Multi-Family
High Occupancy Overlay
Restricted Occupancy Overlay
BERKELEY ST
WESTOVER ST
HOLT ST
DOMINIK DR
MUNSON AV
FRANCIS DR
ASHBURN AV
WILLIAMS ST
GILCHRIST AV
BROOKS AV
BOLTON AV
WALTON DR
JAMES PW
PURYEAR DR
LINCOLN AV

September 18, 2025
Item No. 5.8.
Case #REZ2025-000018

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 32.26 acres generally located within Woodcreek Section One Subdivision, save and except Woodcreek Drive from State Highway 6 S to Lake Forest Court S from GS General Suburban or PDD Planned Development District and ROO Restricted Occupancy Overlay to GS General Suburban or PDD Planned Development District. This rezoning is in effort to comply with state law (Senate Bill 1567).

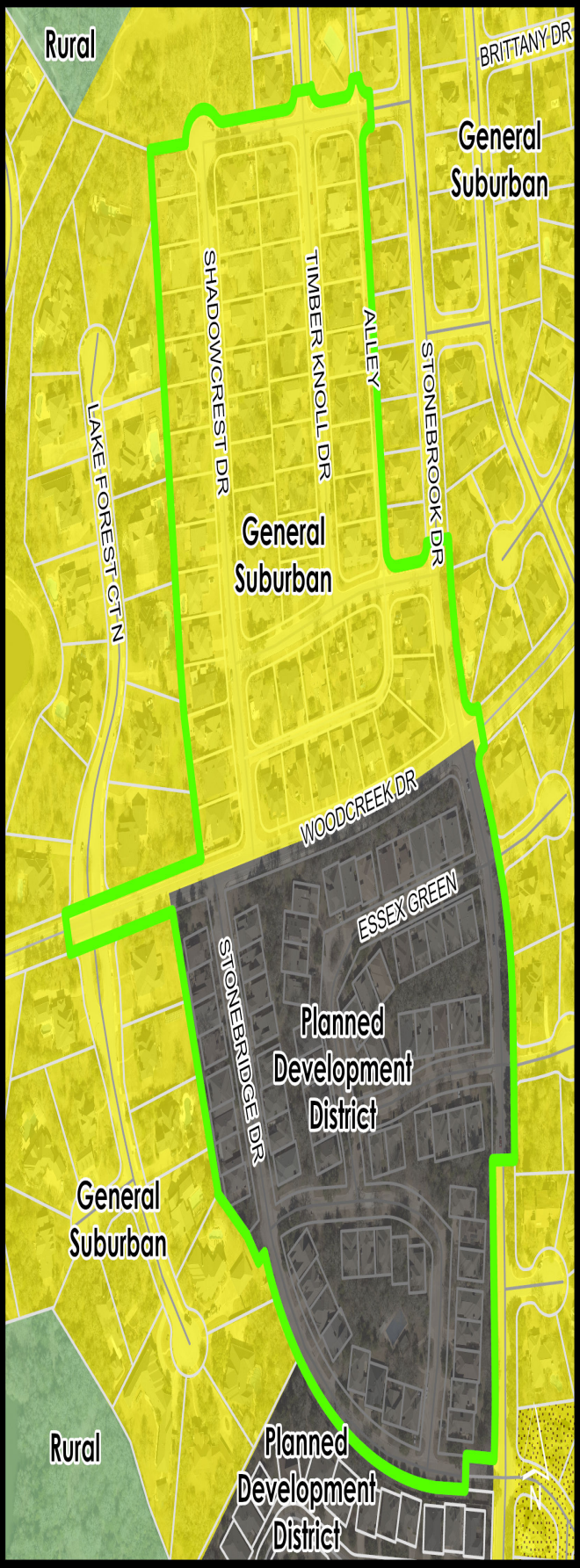
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



ORDINANCE NO. 2024-4541

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 AFFECTING APPROXIMATELY 32.26 ACRES BEING 130 LOTS AND COMMON AREA WITHIN WOODCREEK SECTION ONE SUBDIVISION, EXCLUDING WOODCREEK DRIVE FROM STATE HIGHWAY 6 S TO LAKE FOREST COURT AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35**.**

PASSED, ADOPTED, and APPROVED this 22nd day of August, 2024.

ATTEST:

City Secretary

APPROVED:

Mayor

APPROVED:

City Attorney

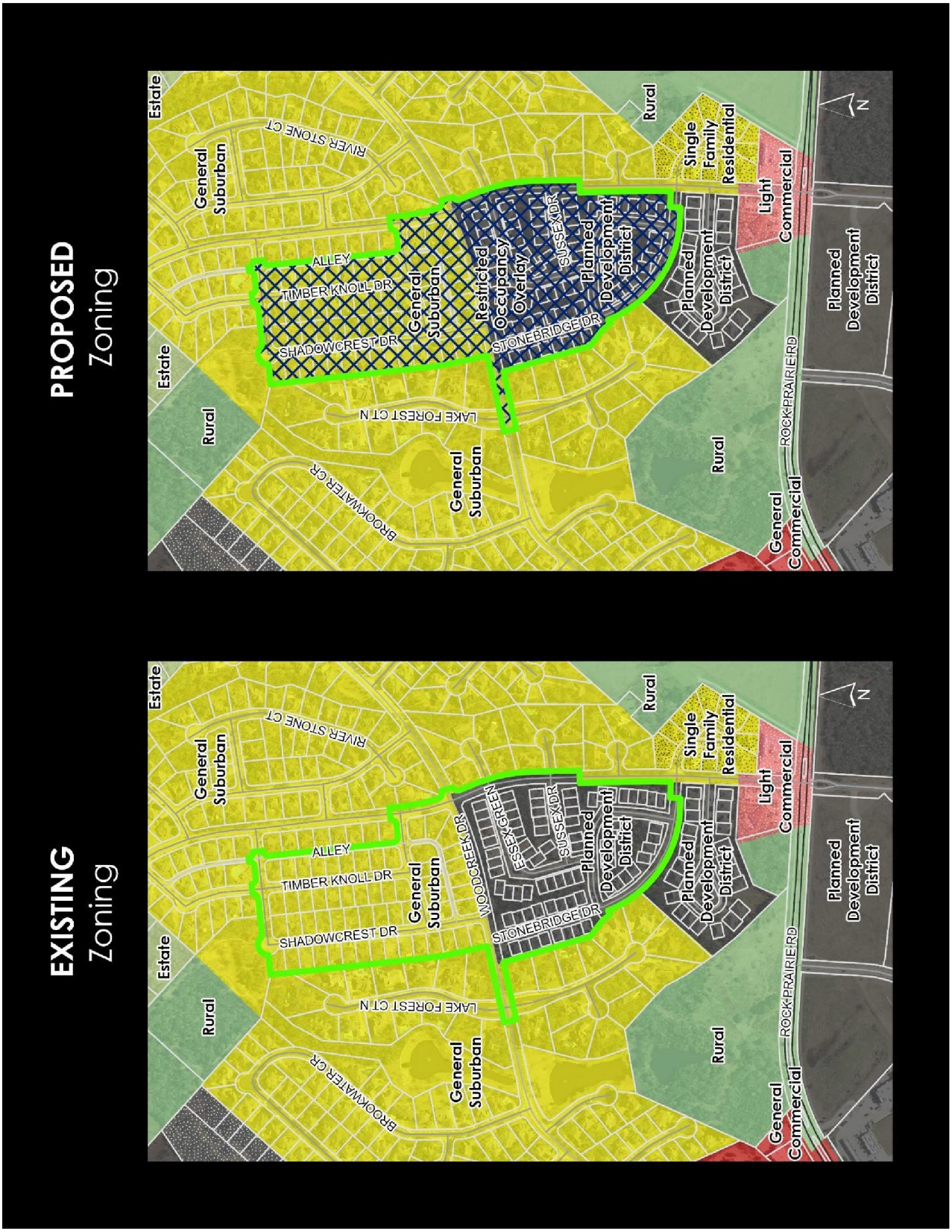
Exhibit A

That 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, is hereby amended and is to read as follows:

The following properties are rezoned to apply a ROO Restricted Occupancy Overlay zoning as provided in Appendix A, "Unified Development Ordinance," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.11 "Single-Family Overlay Districts":

Approximately 32.26 acres of land, being 130 lots and common area within Woodcreek Section One Subdivision, excluding Woodcreek Drive from State Highway 6 S to Lake Forest Court S.

Exhibit B


PROPOSED
Zoning
Estate
General Suburban
RIVER STONE CT
Rural
Single Family Residential
Light Commercial
ALLEY
TIMBER KNOLL DR
SHADOWCREST DR
General Suburban
Restricted Occupancy Overlay
SUSSEX DR
Planned Development District
STONEBRIDGE DR
Planned Development District
Planned Development District
LAKE FOREST CT N
Estate
Rural
BROOKWATER CR
General Suburban
Rural
ROCK PRAIRIE RD
General Commercial
N
EXISTING
Zoning
Estate
General Suburban
RIVER STONE CT
Rural
Single Family Residential
Light Commercial
ALLEY
TIMBER KNOLL DR
SHADOWCREST DR
General Suburban
WOODCREEK DR
ESSEX GREEN
SUSSEX DR
Planned Development District
STONEBRIDGE DR
Planned Development District
Planned Development District
LAKE FOREST CT N
Estate
Rural
BROOKWATER CR
General Suburban
Rural
ROCK PRAIRIE RD
General Commercial
N

September 18, 2025
Item No. 5.9.
Case #REZ2025-000019

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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 Summerglen Drive. Case #REZ2025-000019 (Note: Final action of this item will be considered at the September 25, 2025, City Council Meeting – Subject to change)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

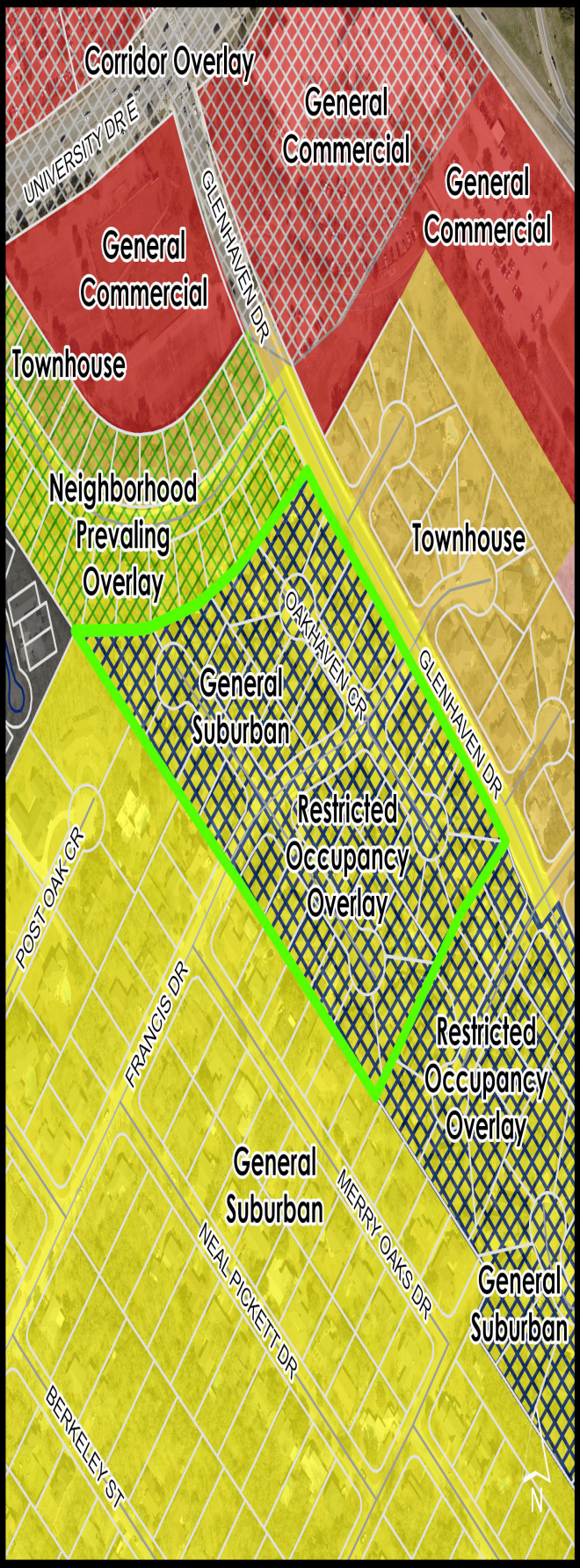
Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 11.52 acres generally located within Glenhaven Estates Phase 2 Subdivision, save and except Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle, generally located between Brazoswood Drive and Summerglen Drive from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban. This rezoning is in effort to comply with state law (Senate Bill 1567).

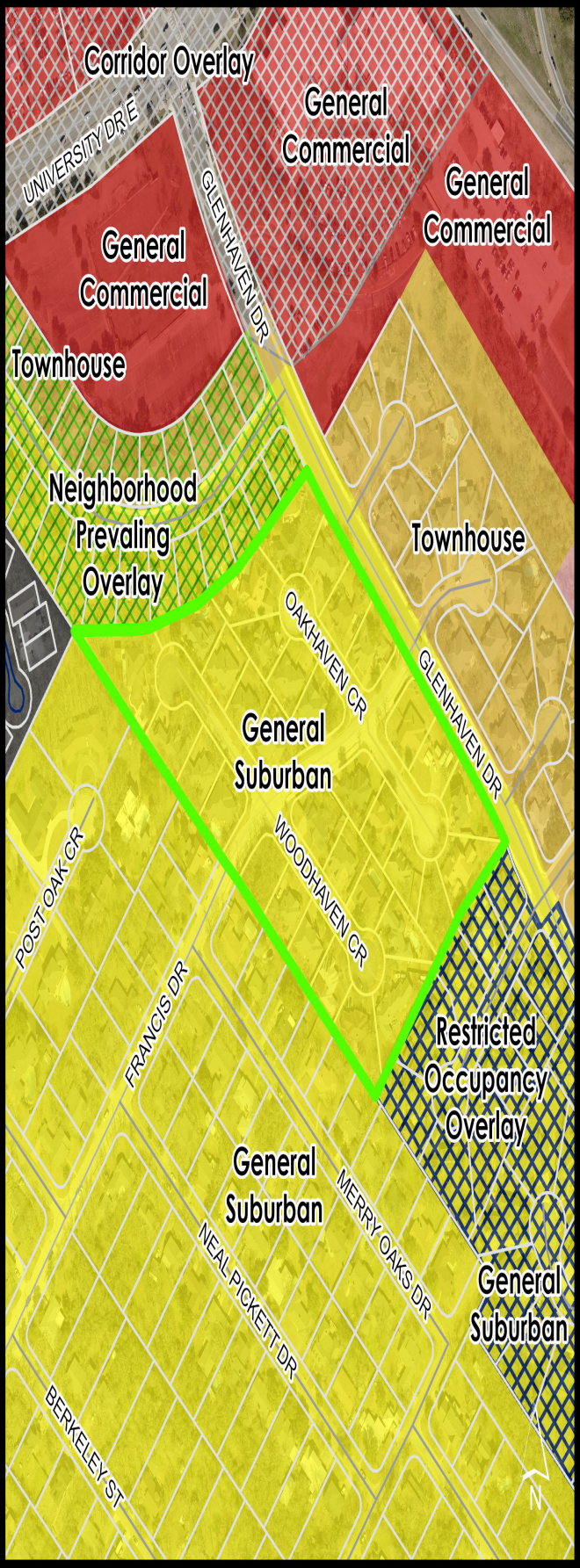
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



ORDINANCE NO. 2025-4577

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 AFFECTING APPROXIMATELY 11.52 ACRES BEING 33 LOTS WITHIN GLENHAVEN ESTATES PHASE 2 SUBDIVISION, EXCLUDING GLENHAVEN DRIVE, FERNHAVEN CIRCLE, FRANCIS CIRCLE, AND SPRINGHAVEN CIRCLE DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35**.**

PASSED, ADOPTED, and APPROVED this 27th day of February, 2025.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Leslie Whitten

City Attorney

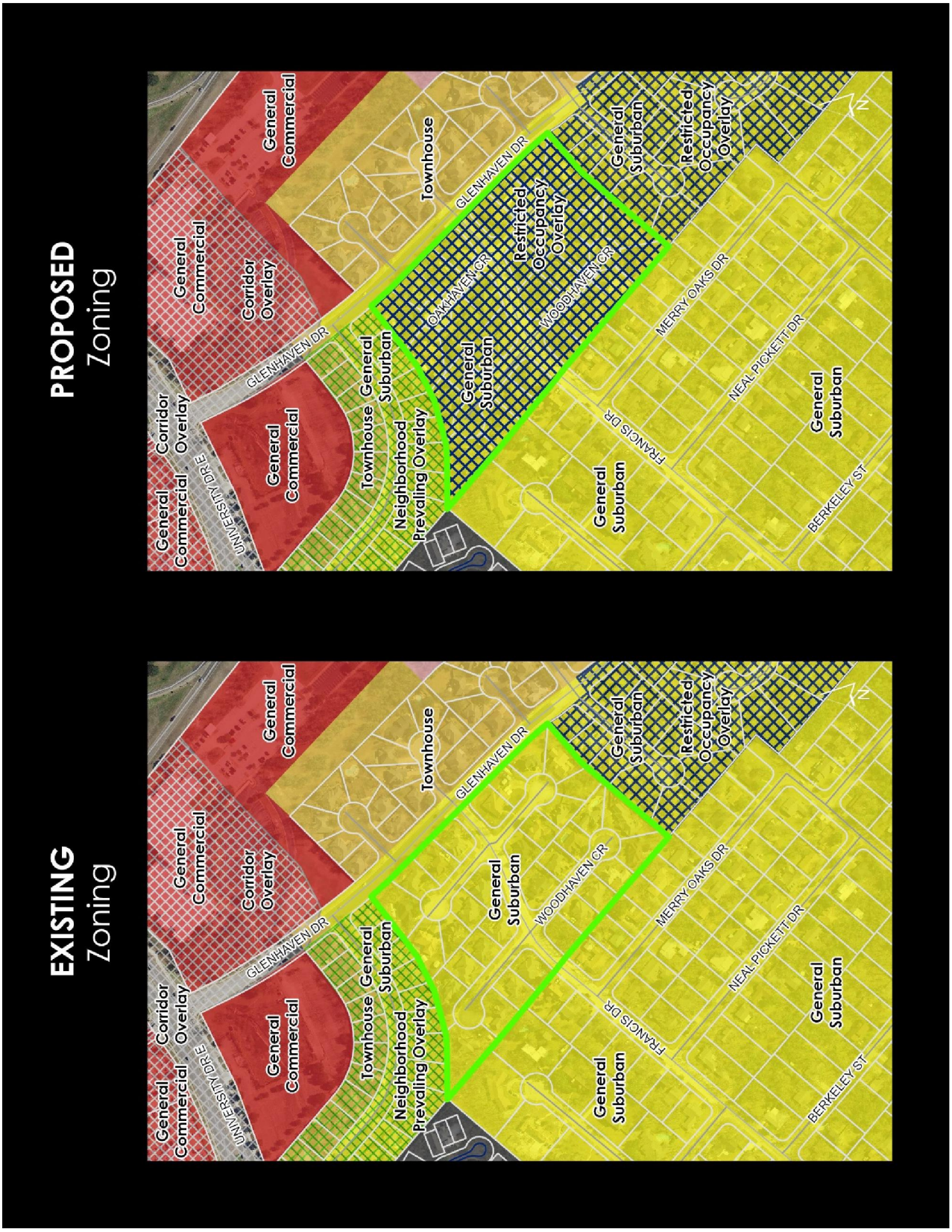
Exhibit A

That 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, is hereby amended and is to read as follows:

The following properties are rezoned to apply a ROO Restricted Occupancy Overlay zoning as provided in Appendix A, "Unified Development Ordinance," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.11 "Single-Family Overlay Districts":

Approximately 11.52 acres of land, being 33 lots within Glenhaven Estates Phase 2 Subdivision, excluding Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle.

Exhibit B


PROPOSED
Zoning
General Commercial
Corridor Overlay
Townhouse
GLENHAVEN DR
Restricted Occupancy Overlay
General Suburban
OAKHAVEN CR
WOODHAVEN CR
MERRY OAKS DR
NEAL PICKETT DR
FRANCIS DR
BERKELEY ST
UNIVERSITY DR E
Townhouse General Suburban
Neighborhood Prevailing Overlay
EXISTING
Zoning

September 18, 2025
Item No. 5.10.
REZ2025-000012-R4

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

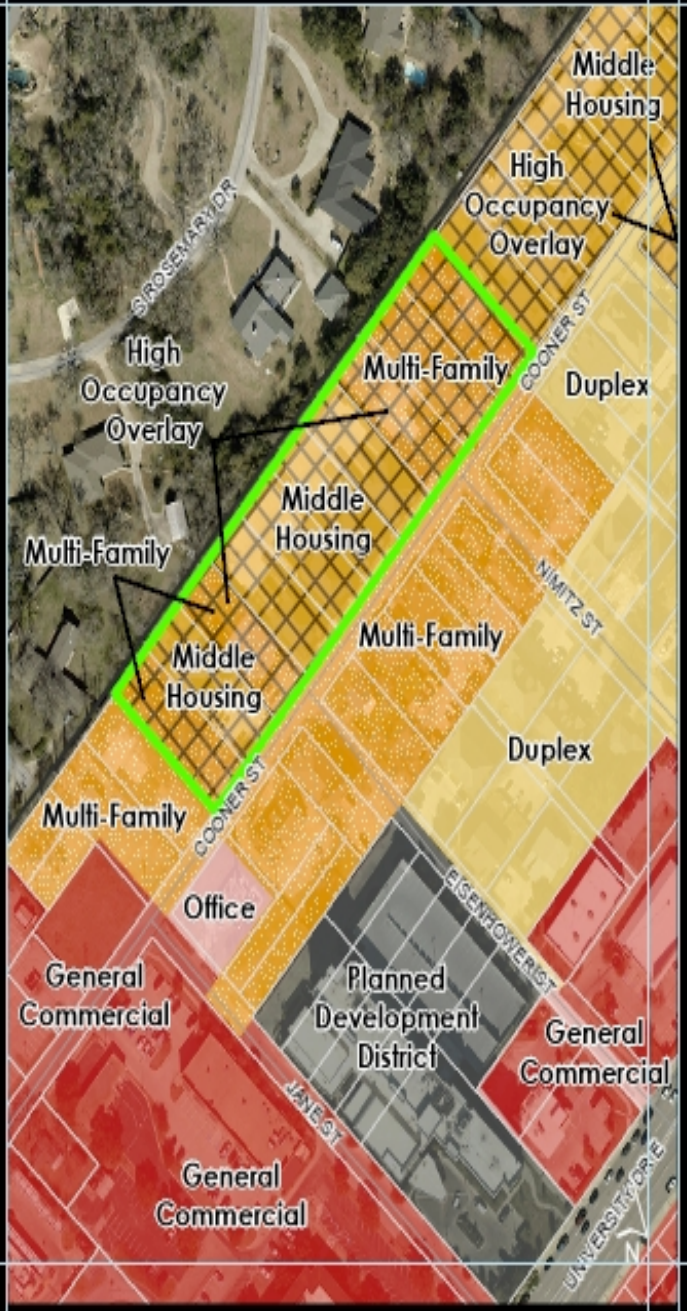
Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 2.85 acres, generally located along Cooner Street from MH Middle Housing, R-4 Multi-Family and HOO High Occupancy Overlay to MH Middle Housing and R-4 Multi-Family. This rezoning is in effort to comply with state law (Senate Bill 1567).

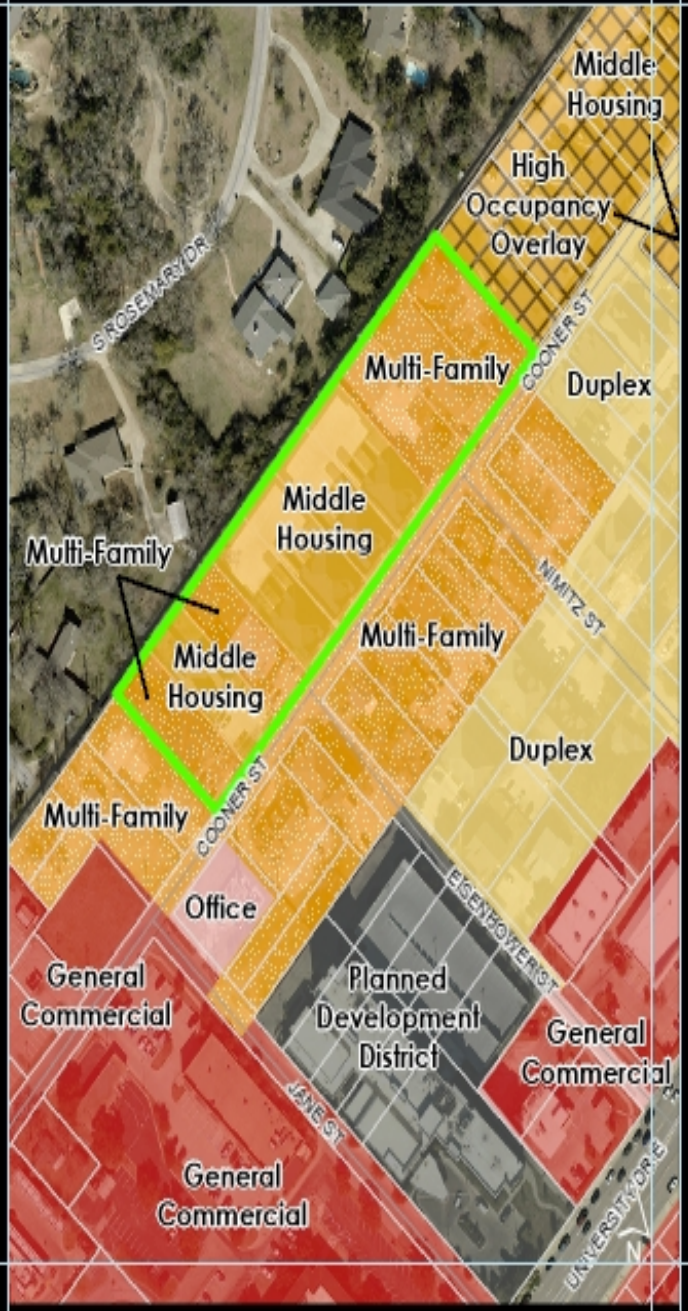
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



ORDINANCE NO. 2023-4477

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 AS FOLLOWS:

A. **FROM MH MIDDLE HOUSING OR R-4 MULTI-FAMILY TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY OR R-4 MULTI-FAMILY AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 2.85 ACRES BEING THE COONER ADDITION, BLOCK 1, LOTS 10-19, GENERALLY LOCATED ALONG COONER STREET;**
B. **FROM D DUPLEX OR MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 4.6 ACRES BEING THE COONER ADDITION, BLOCK 1, LOTS 20-30, BLOCK 5, LOTS 1-8, GENERALLY LOCATED ALONG COONER STREET;**
C. **FROM D DUPLEX OR MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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;**
D. **FROM D DUPLEX OR MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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 ALONG DOMINIK DRIVE;**
E. **FROM MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 4.66 ACRES BEING LITTLE-KNIGHT ADDITION, LOTS 1-18, GENERALLY LOCATED ALONG AURORA COURT, AND;**
F. **FROM GS GENERAL SUBURBAN OR MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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;**

CERTAIN PROPERTIES AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A," Exhibit "B," Exhibit "C," Exhibit "D," Exhibit "E," and Exhibit "F"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from MH Middle Housing or R-4 Multi-Family to MH Middle Housing and HOO High Occupancy Overlay or R-4 Multi-Family and HOO High Occupancy Overlay:

The Cooner Addition, Block 1, Lots 10-19
(R-4 Multi-Family and HOO High Occupancy Overlay: Lots 10, 12 and 17-19)
(MH Middle Housing and HOO High Occupancy Overlay: Lots 11 and 13-16)



Exhibit B

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

The Cooner Addition, Block 1, Lots 20-30, Block 5, Lots 1-8

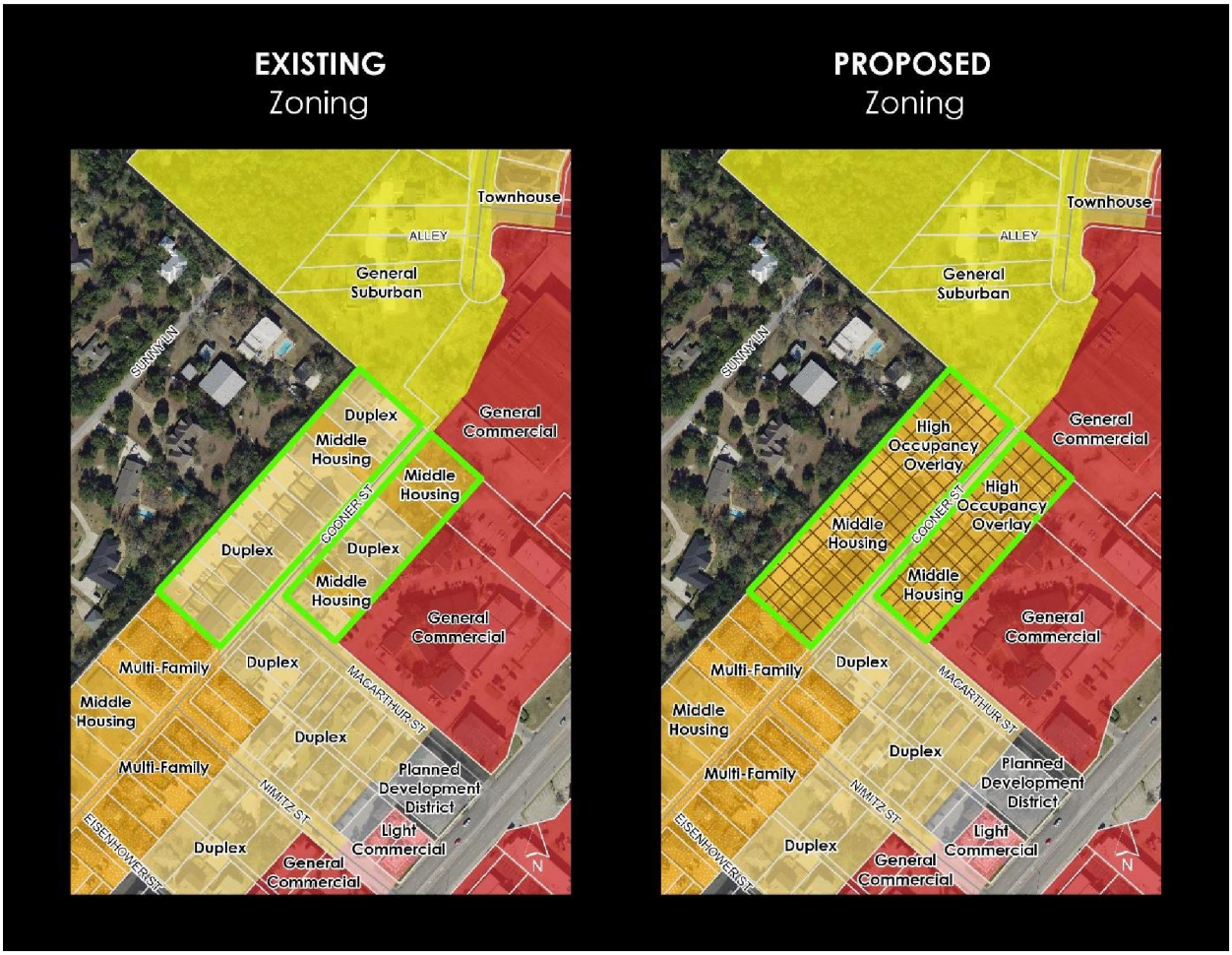


Exhibit C

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, and Block H, Lots 1-3, 4R-5R, and 6-7

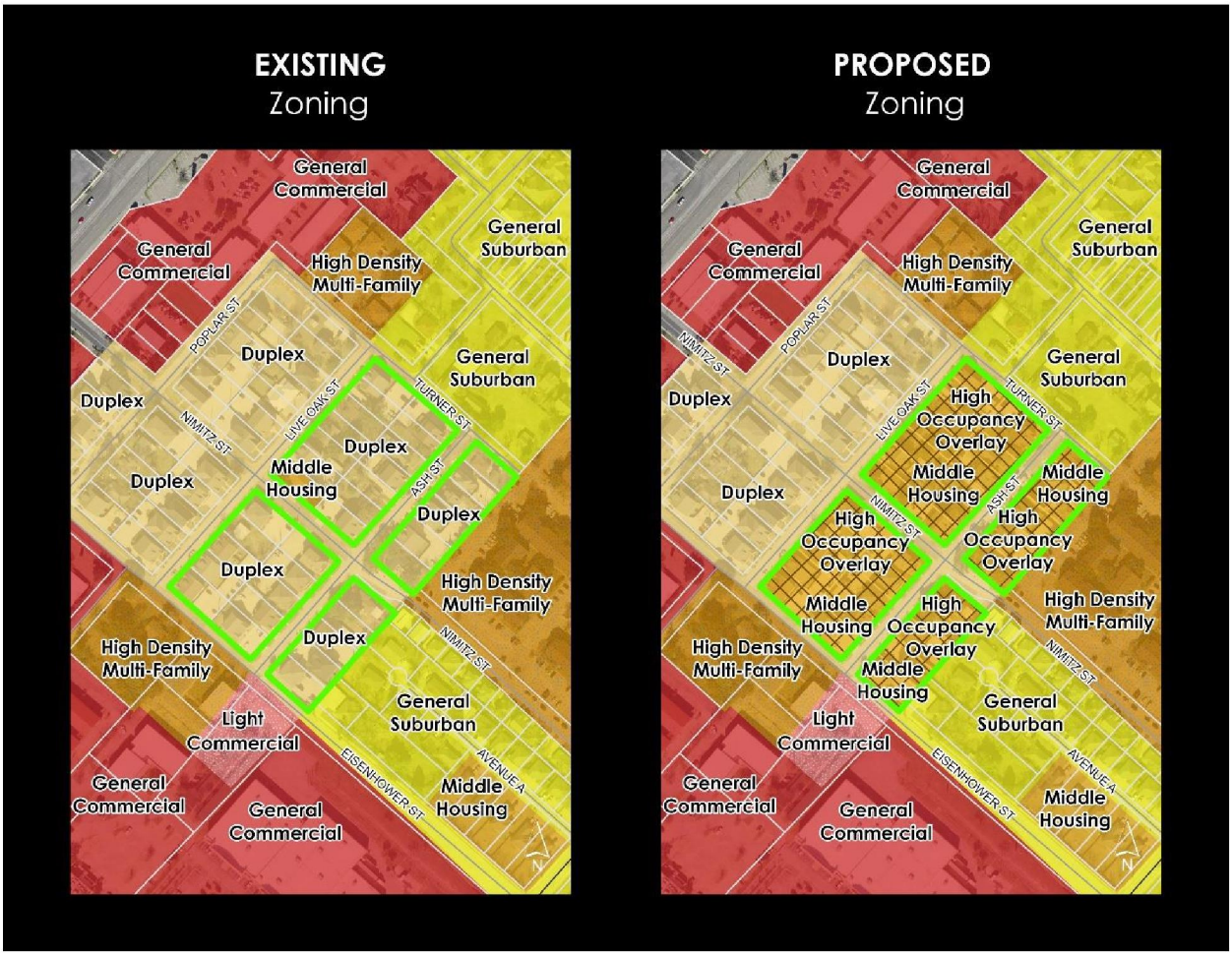


Exhibit D

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R



Exhibit E

That 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, is hereby amended as follows:

The following property is rezoned from MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

Little-Knight Addition, Lots 1-18

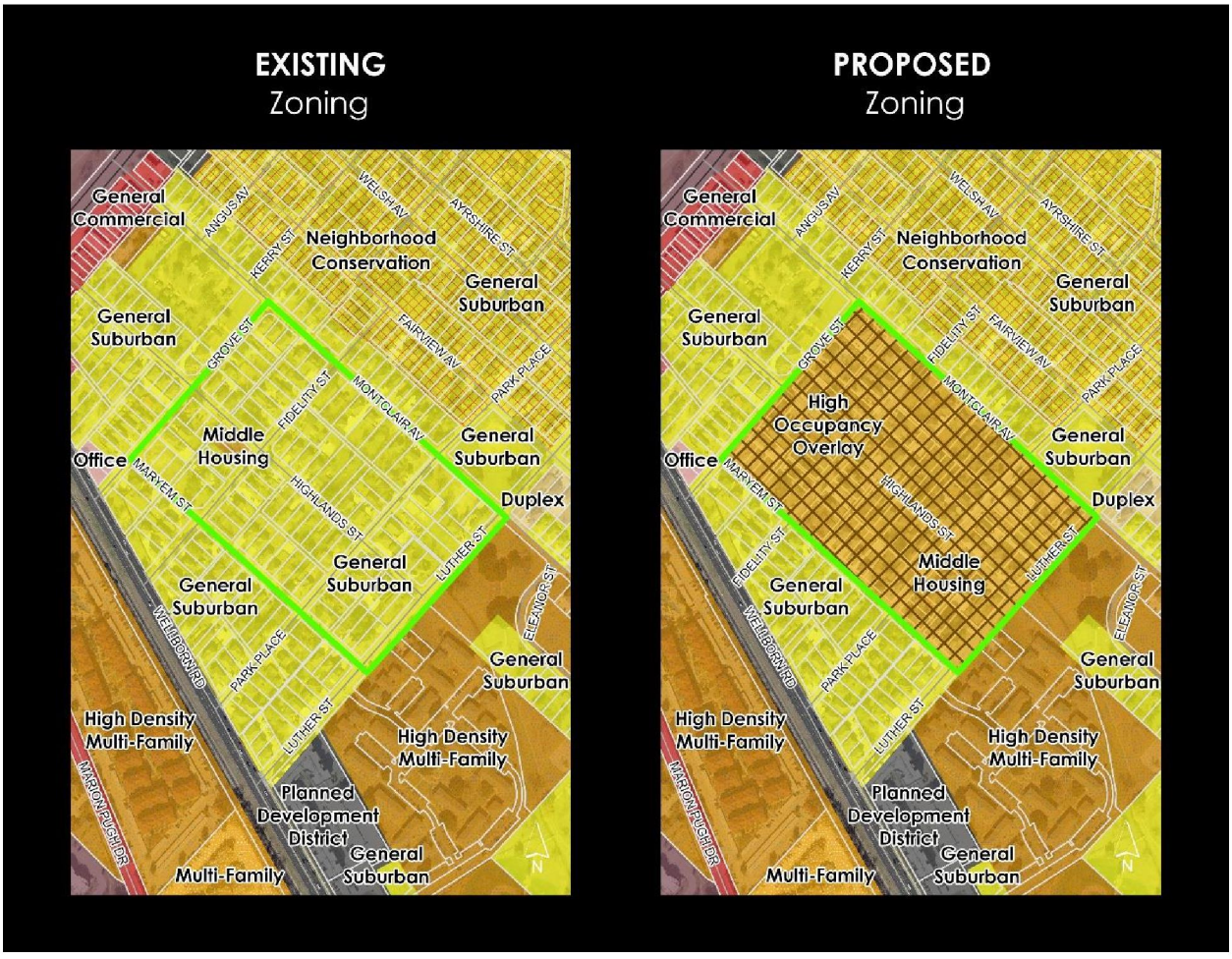


Exhibit F

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

> 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.



September 18, 2025
Item No. 5.11.
Case #REZ2025-000012-Conditional

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

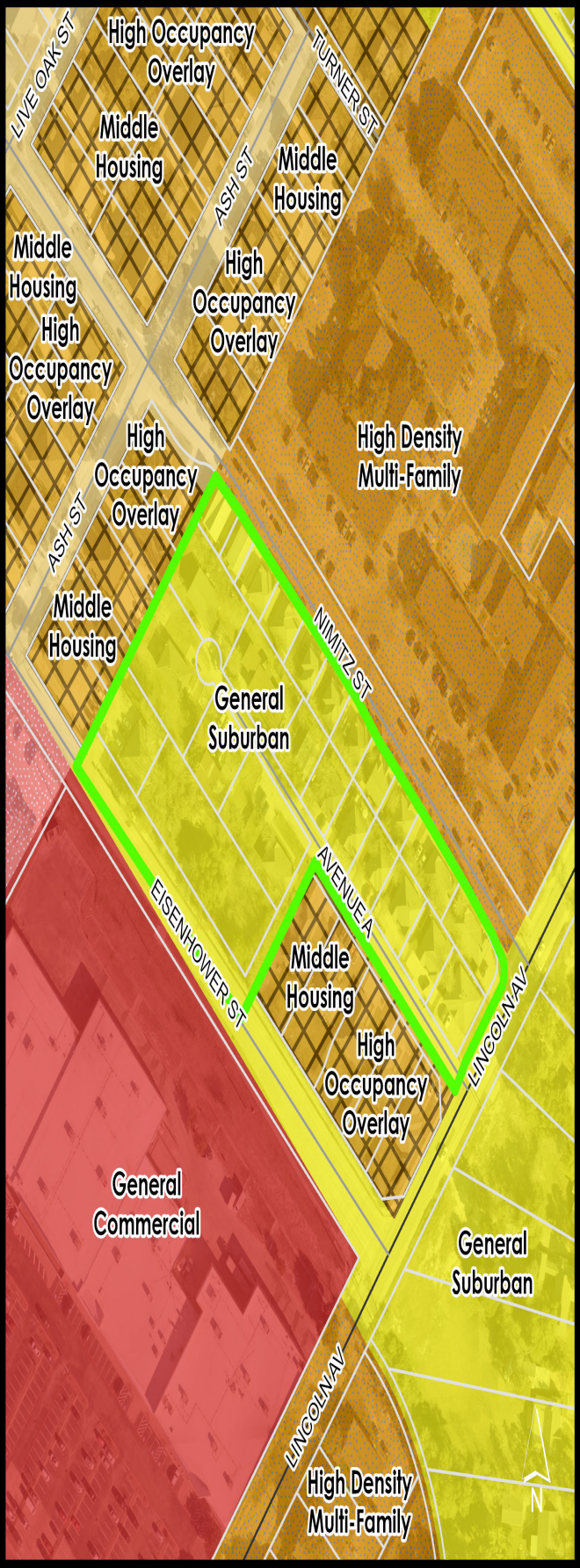
Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of approximately 3.66 acres generally bounded by Lincoln Avenue, Nimitz Street, and Eisenhower Street boundary from MH Middle Housing and HOO High Occupancy Overlay to MH Middle Housing, provided associated conditions are met. This rezoning is in effort to comply with state law (Senate Bill 1567).

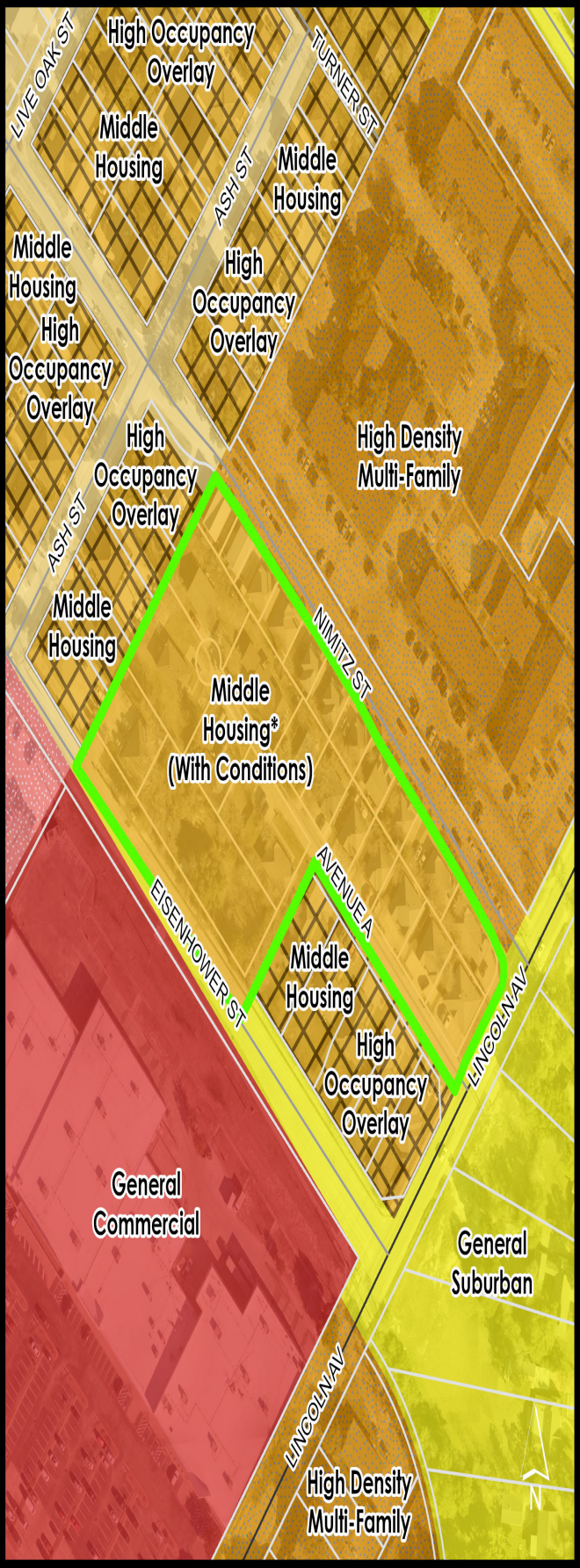
Budget & Financial Summary:

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

EXISTING
Zoning



PROPOSED
Zoning



City-Initiated Rezoning
Proposed Area "OO" (Avenue A & vicinity)
Portions of Lots 5 and 6
D.A. Smith Subdivision
College Station, Texas
May 2024

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, and being more particularly described as follows:

Beginning at an "X" mark found cut in concrete marking the intersection of the southwest right-of-way boundary of Avenue A and the northwest right-of-way boundary of Lincoln Avenue, being the east corner of Lot 5-1 as described by the plat of Lots 5-1 through 5-6, D.A. Smith Subdivision recorded in volume 4586, page 78 of the Official Public Records of Brazos County, Texas, from where City of College Station control monument no. 122 bears N 6° 30' 16" W – 2286.2 feet*;

Thence across Avenue A and along the northwest right-of-way boundary of Lincoln Avenue as follows:
N 34° 17' 36" E – 30.53 feet*, N 41° 30' 03" E – 67.39 feet*, and N 41° 57' 36" E – 19.37 feet* to the beginning of a non-tangent curve to the left with a radius of 28.00 feet*;

Thence along said curve to the left through a central angle of 50° 20' 09", the chord of which bears N 5° 52' 35" E – 23.81 feet*, to its end in the southwest right-of-way boundary of Nimitz Street;

Thence along the said southwest boundary of Nimitz Street as follows:
N 37° 08' 15" W – 28.63 feet*, N 44° 59' 48" W – 60.41 feet*, N 47° 04' 31" W – 89.79 feet*, N 48° 09' 51" W – 50.07 feet* (prescriptive right-of-way boundary), N 48° 32' 30" W – 49.69 feet*, N 43° 18' 24" W – 50.45 feet*, N 48° 23' 31" W – 50.11 feet*, N 48° 47' 55" W – 50.00 feet*, N 49° 13' 45" W – 53.14 feet*, N 49° 40' 03" W – 53.00 feet*, N 48° 15' 46" W – 43.83 feet*, and N 51° 55' 56" W – 50.20 feet* to the northwest line of said Lot 6 and a southwest boundary of the College View subdivision, at the north corner of Lot 6-1 of the D.A. Smith Subdivision as described by the plat recorded in volume 9912, page 22 of the Official Public Records of Brazos County, Texas;

Thence S 41° 25' 54" W – 339.45 feet* along the northwest lines of said Lot 6 and Lot 5, and the southwest boundary of the College View subdivision, to a point in the middle of Eisenhower Street;

Thence S 50° 18' 00" E – 345.54 feet*, generally along the middle of pavement of Eisenhower Street, to a point for corner of this described tract on a southwestward extension of the northwest line of Lot 5-5 of the said plat of Lots 5-1 through 5-6;

Thence N 41° 02' 08" E – 180.74 feet*, passing the west corner of said Lot 5-5 at 30.3 feet*, to the common corner of Lot 5-5 and Lot 5-6 in the southwest right-of-way boundary of Avenue A;

Thence S 48° 27' 52" E – 301.55 feet*, along the said southwest boundary of Avenue A, to the Point of Beginning and containing 3.66 acres of land more or less.

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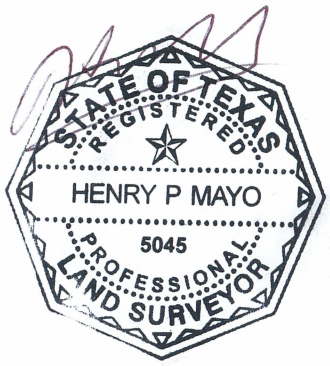
Bearings and *distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17° 03' 41" W). Approximate surface distances can be computed by multiplying these provided grid distances by an average combined scale factor of 1.000100.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



See survey exhibit plat dated May 2024.

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BASELINE
DCCM
Baseline | DCCM | TxSurv F-10030200
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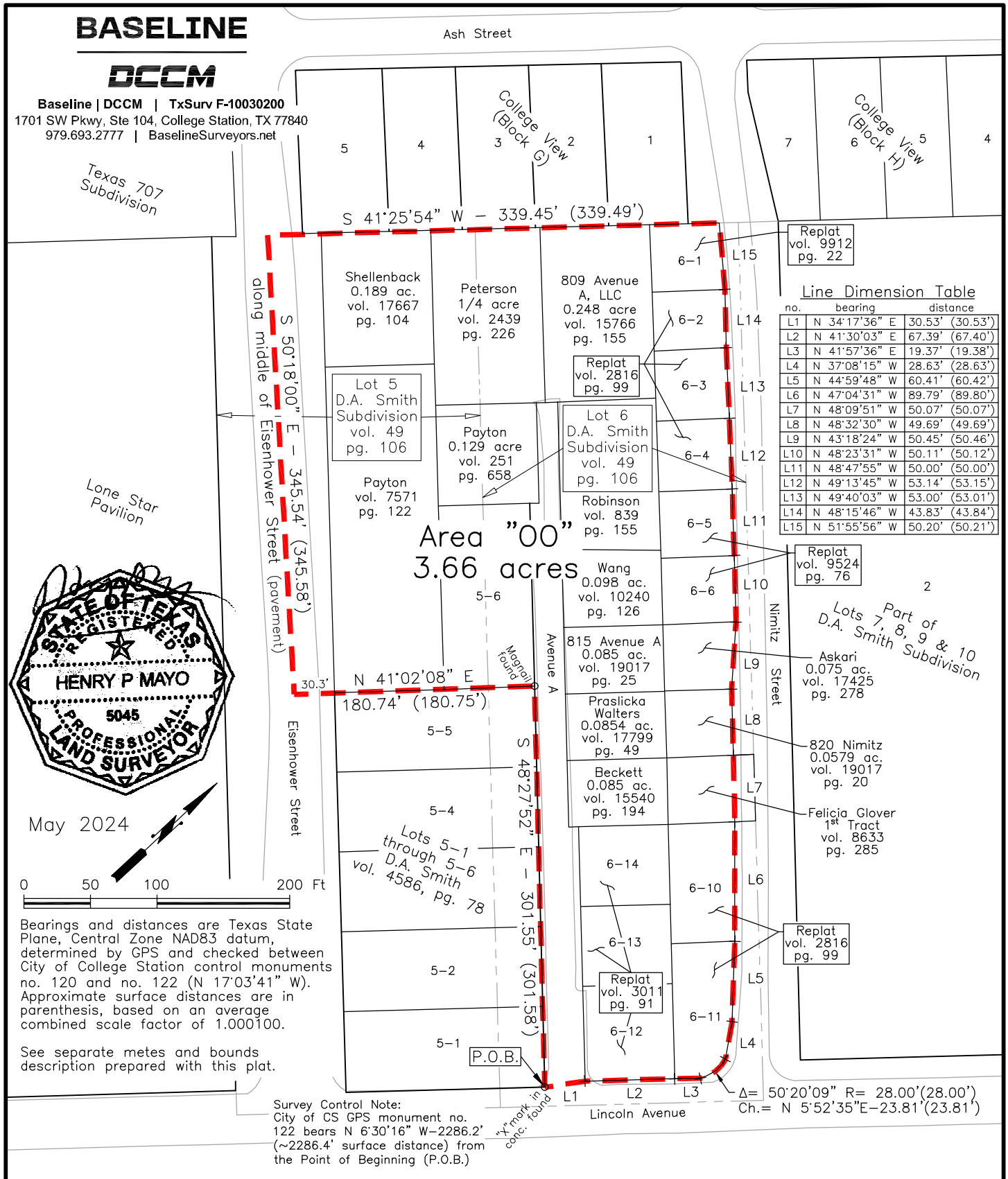

Line Dimension Table

no.	bearing	distance
L1	N 34°17'36" E	30.53' (30.53')
L2	N 41°30'03" E	67.39' (67.40')
L3	N 41°57'36" E	19.37' (19.38')
L4	N 37°08'15" W	28.63' (28.63')
L5	N 44°59'48" W	60.41' (60.42')
L6	N 47°04'31" W	89.79' (89.80')
L7	N 48°09'51" W	50.07' (50.07')
L8	N 48°32'30" W	49.69' (49.69')
L9	N 43°18'24" W	50.45' (50.46')
L10	N 48°23'31" W	50.11' (50.12')
L11	N 48°47'55" W	50.00' (50.00')
L12	N 49°13'45" W	53.14' (53.15')
L13	N 49°40'03" W	53.00' (53.01')
L14	N 48°15'46" W	43.83' (43.84')
L15	N 51°55'56" W	50.20' (50.21')

Bearings and distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17°03'41" W). Approximate surface distances are in parenthesis, based on an average combined scale factor of 1.000100.

See separate metes and bounds description prepared with this plat.

Survey Control Note:
City of CS GPS monument no. 122 bears N 6°30'16" W–2286.2' (~2286.4' surface distance) from the Point of Beginning (P.O.B.)

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Proposed Rezoning Area "00"
Portions of Lots 5 & 6
D.A. Smith Subdivision
College Station, Texas

ORDINANCE NO. 2024-4542

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 AFFECTING 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, AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A", Exhibit "B", and Exhibit "C"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35**.**

PASSED, ADOPTED, and APPROVED this 22nd day of August, 2024.

ATTEST:

City Secretary

APPROVED:

Mayor

APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended and is to read as follows:

The following properties are rezoned to MH Middle Housing with a HOO High Occupancy Overlay zoning.

BASELINE | DCCM

City-Initiated Rezoning
Proposed Area "OO" (Avenue A & vicinity)
Portions of Lots 5 and 6
D.A. Smith Subdivision
College Station, Texas
May 2024

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, and being more particularly described as follows:

Beginning at an "X" mark found cut in concrete marking the intersection of the southwest right-of-way boundary of Avenue A and the northwest right-of-way boundary of Lincoln Avenue, being the east corner of Lot 5-1 as described by the plat of Lots 5-1 through 5-6, D.A. Smith Subdivision recorded in volume 4586, page 78 of the Official Public Records of Brazos County, Texas, from where City of College Station control monument no. 122 bears N 6° 30' 16" W – 2286.2 feet*;

Thence across Avenue A and along the northwest right-of-way boundary of Lincoln Avenue as follows:
N 34° 17' 36" E – 30.53 feet*, N 41° 30' 03" E – 67.39 feet*, and N 41° 57' 36" E – 19.37 feet* to the beginning of a non-tangent curve to the left with a radius of 28.00 feet*;

Thence along said curve to the left through a central angle of 50° 20' 09", the chord of which bears N 5° 52' 35" E – 23.81 feet*, to its end in the southwest right-of-way boundary of Nimitz Street;

Thence along the said southwest boundary of Nimitz Street as follows:
N 37° 08' 15" W – 28.63 feet*, N 44° 59' 48" W – 60.41 feet*, N 47° 04' 31" W – 89.79 feet*, N 48° 09' 51" W – 50.07 feet* (prescriptive right-of-way boundary), N 48° 32' 30" W – 49.69 feet*, N 43° 18' 24" W – 50.45 feet*, N 48° 23' 31" W – 50.11 feet*, N 48° 47' 55" W – 50.00 feet*, N 49° 13' 45" W – 53.14 feet*, N 49° 40' 03" W – 53.00 feet*, N 48° 15' 46" W – 43.83 feet*, and N 51° 55' 56" W – 50.20 feet* to the northwest line of said Lot 6 and a southwest boundary of the College View subdivision, at the north corner of Lot 6-1 of the D.A. Smith Subdivision as described by the plat recorded in volume 9912, page 22 of the Official Public Records of Brazos County, Texas;

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Thence S 50° 18' 00" E – 345.54 feet*, generally along the middle of pavement of Eisenhower Street, to a point for corner of this described tract on a southwestward extension of the northwest line of Lot 5-5 of the said plat of Lots 5-1 through 5-6;

Thence N 41° 02' 08" E – 180.74 feet*, passing the west corner of said Lot 5-5 at 30.3 feet*, to the common corner of Lot 5-5 and Lot 5-6 in the southwest right-of-way boundary of Avenue A;

Thence S 48° 27' 52" E – 301.55 feet*, along the said southwest boundary of Avenue A, to the Point of Beginning and containing 3.66 acres of land more or less.

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BASELINE | OCCM

Bearings and *distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17° 03' 41" W). Approximate surface distances can be computed by multiplying these provided grid distances by an average combined scale factor of 1.000100.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



See survey exhibit plat dated May 2024.

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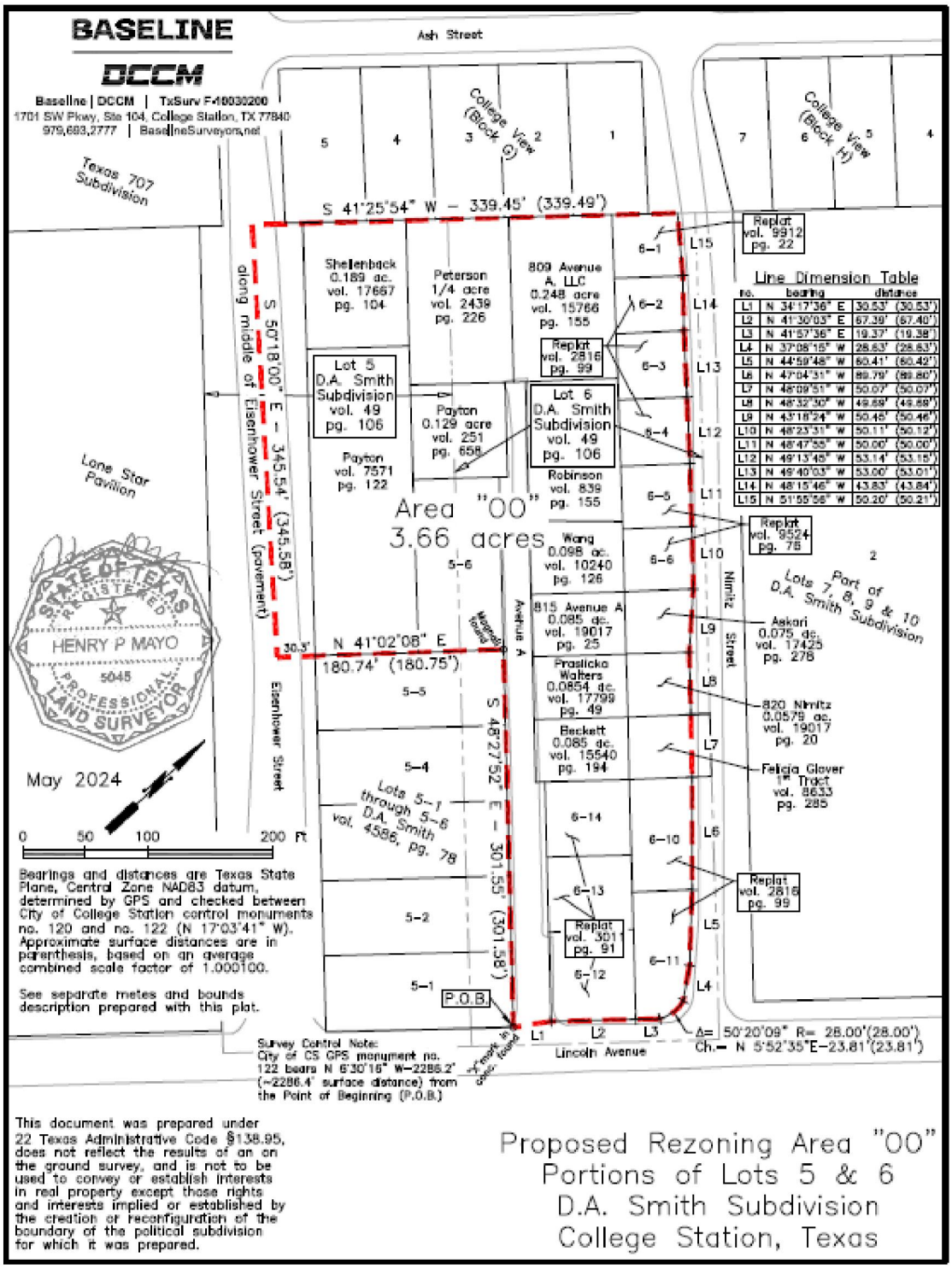

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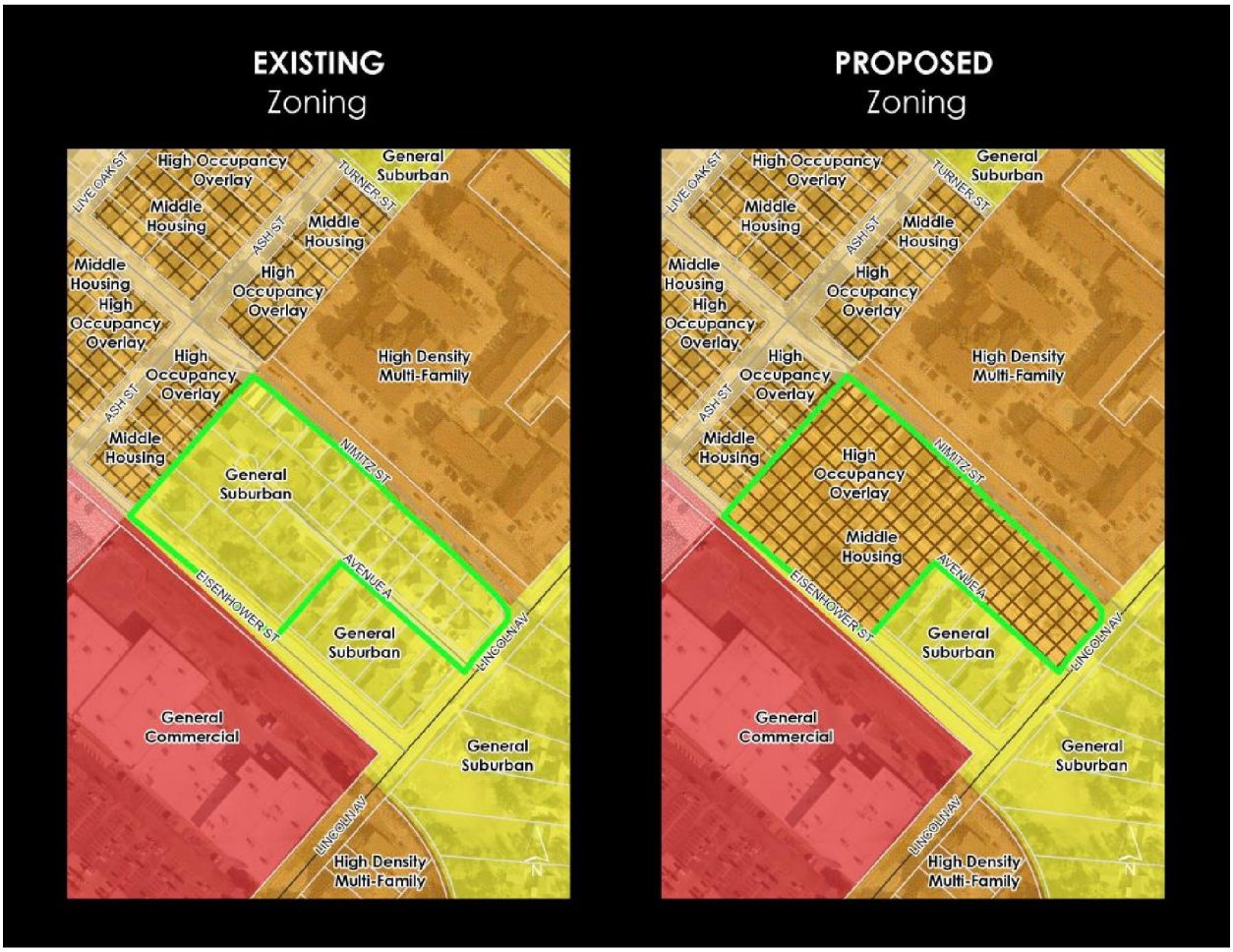
L14	N 48°15'46" W	43.83' (43.84')
L15	N 51°55'56" W	50.20' (50.21')

Exhibit B

That the Follow Conditions must be satisfied before the rezoning becomes effective:

1. Construction of an approved access drive or turnaround, that meets Fire Department standards, be provided within 100 feet of the terminus of Avenue A. This can also be achieved by the extension of Avenue A to Eisenhower Street, Nimitz Street, or Ash Street.

Exhibit C


EXISTING
Zoning
High Occupancy Overlay
General Suburban
LIVE OAK ST
TURNER ST
Middle Housing
ASH ST
Middle Housing
Middle Housing
High Occupancy Overlay
High Occupancy Overlay
High Occupancy Overlay
High Density Multi-Family
ASH ST
Middle Housing
NIMITZ ST
General Suburban
AVENUE A
EISENHOWER ST
LINCOLN AV
General Suburban
General Commercial
LINCOLN AV
High Density Multi-Family
N
PROPOSED
Zoning
High Occupancy Overlay
General Suburban
LIVE OAK ST
TURNER ST
Middle Housing
ASH ST
Middle Housing
Middle Housing
High Occupancy Overlay
High Occupancy Overlay
High Occupancy Overlay
High Density Multi-Family
ASH ST
Middle Housing
NIMITZ ST
High Occupancy Overlay
AVENUE A
Middle Housing
EISENHOWER ST
LINCOLN AV
General Suburban
General Commercial
LINCOLN AV
High Density Multi-Family
N

September 18, 2025
Item No. 5.12.
Case #REZ2025-000012

Sponsor: Heather Wade, Principal Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: 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)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

Recommendation(s): Staff recommends approval of this city-initiated rezoning as it is required for compliance with state law.

Summary: This is a city-initiated rezoning of 23 areas from MH Middle Housing and HOO High Occupancy Overlay to MH Middle Housing:

1. 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;
2. 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;

3. 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;
4. 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;
5. 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;
6. 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;
7. 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;
8. approximately 4.6 acres being The Cooner Addition, Block 1, Lots 20-30, Block 5, Lots 1-8, generally located along Cooner Street;
9. 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;
10. approximately 2.02 acres being Lincoln Place Phase 2, Block C, Lots 1-16 and 17R, generally located along Lincoln Avenue;
11. 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;
12. 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;
13. 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;
14. 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;
15. 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;
16. 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;
17. 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.;

18. 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;
19. 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;
20. approximately 8.8 acres being Las Palomas Subdivision, generally bounded by Abbate Road, Feather Run, Kenyon Drive, and Holleman Drive South;
21. 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;
22. 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
23. approximately 5.8 acres being Ashford Square Subdivision Replat, volume 3202, page 61, generally located along Ashford Dr.

This rezoning is in effort to comply with state law (Senate Bill 1567).

Budget & Financial Summary:

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_BLVD
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

ORDINANCE NO. 2023-4477

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 AS FOLLOWS:

A. **FROM MH MIDDLE HOUSING OR R-4 MULTI-FAMILY TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY OR R-4 MULTI-FAMILY AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 2.85 ACRES BEING THE COONER ADDITION, BLOCK 1, LOTS 10-19, GENERALLY LOCATED ALONG COONER STREET;**
B. **FROM D DUPLEX OR MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 4.6 ACRES BEING THE COONER ADDITION, BLOCK 1, LOTS 20-30, BLOCK 5, LOTS 1-8, GENERALLY LOCATED ALONG COONER STREET;**
C. **FROM D DUPLEX OR MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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;**
D. **FROM D DUPLEX OR MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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 ALONG DOMINIK DRIVE;**
E. **FROM MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 4.66 ACRES BEING LITTLE-KNIGHT ADDITION, LOTS 1-18, GENERALLY LOCATED ALONG AURORA COURT, AND;**
F. **FROM GS GENERAL SUBURBAN OR MH MIDDLE HOUSING TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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;**

CERTAIN PROPERTIES AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A," Exhibit "B," Exhibit "C," Exhibit "D," Exhibit "E," and Exhibit "F"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from MH Middle Housing or R-4 Multi-Family to MH Middle Housing and HOO High Occupancy Overlay or R-4 Multi-Family and HOO High Occupancy Overlay:

The Cooner Addition, Block 1, Lots 10-19
(R-4 Multi-Family and HOO High Occupancy Overlay: Lots 10, 12 and 17-19)
(MH Middle Housing and HOO High Occupancy Overlay: Lots 11 and 13-16)



Exhibit B

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

The Cooner Addition, Block 1, Lots 20-30, Block 5, Lots 1-8

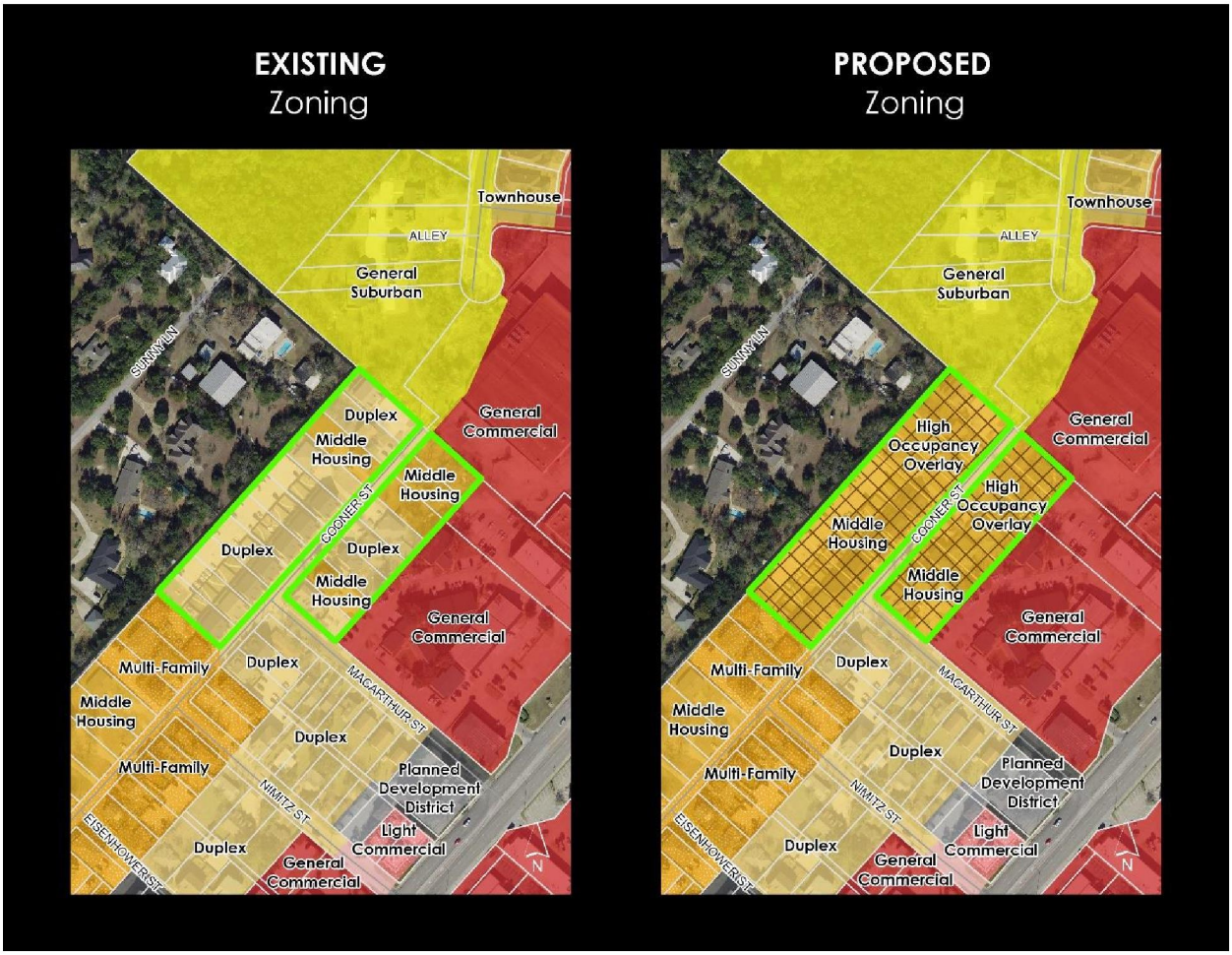


Exhibit C

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, and Block H, Lots 1-3, 4R-5R, and 6-7

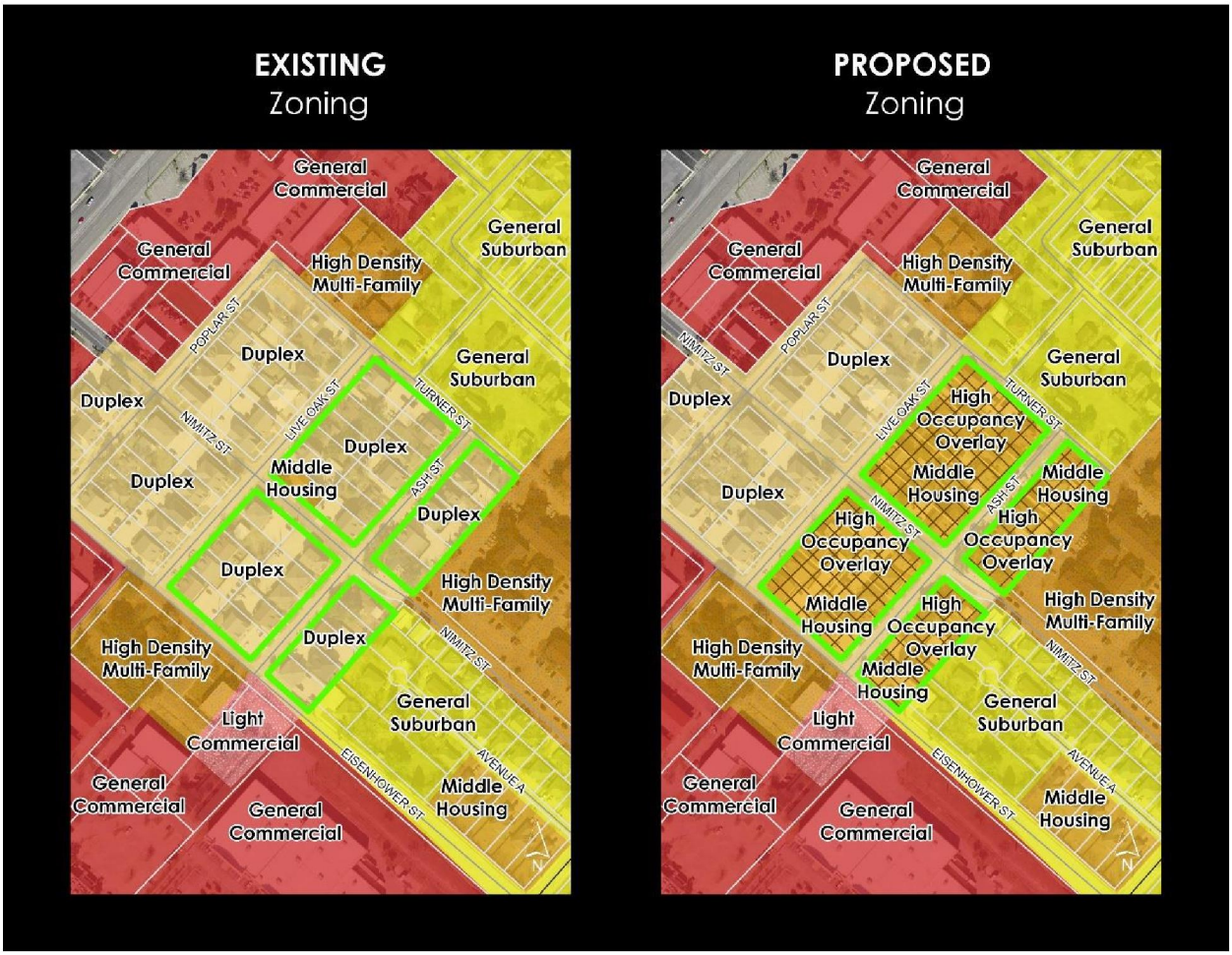


Exhibit D

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R



Exhibit E

That 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, is hereby amended as follows:

The following property is rezoned from MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

Little-Knight Addition, Lots 1-18

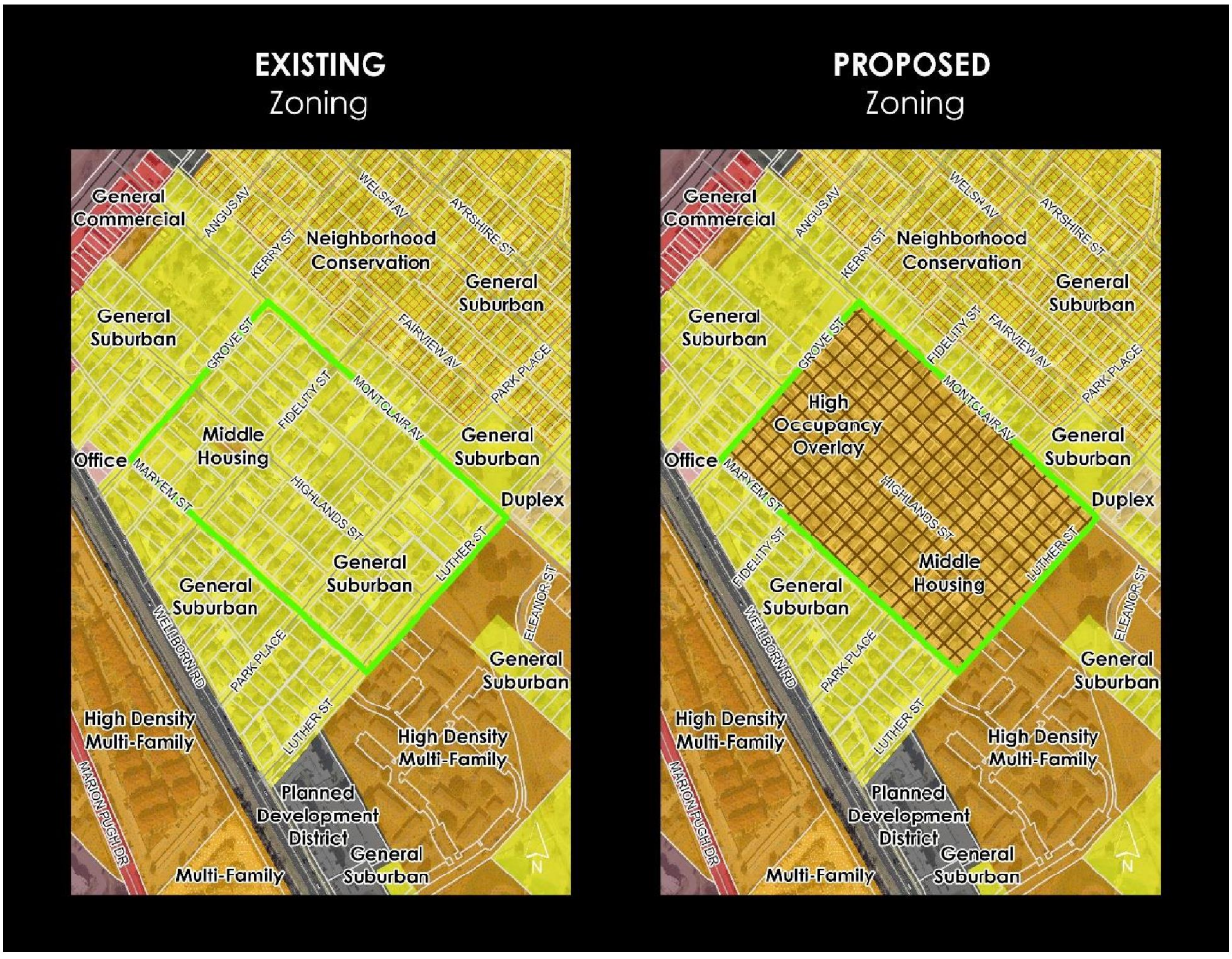


Exhibit F

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

> 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.



ORDINANCE NO. 2023-4479

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 AS FOLLOWS:

A. **FROM GS GENERAL SUBURBAN TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 2.02 ACRES BEING LINCOLN PLACE PHASE 2, BLOCK C, LOTS 1-16 AND 17R, GENERALLY LOCATED ALONG LINCOLN AVENUE;**
B. **FROM D DUPLEX TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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 BOULEVARD;**
C. **FROM D DUPLEX TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 6.71 ACRES BEING PARKWAY PLAZA PHASE 5, BLOCK 1, LOTS 1-15, BLOCK 2, LOTS 1-12, GENERALLY LOCATED ALONG PINE RIDGE DRIVE;**
D. **FROM GS GENERAL SUBURBAN OR D DUPLEX TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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 DRIVE, BRENTWOOD DRIVE, AND SOUTHWEST PARKWAY;**
E. **FROM D DUPLEX TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 5.8 ACRES BEING ASHFORD SQUARE SUBDIVISION REPLAT, VOLUME 3202, PAGE 61, GENERALLY LOCATED ALONG ASHFORD DRIVE;**
F. **FROM D DUPLEX TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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;**
G. **FROM GS GENERAL SUBURBAN OR T TOWNHOUSE TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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;**
H. **FROM R RURAL TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 8.8 ACRES BEING LAS PALOMAS SUBDIVISION, GENERALLY BOUNDED BY ABBATE ROAD, FEATHER RUN, KENYON DRIVE, AND HOLLEMAN DRIVE SOUTH;**

I. **FROM T TOWNHOUSE TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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;**

J. **FROM T TOWNHOUSE TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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 WEST, TOWERS PARKWAY, OAK CREST, AND HOLLEMAN DRIVE SOUTH, AND;**

K. **FROM GS GENERAL SUBURBAN OR T TOWNHOUSE TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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;**

CERTAIN PROPERTIES AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A," Exhibit "B," Exhibit "C," Exhibit "D," Exhibit "E," Exhibit "F," Exhibit "G," Exhibit "H," Exhibit "I," Exhibit "J," and Exhibit "K"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than

twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay:

Lincoln Place Phase 2, Block C, Lots 1-16 and 17R

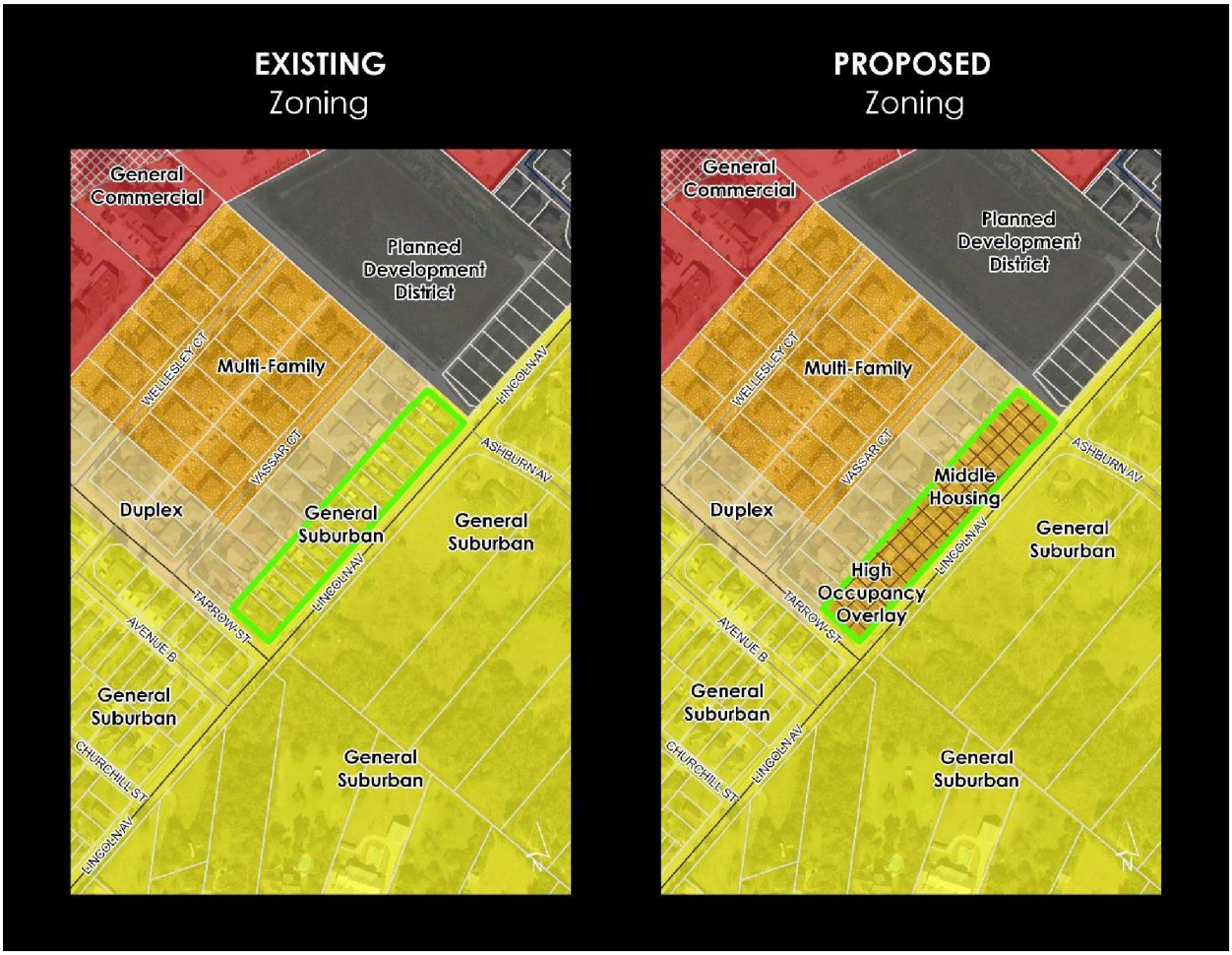


Exhibit B

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

Timber Ridge Addition Phase 1, Block 2, Lots 13-24, Block 3, Lots 12-22



Exhibit C

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

Parkway Plaza Phase 5, Block 1, Lots 1-15, Block 2, Lots 1-12

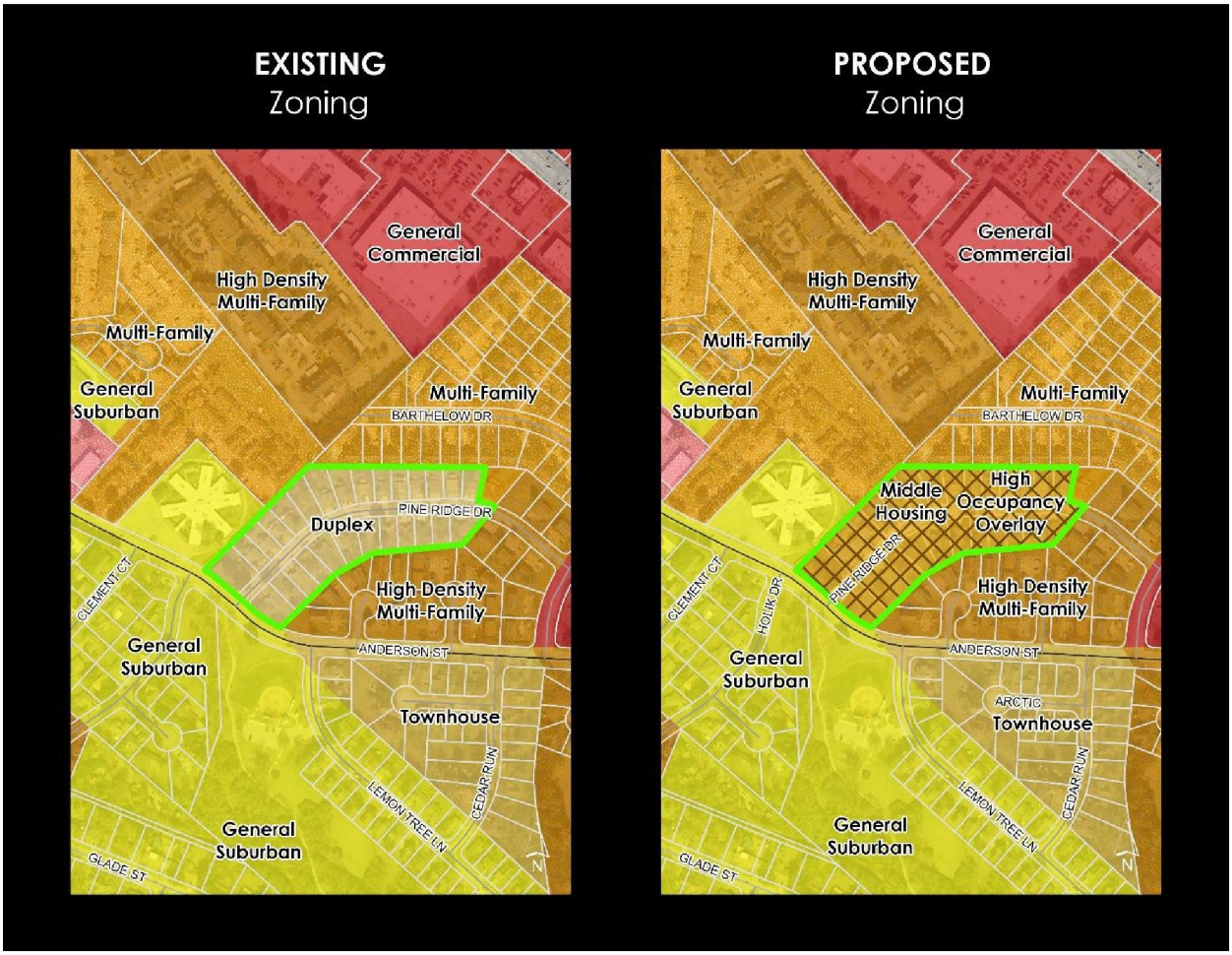


Exhibit D

That 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, is hereby amended as follows:

The following properties are rezoned from GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

> 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

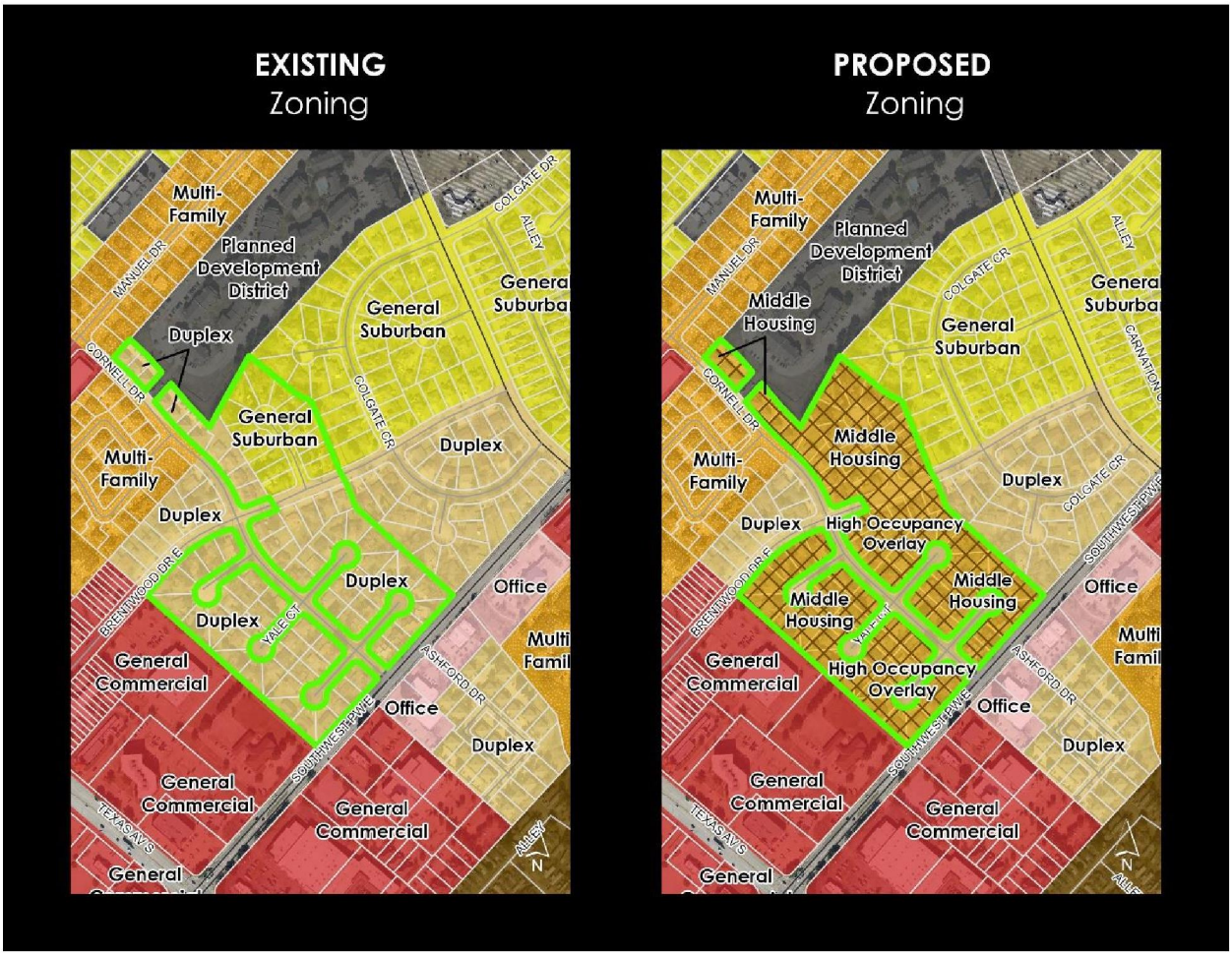


Exhibit E

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

Ashford Square Subdivision Replat, Volume 3202, Page 61



Exhibit F

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

> Pecan Tree Estates Phase One Subdivision and Pecan Tree Estates Phase Two Subdivision, save and except 0.687 acres labeled "Park"

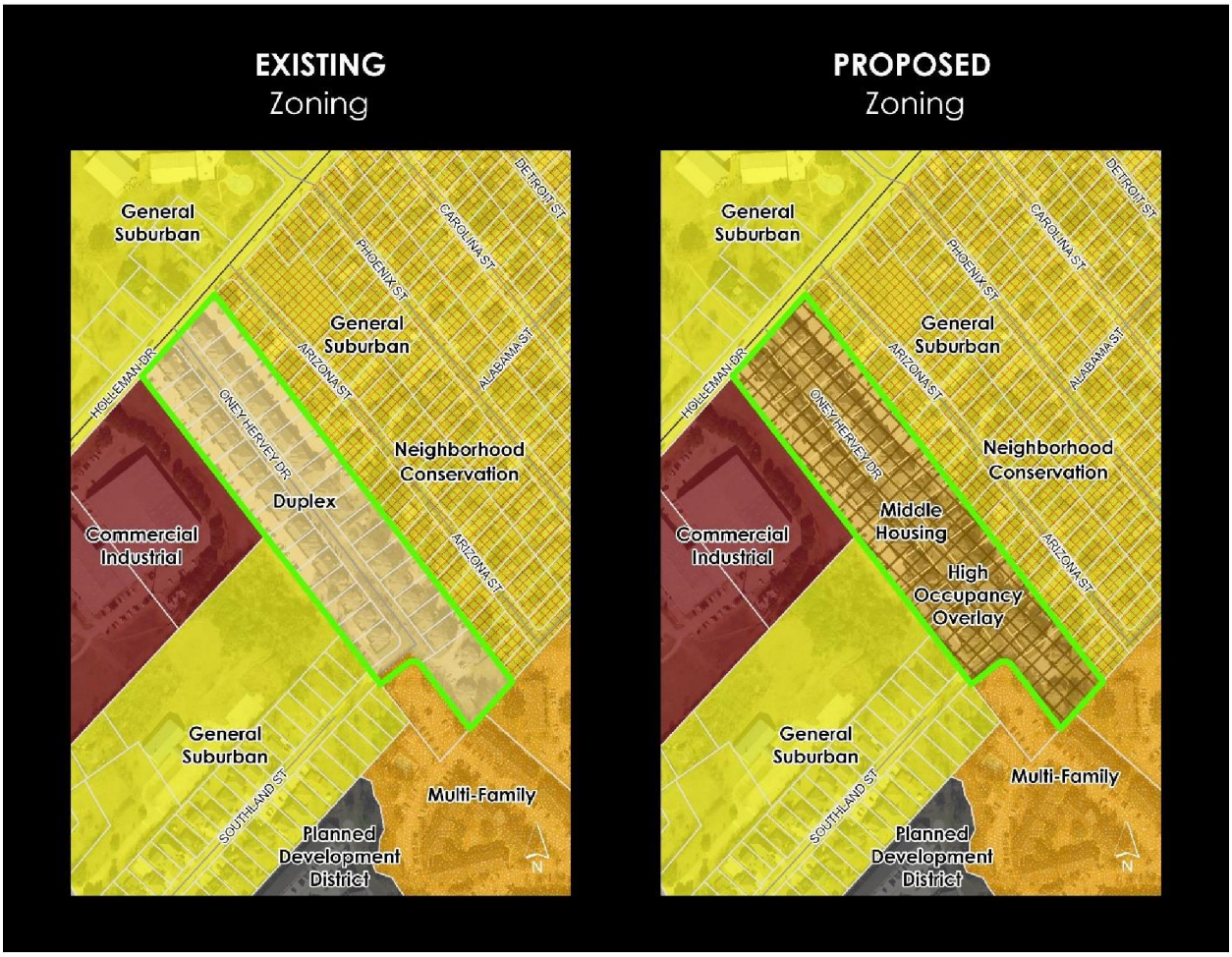


Exhibit G

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay:

> University Heights Phase 1 Subdivision, save and except Common Area 4, and University Heights Phase 2 and 3 Subdivision

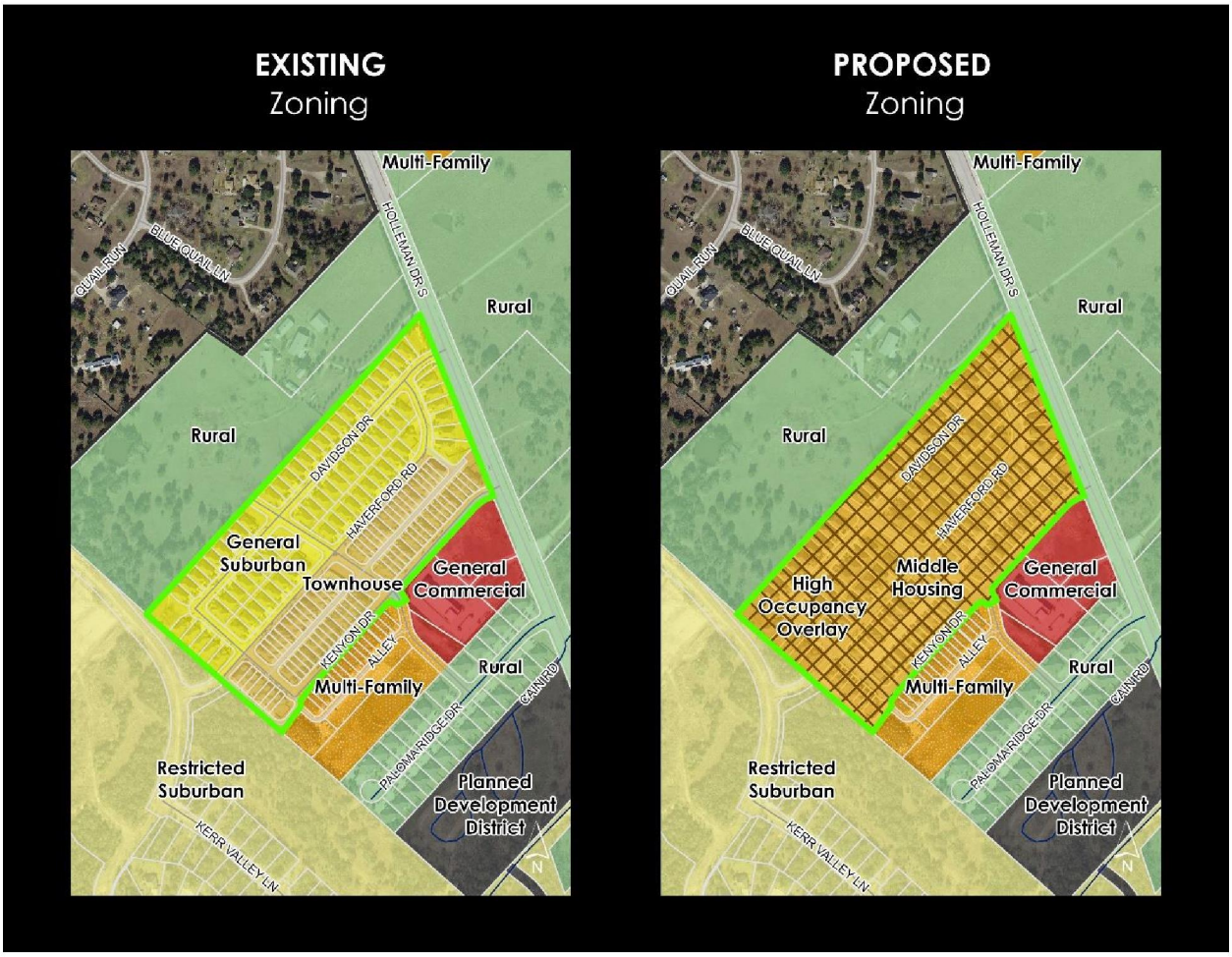


Exhibit H

That 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, is hereby amended as follows:

The following property is rezoned from R Rural to MH Middle Housing and HOO High Occupancy Overlay:

Las Palomas Subdivision



Exhibit I

That 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, is hereby amended as follows:

The following property is rezoned from T Townhouse to MH Middle Housing and HOO High Occupancy Overlay:

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



Exhibit J

That 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, is hereby amended as follows:

The following property is rezoned from T Townhouse to MH Middle Housing and HOO High Occupancy Overlay:

> Pershing Pointe Villas Phase 1 Subdivision, Volume 14370, Page 149, and Pershing Pointe Villas Phase 2A Subdivision



Exhibit K

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay:

> 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



ORDINANCE NO. 2023-4481

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 GS GENERAL SUBURBAN TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY AFFECTING APPROXIMATELY 0.232 ACRES BEING ALL OF A TRACT OF LAND CALLED TO BE "LOT 27" OF PASLER ADDITION IN A DEED TO SALAM INVESTMENTS, LLC IN VOLUME 17375, PAGE 166 AND VOLUME 18475, PAGE 202 (OPRBCT) AND ALL OF A CALLED 0.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SALAM INVESTMENTS, LLC RECORDED IN VOLUME 13901, PAGE 36 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND SAID 0.13 ACRE TRACT BEING FURTHER DESCRIBED AS 0.132 ACRES IN A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 17907, PAGE 129 (OPRBCT) AND GENERALLY LOCATED AT 701-703 TURNER STREET, AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay:

KERR SURVEYING

FIELD NOTES DESCRIPTION
OF A
0.232 ACRE TRACT
RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.232 ACRES IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CALLED TO BE "LOT 27" OF PASLER ADDITION IN A DEED TO SALAM INVESTMENTS, LLC IN VOLUME 17375, PAGE 166 AND VOLUME 18475, PAGE 202 (OPRBCT) AND ALL OF A CALLED 0.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SALAM INVESTMENTS, LLC RECORDED IN VOLUME 13901, PAGE 36 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND SAID 0.13 ACRE TRACT BEING FURTHER DESCRIBED AS 0.132 ACRES IN A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 17907, PAGE 129 (OPRBCT); SAID 0.232 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped 'H.P. MAYO RPLS 5045' found at the intersection of the northeast line of Turner Street (a variable width right-of-way, 126/133 DRBCT) and the southeast line of Gilbert Street (formerly Otto Street, a 30' wide prescriptive right-of-way, being a portion of the land conveyed to Joe Pasler in Volume 81, Page 587 DRBCT) for the west corner of said "Lot 27" and the west corner hereof, from which the City of College Station monument CS94-122 bears N 03° 37' 51" E, a distance of 1,233.85 feet;

THENCE, with the northwest line of said "Lot 27", along the southeast side of Gilbert Street, **N 41° 22' 48" E,** for a distance of **115.00 feet** to a 1/2 inch iron rod set (all rods set with blue plastic cap stamped 'KERR SURVEYING') for the north corner of said "Lot 27", and the north corner hereof;

THENCE, with the northeast line of said "Lot 27" and the northeast line of said 0.132 acre tract, **S 48° 12' 57" E,** at a distance of 37.80 feet passing a 1/2 inch iron rod set and continuing for a total distance of **87.80 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found for the east corner of said 0.132 acre tract and the east corner hereof;

THENCE, with the southeast line of said 0.132 acre tract as described in said boundary line agreement (17907/129 OPRBCT), **S 41° 22' 48" W,** for a distance of **115.00 feet** to a 1/2 inch iron rod with yellow plastic cap stamped

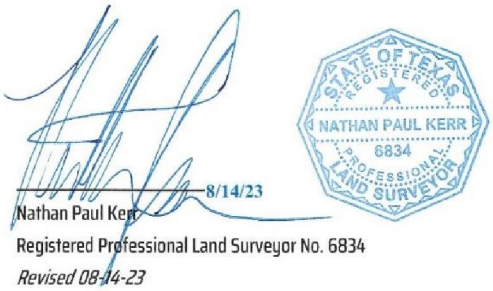
1 | Page

23-683-Zoning.docx

'KERR 4502' found in the northeast line of Turner Street for the south corner of said 0.132 acre tract and the south corner hereof, from which a 1/2 inch iron pipe found in the northeast line of Turner Street bears: S 48° 12' 57" E, a distance of 198.84 feet;

THENCE, with the northeast line of Turner Street, **N 48° 12' 57" W,** at a distance of 50.00 feet passing a 1/2 inch iron rod set and continuing for a total distance of **87.80 feet** to the **POINT OF BEGINNING** hereof and containing **0.232 acres**, more or less.

Surveyed on the ground January 2023 under my supervision. See plat prepared August 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.0000933393 (calculated using GEOID12B). Reference drawing: 23-683-Zoning.



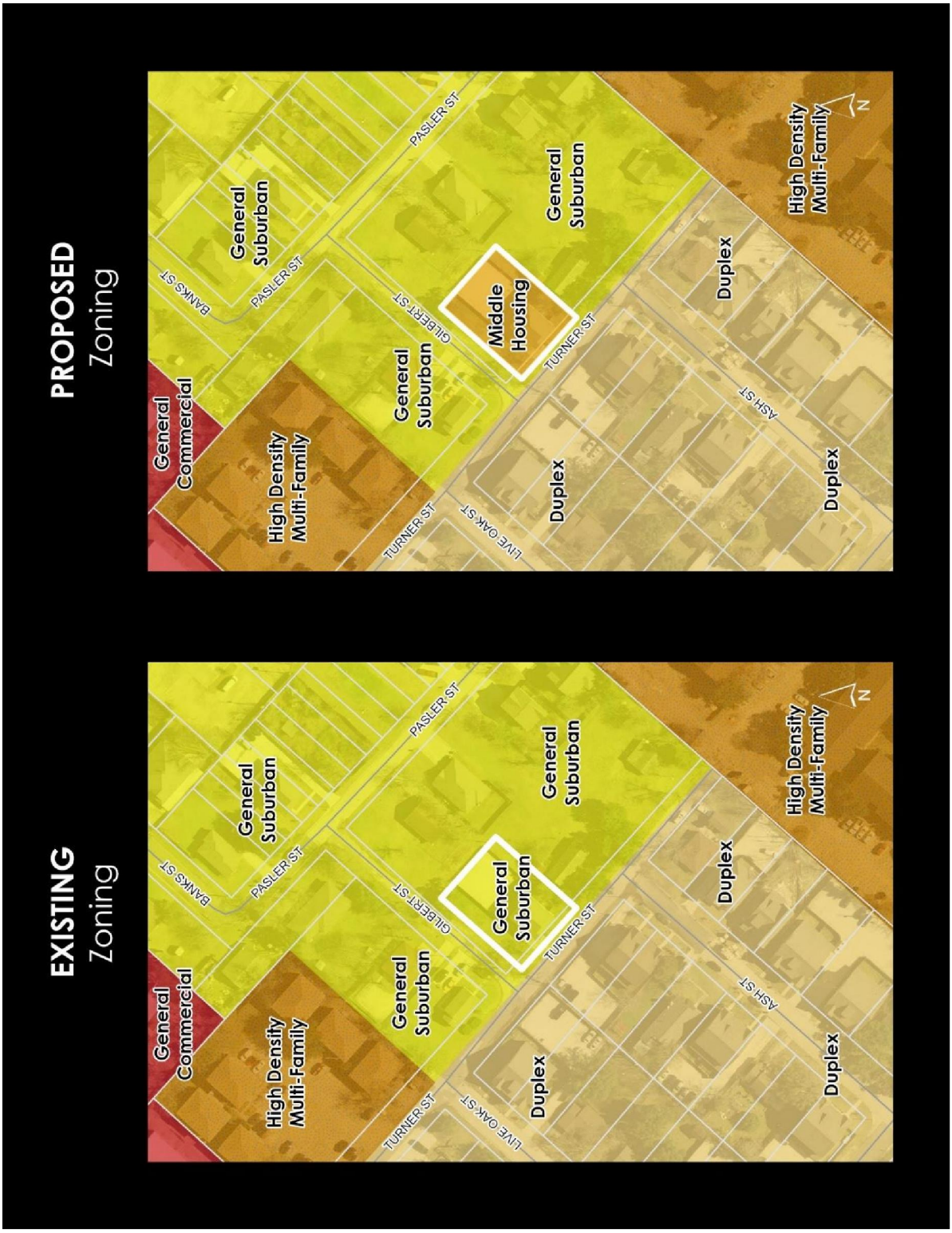
8/14/23

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834
Revised 08-14-23

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

Exhibit B


EXISTING
Zoning
General Commercial
High Density Multi-Family
General Suburban
General Suburban
General Suburban
General Suburban
Duplex
Duplex
Duplex
High Density Multi-Family
BANKS ST
PASLER ST
PASLER ST
GILBERT ST
TURNER ST
TURNER ST
LIVE OAK ST
ASH ST
N
PROPOSED
Zoning
General Commercial
High Density Multi-Family
General Suburban
General Suburban
Middle Housing
General Suburban
Duplex
Duplex
Duplex
High Density Multi-Family
BANKS ST
PASLER ST
PASLER ST
GILBERT ST
TURNER ST
TURNER ST
LIVE OAK ST
ASH ST
N

ORDINANCE NO. 2024-4499

AN ORDINANCE REPEALING ORDINANCE NO. 2023-4451 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 BOUNDARIES FROM GS GENERAL SUBURBAN TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR APPROXIMATELY 1.05 ACRES BEING LOTS 5-1 TO 5-5 OF THE D.A. SMITH SUBDIVISION CERTAIN PROPERTIES AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Ordinance No. 2023-4451, attached hereto and made a part of this Ordinance for all purposes as **Exhibit "A"**, be repealed in its entirety.

PART 2: That 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, be amended as set out in **Exhibit "B"** and **Exhibit "C"** attached hereto and made a part of this Ordinance for all purposes.

PART 3: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 4: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 5: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35, and after satisfying all of the conditions described in **Exhibit "C"**.

PASSED, ADOPTED, and APPROVED this 25th day of January, 2023.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

City Attorney

Exhibit A

That the following ordinance be repealed in its entirety.

ORDINANCE NO. 2023-4451

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 GS GENERAL SUBURBAN TO MH MIDDLE HOUSING FOR APPROXIMATELY 1.05 ACRES BEING LOTS 5-1 TO 5-5 OF THE D.A. SMITH SUBDIVISION AND GENERALLY LOCATED ALONG AVENUE A CERTAIN PROPERTIES AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35, and after satisfying all of the conditions described in **Exhibit "B"**.

PASSED, ADOPTED, and APPROVED this 27th day of July, 2023.

ATTEST:

City Secretary

APPROVED:

Mayor

APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban to MH Middle Housing:

Lots 5-1 through 5-5 of the D.A. Smith Subdivision

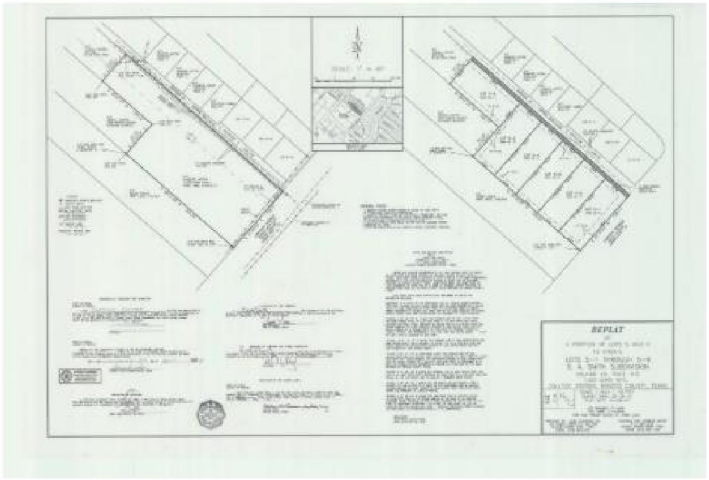




Exhibit B

That the following conditions must be satisfied before the rezoning becomes effective:

1. Construction of an approved secondary access drive meeting Fire Department standards no less than 175 feet away from Lincoln Avenue; and
2. Dedication of a 10' right-of-way from each lot along Avenue A and dedication of right-of-way chamfers along the lot that abuts Lincoln Avenue.

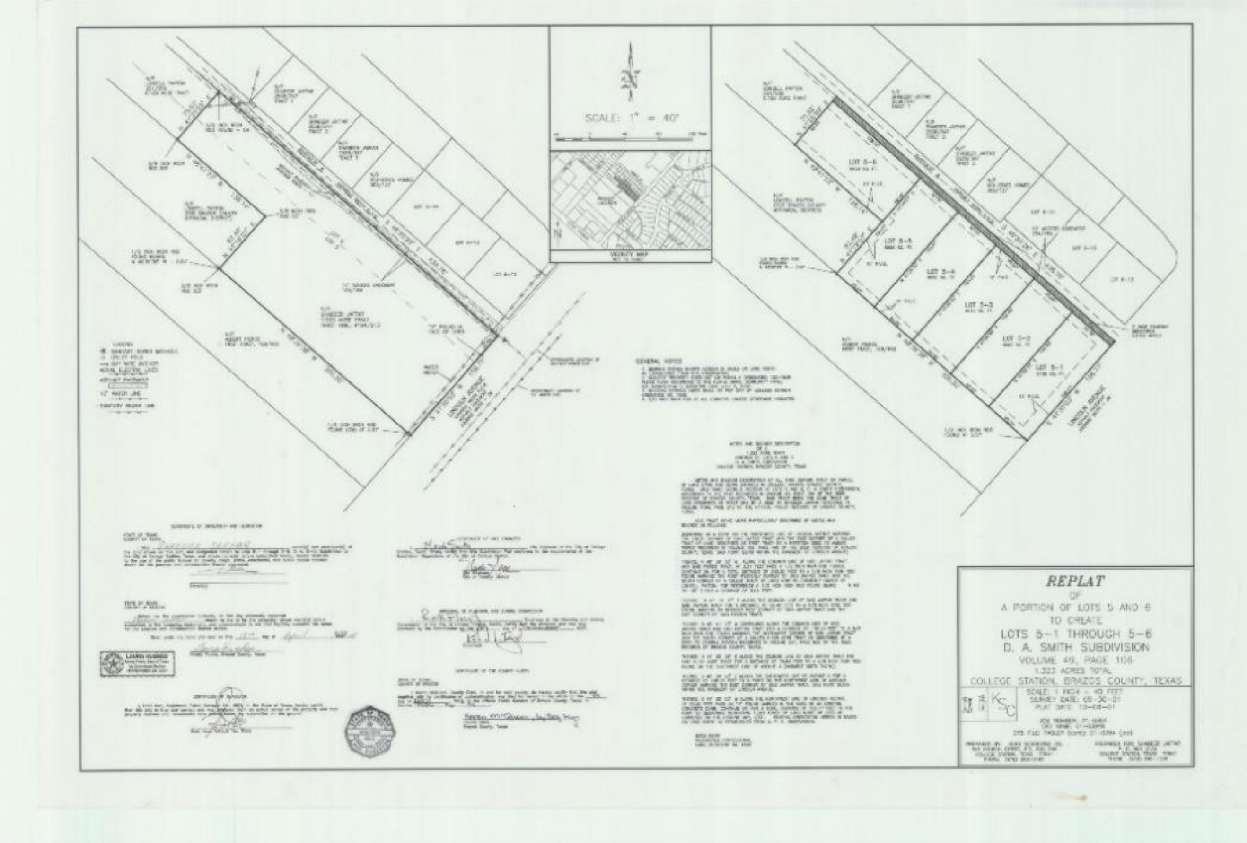


Exhibit B

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay:

Lots 5-1 through 5-5 of the D.A. Smith Subdivision



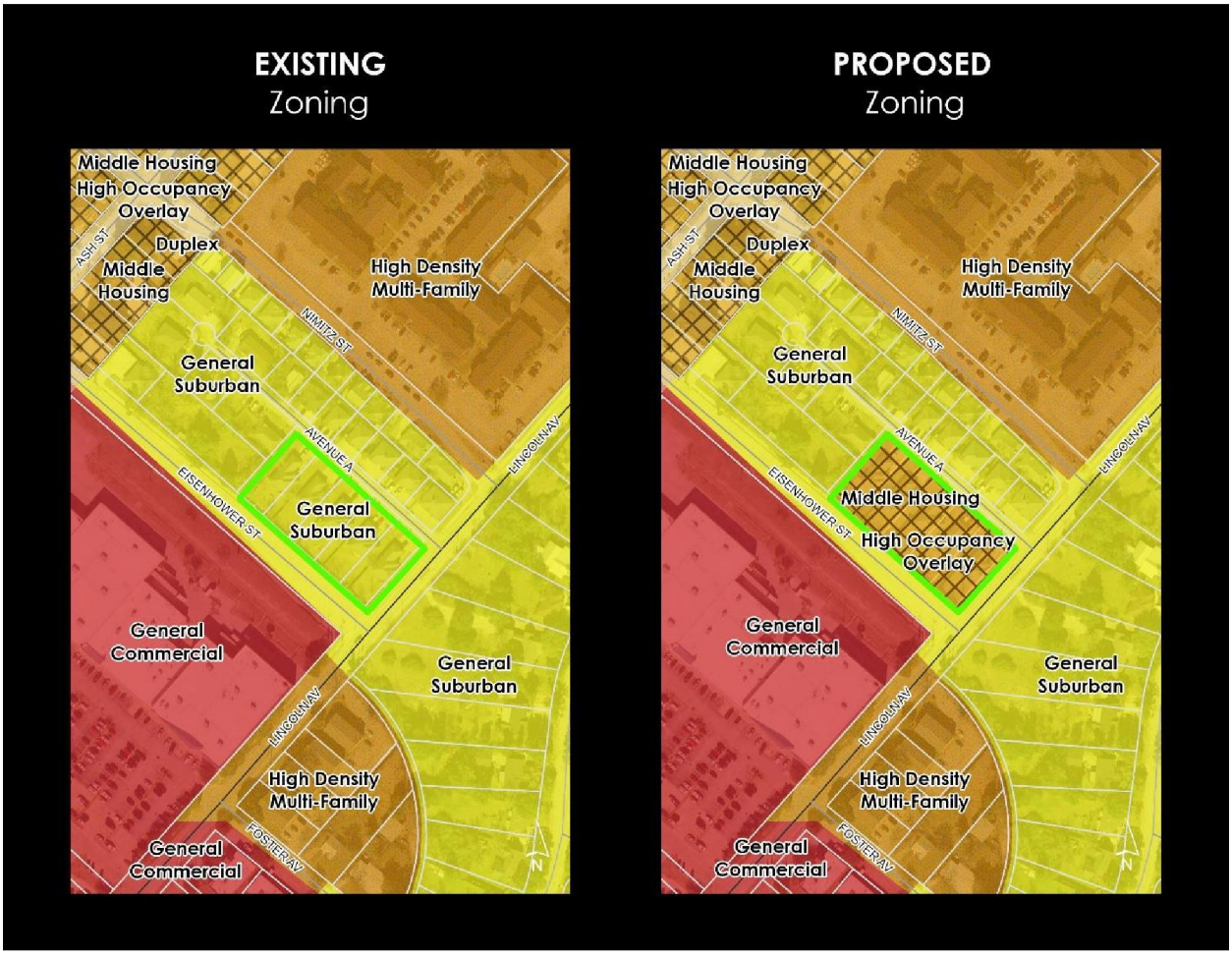

EXISTING
Zoning
Middle Housing High Occupancy Overlay
Duplex
Middle Housing
High Density Multi-Family
General Suburban
General Suburban
General Commercial
General Suburban
High Density Multi-Family
General Commercial
ASH ST
NIMITZ ST
AVENUE A
EISENHOWER ST
LINCOLN AV
FOSTER AV
N
PROPOSED
Zoning
Middle Housing High Occupancy Overlay
Duplex
Middle Housing
High Density Multi-Family
General Suburban
Middle Housing
High Occupancy Overlay
General Commercial
General Suburban
High Density Multi-Family
General Commercial
ASH ST
NIMITZ ST
AVENUE A
EISENHOWER ST
LINCOLN AV
FOSTER AV
N

Exhibit C

That the following conditions must be satisfied before the rezoning becomes effective:

1. Construction of an approved secondary access drive meeting Fire Department standards no less than 175 feet away from Lincoln Avenue; and
2. Dedication of a 10’ right-of-way from each lot along Avenue A and dedication of right-of-way chamfers along the lot that abuts Lincoln Avenue.



ORDINANCE NO. 2024-4528

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 AFFECTING THE BARRACKS II SUBDIVISION, PHASE 400, BLOCK 36, LOT 27, MORE GENERALLY LOCATED AT 101 TANG CAKE DRIVE AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 11th day of July, 2024.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from PDD Planned Development District to MH Middle Housing with a HOO High Occupancy Overlay:

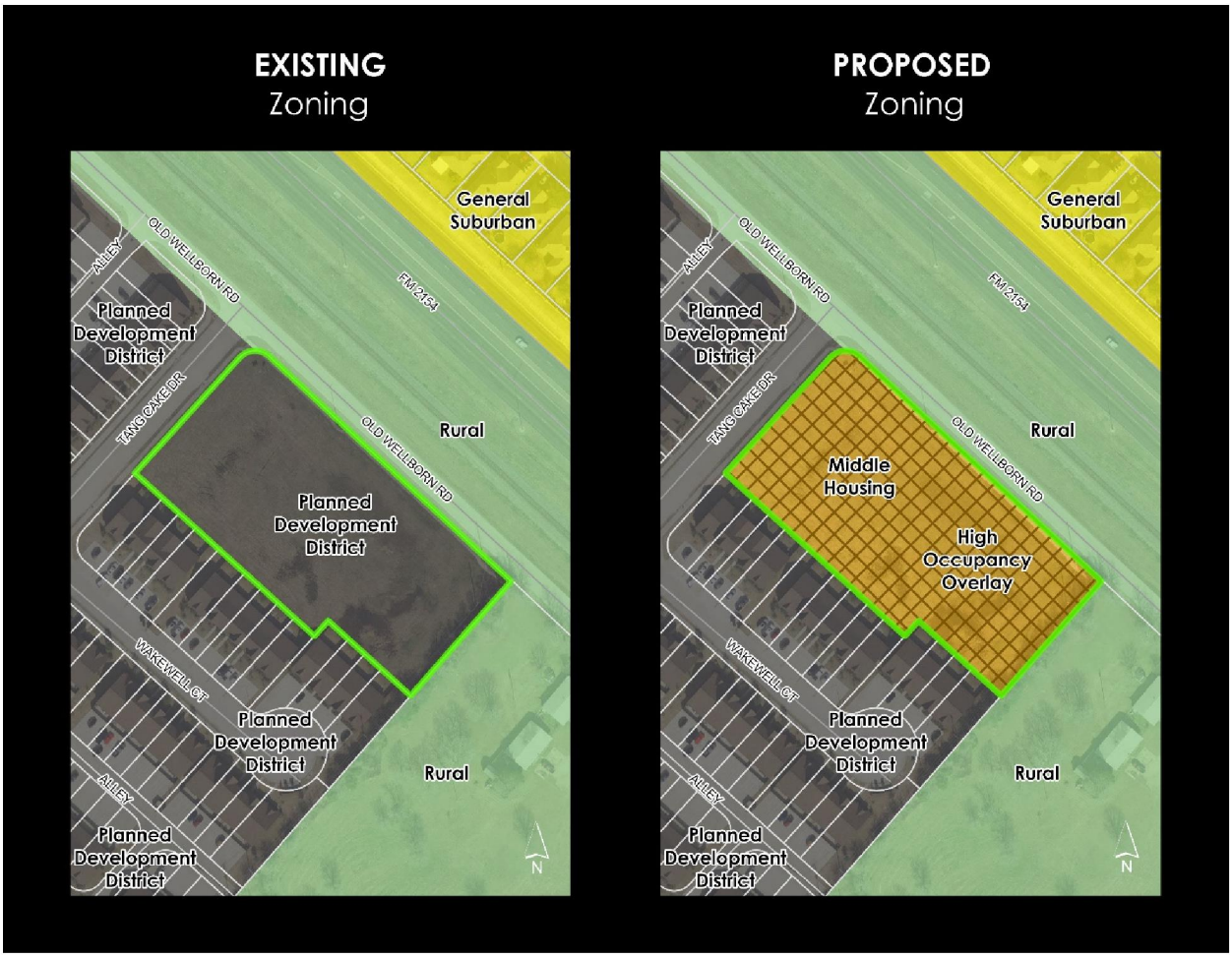
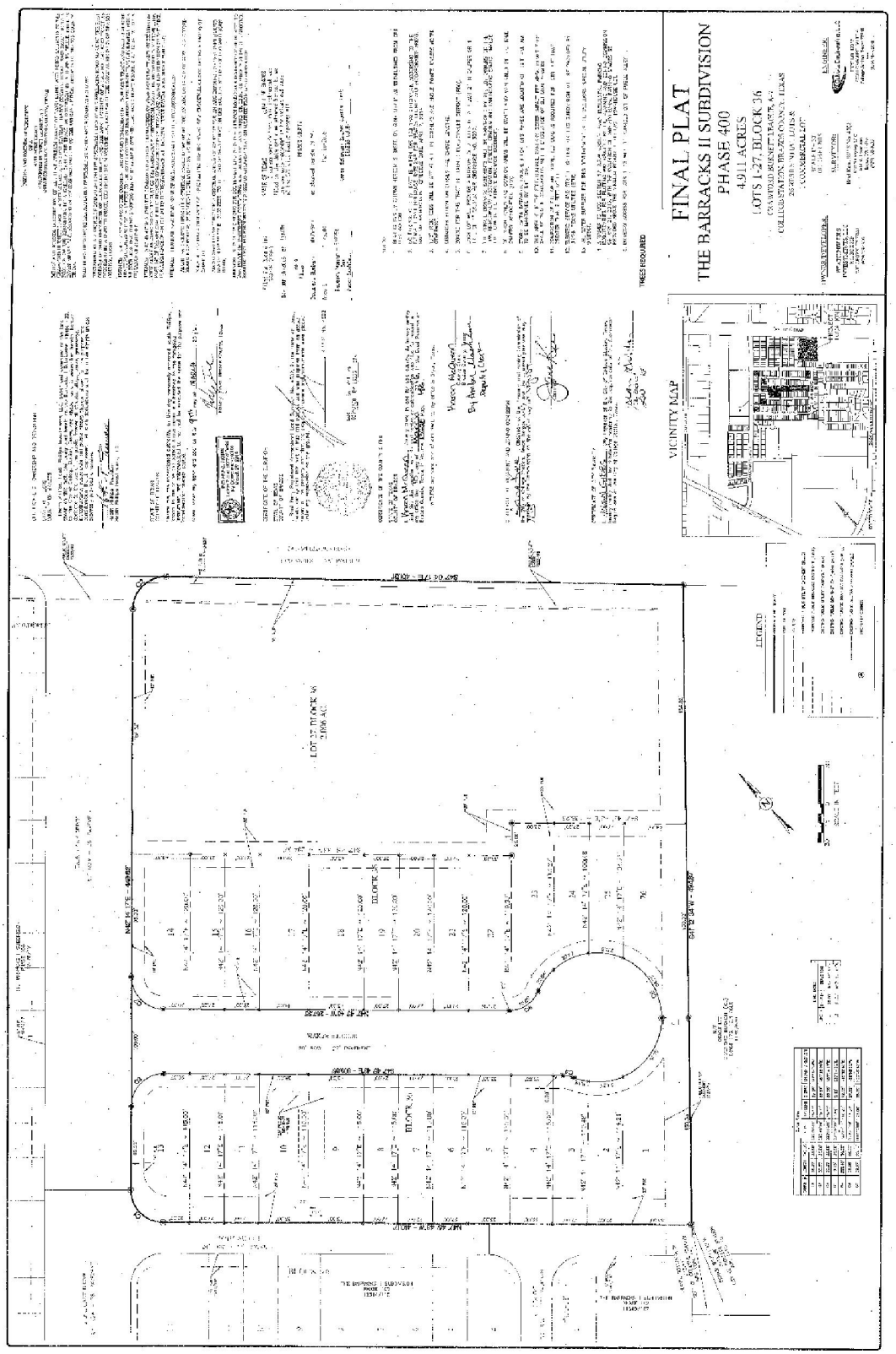


Exhibit B


FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 400
4.911 ACRES
LOTS 1-27, BLOCK 36
COLLEGE STATION, BRAZOS COUNTY, TEXAS
VICINITY MAP
LEGEND

ORDINANCE NO. 2024-4543

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 AFFECTING APPROXIMATELY 28 ACRES BEING 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 AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 22nd day of August, 2024.

ATTEST:

City Secretary

APPROVED:

Mayor

APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban to MH Middle Housing with a HOO High Occupancy Overlay zoning:

BASELINE | DCCM

City-Initiated Rezoning
Proposed Area "O"
(Richards St. & Sterling St. area)
Richards Subdivision
College Station, Texas
May 2024

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, and being more particularly described as follows:

Beginning at the most southerly corner of this described zoning boundary at intersection of the southeast boundary of the said Richards Subdivision (vol. 137, pg. 25) and the current northeast right-of-way boundary of Texas Avenue (Business Highway 6), being the south corner of Lot 22A Marin Acres, as described by plat recorded in volume 11036, page 27 of the Official Public Records of Brazos County, Texas, from where City of College Station control monument no. 120 bears S 30° 01' 36" W – 3568.9 feet*;

Thence along the said northeast right-of-way boundary of Texas Avenue, and crossing Sterling Street and Richards Street, as follows:
N 49° 30' 38" W – 88.90 feet*, N 51° 58' 58" W – 57.03 feet*, N 49° 30' 38" W – 182.33 feet*, N 47° 33' 49" W – 72.39 feet*, and N 49° 30' 38" W – 92.58 feet to the most westerly corner of this described zoning boundary;

Thence N 41° 31' 53" E – 1865.30 feet*, along the northwest boundary of the said Richards Subdivision (vol. 137, pg. 25), to its intersection with the southwest boundary of Holleman Place Subdivision as described by replat recorded in volume 19006, page 228 of the Official Public Records of Brazos County, Texas;

Thence S 49° 11' 54" E – 4.18 feet* to the common corner of Lot 1R-1R and Lot 1R-2R of said Holleman Place Subdivision;

Thence N 41° 29' 41" E – 155.50 feet* through said Holleman Place Subdivision along the southeast line of said Lot 1R-1R to its common corner with Lot 1R-4R;

Thence S 49° 25' 42" E – 124.50 feet*, along the common line of Lot 1R-4R and Lot 2R of Holleman Place Subdivision, passing at 99.99 feet the common corner of said Lots, to a point in the middle of Richards Street;

Thence N 41° 30' 00" E – 719.74 feet*, along the middle of Richards Street to the most northerly corner of this described zoning boundary;

Thence S 48° 15' 19" E – 382.17 feet*, along the northwest boundary of Block Three of the Richards Subdivision as described by replat recorded in volume 481, page 67 of the Deed Records of Brazos County, Texas, to the east corner of Lot 6 of said Block Three, also being the most easterly corner of this described zoning boundary;

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BASELINE | DCCM

Thence S 41° 57' 29" W – 244.39 feet* and S 42° 14' 23" W – 335.48 feet*, along the southeast boundary of the said Richards Subdivision (vol. 137, pg. 25), to the east corner of the Parulian Subdivision as described by plat recorded in volume 12824, page 30 of the Official Public Records of Brazos County, Texas;

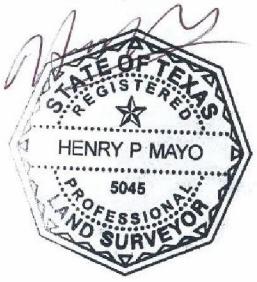
Thence N 48° 01' 38" W – 122.70 feet* along the northeast line of the said Parulian Subdivision and continuing to the point in the middle of Sterling Street;

Thence S 41° 45' 00" W – 410.17 feet* along the middle of Sterling Street to a point for corner;

Thence S 48° 07' 21" E – 120.09 feet*, mostly along the southwest line of the said Parulian Subdivision to its south corner;

Thence S 41° 45' 57" W – 1742.52 feet*, along the said southwest boundary of the Richards Subdivision (vol. 137, pg. 25) and several subdivisions within it, to the Point of Beginning and containing 28.15 acres of land more or less.

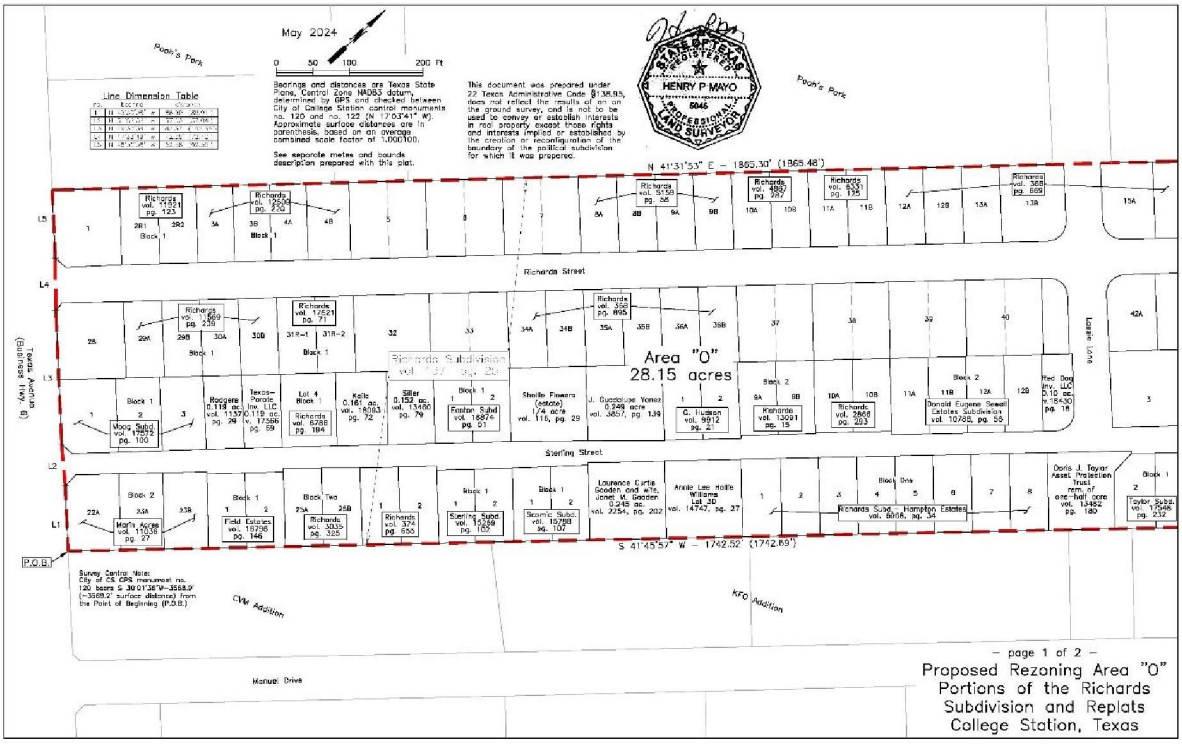
Bearings and *distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17° 03' 41" W). Approximate surface distances can be computed by multiplying these provided grid distances by an average combined scale factor of 1.000100.



This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

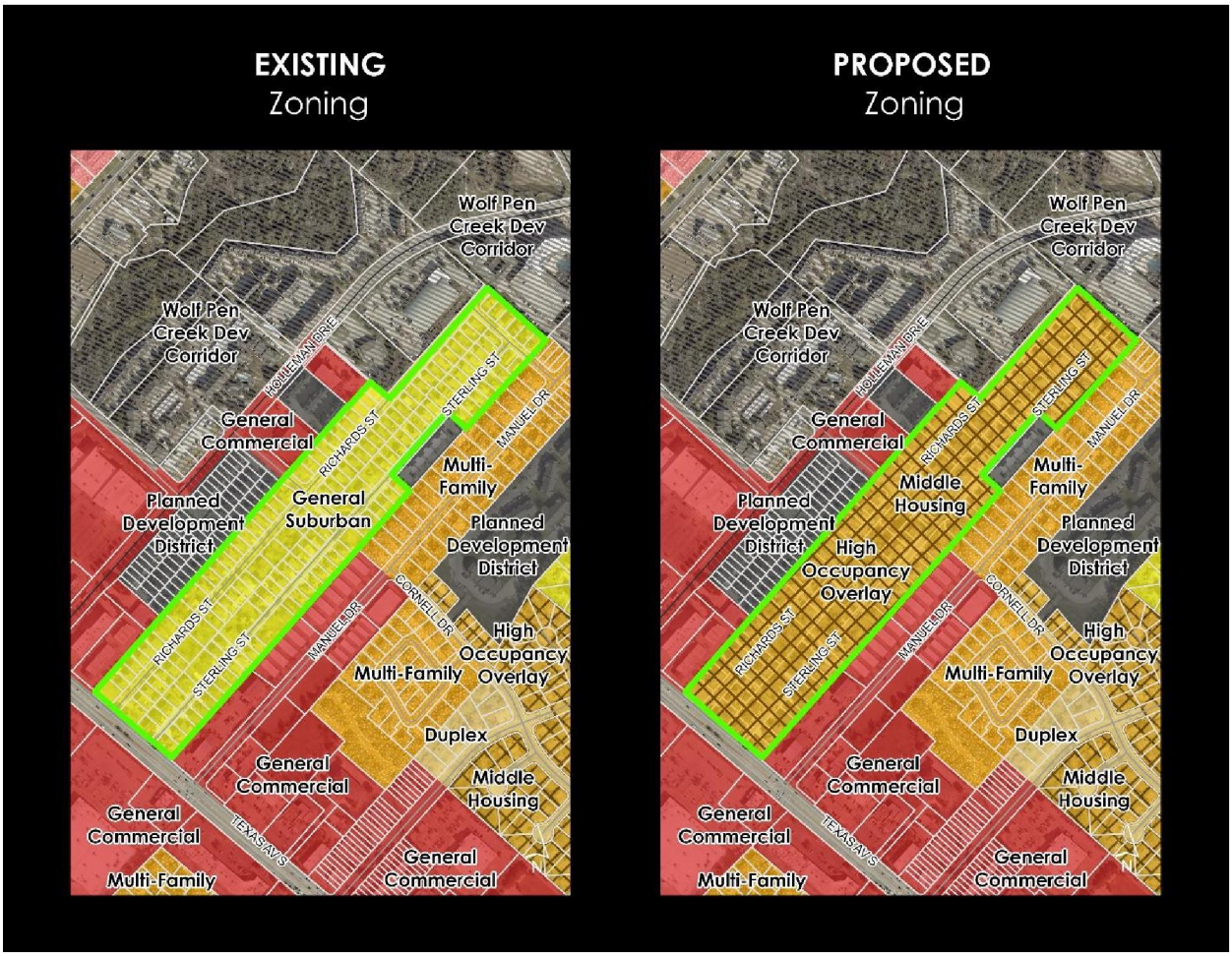
See survey exhibit plat dated May 2024.

1701 Southwest Parkway, Suite 104, College Station, Texas 77840 | 979.693.2777 | TxSurv F-10030200 | BaselineSurveyors.net


May 2024
Pooh's Park
Line Dimension Table
Area "O"
28.15 acres
Richards Street
Sterling Street
Manuel Drive
CVM Addition
KFO Addition
Texas Avenue (Business Hwy. 6)
Lassie Lane
P.O.B.
– page 1 of 2 –
Proposed Rezoning Area "O"
Portions of the Richards
Subdivision and Replats
College Station, Texas


May 2024
Pooh's Park
Area "O"
28.15 acres
Richards Subdivision
Sterling Street
Lassie Lane
KFO Addition
– page 2 of 2 –
Proposed Rezoning Area "O"
Portions of the Richards
Subdivision and Replats
College Station, Texas

Exhibit B


EXISTING
Zoning
Wolf Pen Creek Dev Corridor
Wolf Pen Creek Dev Corridor
HOLLEMAN DR E
STERLING ST
MANUEL DR
RICHARDS ST
General Commercial
Multi-Family
Planned Development District
General Suburban
Planned Development District
CORNELL DR
RICHARDS ST
STERLING ST
MANUEL DR
High Occupancy Overlay
Multi-Family
Duplex
General Commercial
Middle Housing
General Commercial
TEXAS AVE S
General Commercial
Multi-Family
PROPOSED
Zoning
Wolf Pen Creek Dev Corridor
Wolf Pen Creek Dev Corridor
HOLLEMAN DR E
STERLING ST
MANUEL DR
RICHARDS ST
General Commercial
Multi-Family
Middle Housing
Planned Development District
High Occupancy Overlay
Planned Development District
CORNELL DR
RICHARDS ST
STERLING ST
MANUEL DR
High Occupancy Overlay
Multi-Family
Duplex
General Commercial
Middle Housing
General Commercial
TEXAS AVE S
General Commercial
Multi-Family

ORDINANCE NO. 2024-4549

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 AFFECTING 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 AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 12th day of September, 2024.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Aaron Longoria

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay zoning:

BASELINE DCCM

City-Initiated Rezoning
Proposed Area "SS"
(along Turner Street)
Portion of Lot 12, D.A. Smith Subdivision
College Station, Texas
June 2024

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, and being more particularly described as follows:

Beginning at the most northerly corner of this described zoning tract, at a 1/2" iron rod found at the north corner of that 0.1307 acre tract described in the deed to Vizu, LP recorded in volume 11166, page 270 of the Official Public Records of Brazos County, Texas, from where City of College Station control monument no. 122 bears N 5° 55' 09" E – 1053.8 feet*;

Thence S 49° 03' 25" E – 113.91 feet*, along the northeast line of the said Vizu tract, to a 1/2" iron rod found at its east corner on the northwest prescriptive right-of-way line of Gilbert Street;

Thence S 42° 44' 02" E – 30.12 feet*, across said Gilbert Street, to a 1/2" iron rod with a blue plastic cap stamped "KERR SURVEYING" found at the north corner of that 0.232 acre zoning tract described in the City of College Station Ordinance 2023-4481;

Thence S 41° 22' 48" W – 115.00 feet*, along the southeast boundary of said Gilbert Street, to a 1/2" iron rod with an orange plastic cap stamped "H.P.MAYO RPLS 5045" found (set in 2003) at the west corner of the said 0.232 acre zoning tract;

Thence S 48° 12' 57" E – 87.80 feet*, along the southwest line of the said 0.232 acre zoning tract, also being the northeast boundary of Turner Street, to a 1/2" iron rod with a blue plastic cap stamped "KERR SURVEYING" found at the south corner of the said 0.232 acre zoning tract;

Thence N 41° 22' 48" E – 115.00 feet*, along the southeast boundary of the said 0.232 acre zoning tract, to a 1/2" iron rod with a blue plastic cap stamped "KERR SURVEYING" found at its east corner;

Thence S 48° 11' 17" E – 207.94 feet*, along the northeast lines of that 0.198 acre tract described in the deed to Ali Jaffar recorded in volume 19079, page 239, that 0.66 acre tract described in the deed to Ali Jaffar recorded in volume 9225, page 145, and that 0.132 acre tract described in the deed to Sivas, LLC recorded in volume 19219, page 66 in the Official Public Records of Brazos County, Texas, and continuing to the most easterly corner of this described zoning tract in the northwest line of Lot 2 of a Part of Lots 7, 8, 9 & 10 of the D.A. Smith Subdivision as described by plat recorded in volume 516, page 717 of the Deed Records of Brazos County, Texas;

Thence S 41° 26' 42" W – 128.21 feet* along the said northwest line of Lot 2, to the most southerly corner of this described zoning tract;

Thence N 49° 00' 00" W – 440.05 feet*, approximately along the middle of the pavement of Turner Street, to the most westerly corner of this described zoning tract;

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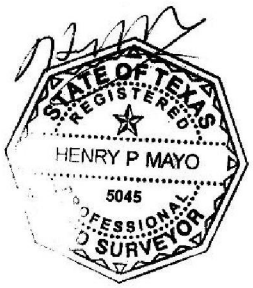
BASELINE **DCCM**

Thence N 41° 37' 42" E – 135.54 feet*, along the common boundary of the tracts conveyed to Ronnie Watson by deed recorded in volume 13805, page 86, and the said Vizu tract, with that tract conveyed to Arthur and Nancy Wright Family Limited Partnership by deed recorded in volume 2686, page 109 of the Official Public Records of Brazos County, Texas, to the Point of Beginning and containing 1.10 acres of land more or less.

Bearings and *distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17° 03' 41" W). Approximate surface distances can be computed by multiplying these provided grid distances by an average combined scale factor of 1.000100.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



See survey exhibit plat dated June 2024.

1701 Southwest Parkway, Suite 104, College Station, Texas 77840 | 979.693.2777 | TxSurv F-10030200 | BaselineSurveyors.net

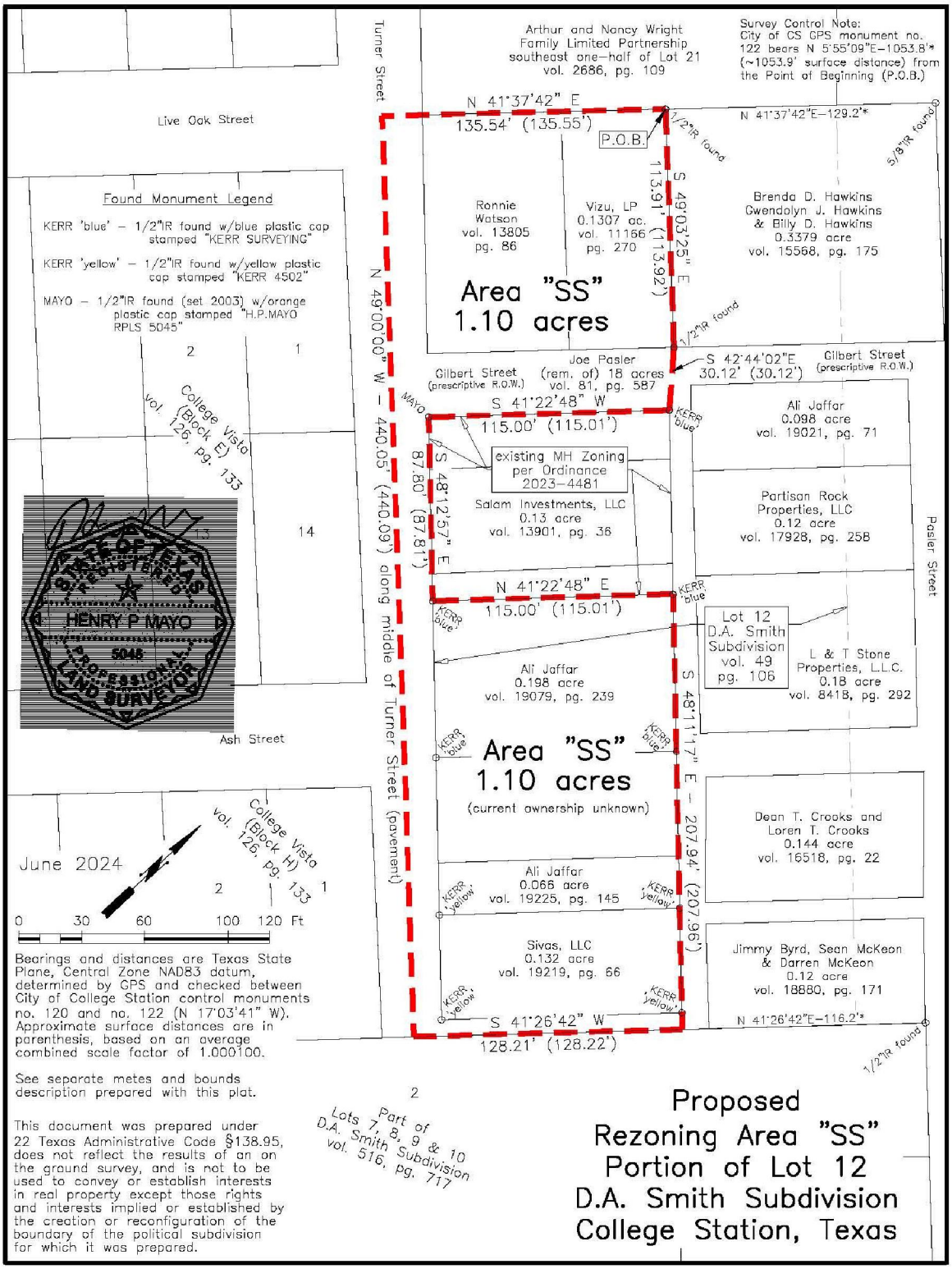
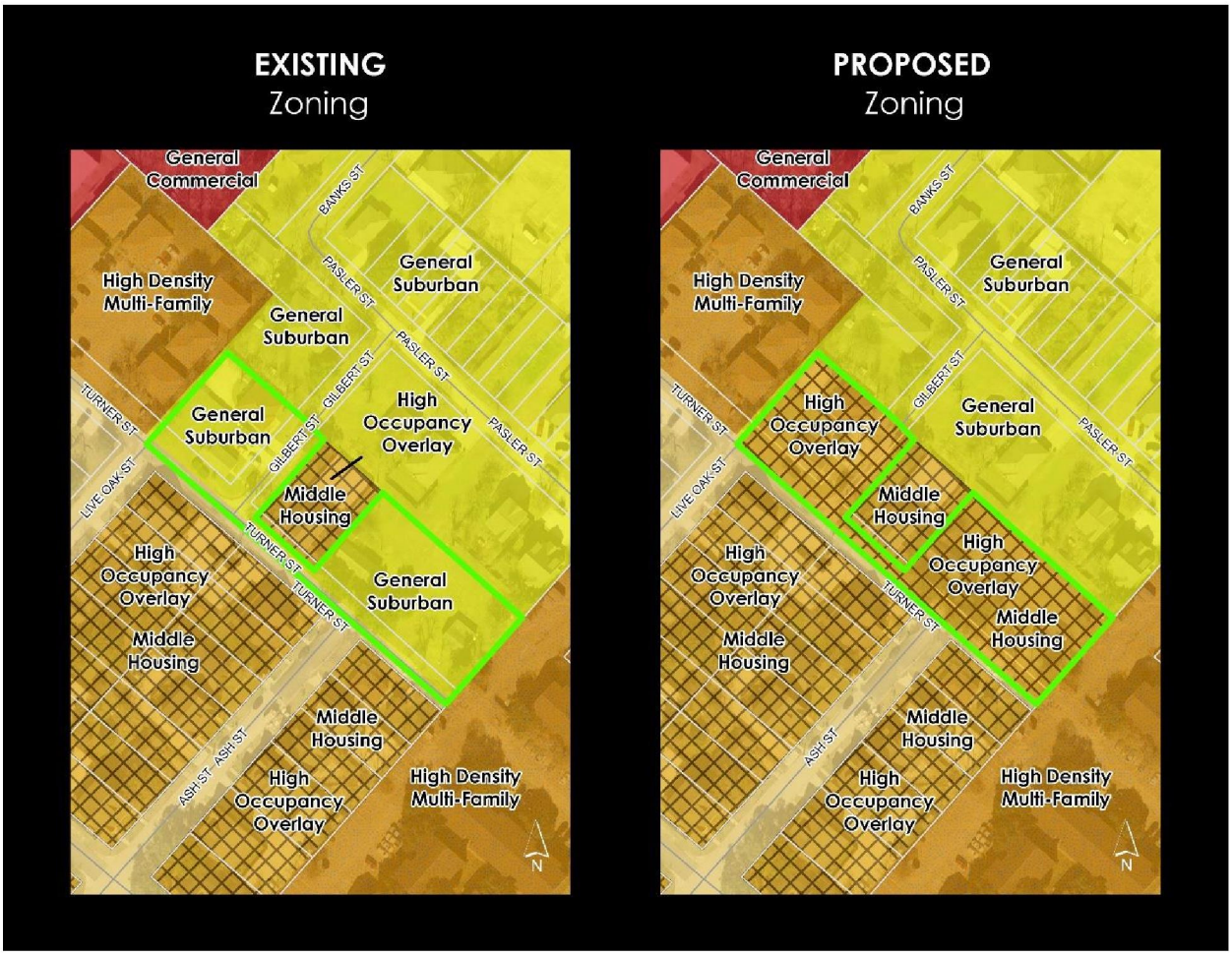

Turner Street
Live Oak Street
Ash Street
Pasler Street
Arthur and Nancy Wright
Family Limited Partnership
southeast one-half of Lot 21
vol. 2686, pg. 109
Survey Control Note:
City of CS GPS monument no.
122 bears N 5°55'09"E-1053.8'*
(~1053.9' surface distance) from
the Point of Beginning (P.O.B.)
N 41°37'42" E
135.54' (135.55')
P.O.B.
1/2"IR found
N 41°37'42"E-129.2'*
5/8"IR found
S 49°03'25" E
113.91' (113.92')
Ronnie
Watson
vol. 13805
pg. 86
Vizu, LP
0.1307 ac.
vol. 11166
pg. 270
Brenda D. Hawkins
Gwendolyn J. Hawkins
& Billy D. Hawkins
0.3379 acre
vol. 15568, pg. 175
Area "SS"
1.10 acres
1/2"IR found
Gilbert Street
(prescriptive R.O.W.)
Joe Pasler
(rem. of) 18 acres
vol. 81, pg. 587
S 42°44'02"E
30.12' (30.12')
Gilbert Street
(prescriptive R.O.W.)
N 49°00'00" W - 440.05' (440.09') along middle of Turner Street (pavement)
MAYO
S 41°22'48" W
115.00' (115.01')
KERR blue
Ali Jaffar
0.098 acre
vol. 19021, pg. 71
existing MH Zoning
per Ordinance
2023-4481
S 48°12'57" E
87.80' (87.81')
Salam Investments, LLC
0.13 acre
vol. 13901, pg. 38
Partisan Rock
Properties, LLC
0.12 acre
vol. 17928, pg. 258
N 41°22'48" E
115.00' (115.01')
Lot 12
D.A. Smith
Subdivision
vol. 49
pg. 106
L & T Stone
Properties, L.L.C.
0.18 acre
vol. 8418, pg. 292
Ali Jaffar
0.198 acre
vol. 19079, pg. 239
S 48°11'17" E - 207.94' (207.96')
Area "SS"
1.10 acres
(current ownership unknown)
Dean T. Crooks and
Loren T. Crooks
0.144 acre
vol. 16518, pg. 22
Ali Jaffar
0.066 acre
vol. 19225, pg. 145
KERR yellow
Sivas, LLC
0.132 acre
vol. 19219, pg. 66
Jimmy Byrd, Sean McKeon
& Darren McKeon
0.12 acre
vol. 18880, pg. 171
S 41°26'42" W
128.21' (128.22')
N 41°26'42"E-116.2'*
1/2"IR found
Found Monument Legend
KERR 'blue' - 1/2"IR found w/blue plastic cap stamped "KERR SURVEYING"
KERR 'yellow' - 1/2"IR found w/yellow plastic cap stamped "KERR 4502"
MAYO - 1/2"IR found (set 2003) w/orange plastic cap stamped "H.P.MAYO RPLS 5045"
College Vista
(Block E)
vol. 126, pg. 133
College Vista
(Block H)
vol. 126, pg. 133
2
1
14
13
STATE OF TEXAS
REGISTERED
HENRY P MAYO
5045
PROFESSIONAL
LAND SURVEYOR
June 2024
0 30 60 100 120 Ft
Bearings and distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17°03'41" W). Approximate surface distances are in parenthesis, based on an average combined scale factor of 1.000100.
See separate metes and bounds description prepared with this plat.
This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
Lots 7, 8, 9 & 10
Part of
D.A. Smith Subdivision
vol. 516, pg. 717
Proposed
Rezoning Area "SS"
Portion of Lot 12
D.A. Smith Subdivision
College Station, Texas

Exhibit B


EXISTING
Zoning
General Commercial
High Density Multi-Family
General Suburban
High Occupancy Overlay
Middle Housing
BANKS ST
PASLER ST
GILBERT ST
TURNER ST
LIVE OAK ST
ASH ST
N
PROPOSED
Zoning
General Commercial
High Density Multi-Family
General Suburban
High Occupancy Overlay
Middle Housing
BANKS ST
PASLER ST
GILBERT ST
TURNER ST
LIVE OAK ST
ASH ST
N

ORDINANCE NO. 2025-4583

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 PDD PLANNED DEVELOPMENT DISTRICT TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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 AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 27th day of March, 2025.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Leslie Whitten

City Attorney

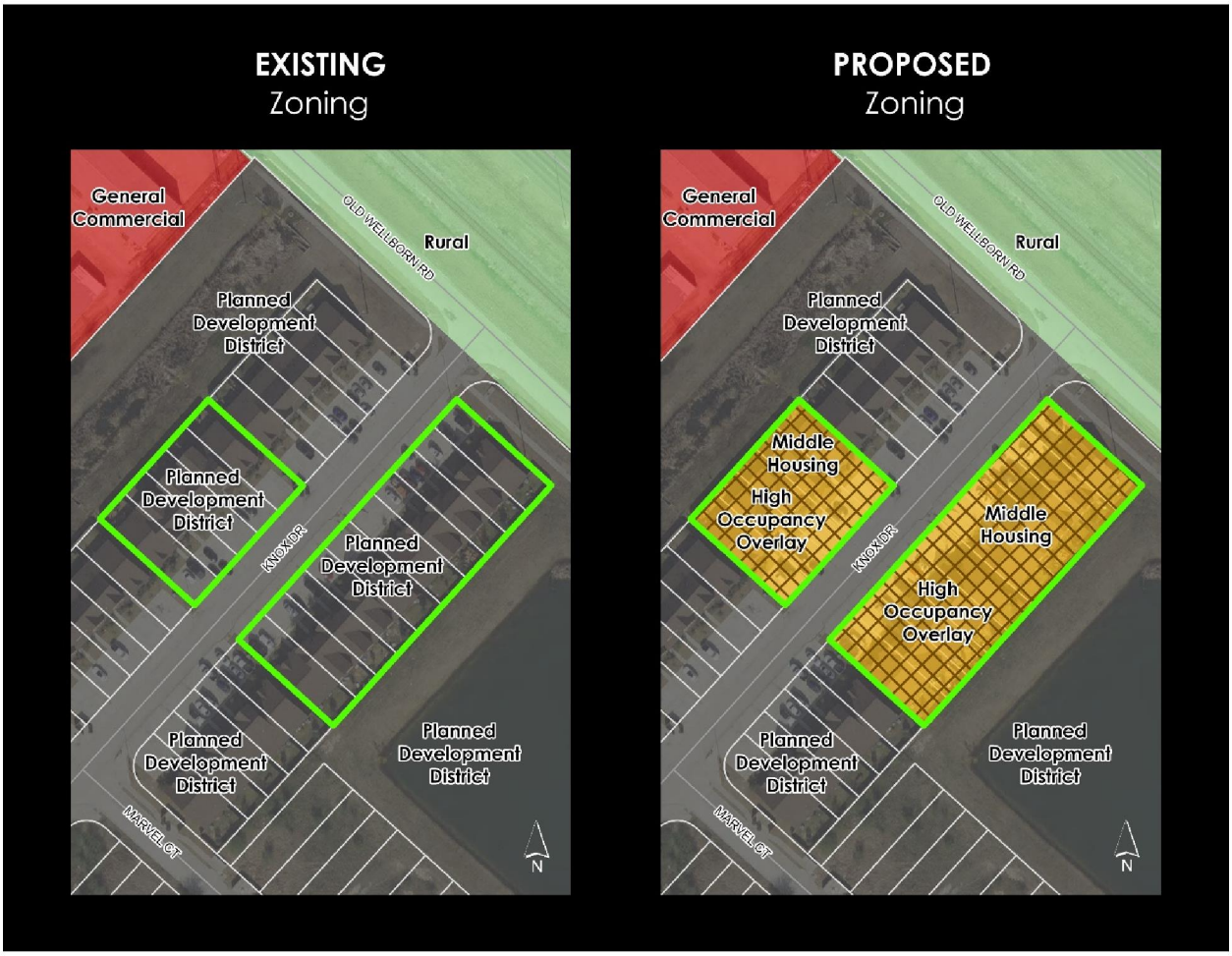
Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay:

LOTS 18-27, BLOCK 29 AND LOTS 12-16, BLOCK 31 OF THE BARRACKS II SUBDIVISION PHASE 401

Exhibit B


EXISTING
Zoning
General Commercial
Rural
OLD WELLBORN RD
Planned Development District
Planned Development District
KNOX DR
Planned Development District
Planned Development District
Planned Development District
MARVEL CT
N
PROPOSED
Zoning
General Commercial
Rural
OLD WELLBORN RD
Planned Development District
Middle Housing
High Occupancy Overlay
KNOX DR
Middle Housing
High Occupancy Overlay
Planned Development District
Planned Development District
MARVEL CT
N

ORDINANCE NO. 2025-4584

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 PDD PLANNED DEVELOPMENT DISTRICT TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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 AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 27th day of March, 2025.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Leslie Whitten

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay:

LOTS 1-5, BLOCK 32 OF THE BARRACKS II SUBDIVISION PHASE 109

Exhibit B


EXISTING
Zoning
Middle Housing
Townhouse
GOLDILOCKS LN
Planned Development District
Planned Development District
BLK 32
LT 1
TOWERS PW
BABY BEAR DR
Planned Development District
Townhouse
TOWERS PW
N
PROPOSED
Zoning
Middle Housing
Townhouse
GOLDILOCKS LN
Planned Development District
BLK 32
LT 1
BLK 32
LT 1
Middle Housing
High Occupancy Overlay
BLK 32
LT 1
TOWERS PW
BABY BEAR DR
Planned Development District
Townhouse
TOWERS PW
N

ORDINANCE NO. 2025-4585

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 PDD PLANNED DEVELOPMENT DISTRICT TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY FOR 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 AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 27th day of March, 2025.

ATTEST:

Tanya Smith

City Secretary

APPROVED:

John P. Nichols

Mayor

APPROVED:

Leslie Whitten

City Attorney

Exhibit A

That 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, is hereby amended as follows:

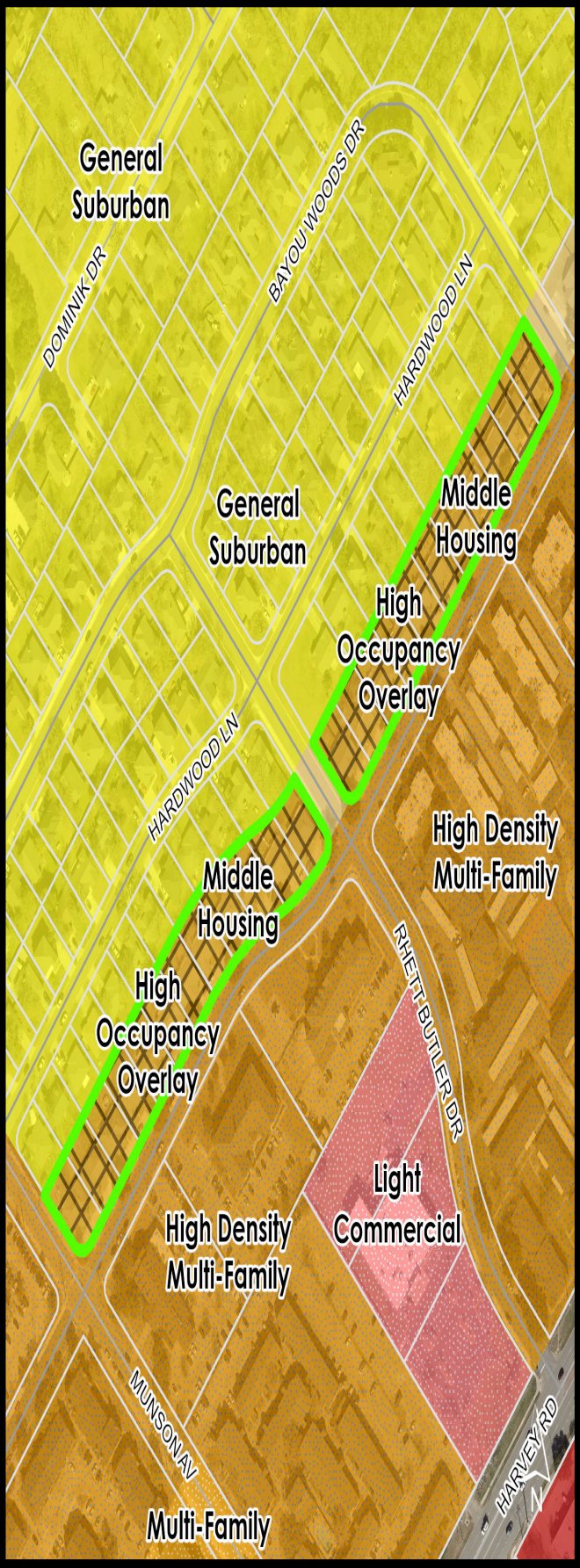
The following property is rezoned from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay:

LOTS 1-5, BLOCK 21 OF THE BARRACKS II SUBDIVISION PHASE 107

Exhibit B


EXISTING
Zoning
MARVEL CT
Planned Development District
DEACON DR W
Planned Development District
BLK: 21
LT: 1
ALLEY
GENERAL PW
Planned Development District
KIMBERLIN
N
PROPOSED
Zoning
MARVEL CT
Planned Development District
DEACON DR W
BLK: 21
LT: 1
BLK: 21
LT: 1
Middle Housing High Occupancy Overlay
BLK: 21
LT: 1
ALLEY
GENERAL PW
Planned Development District
KIMBERLIN
N

EXISTING
Zoning



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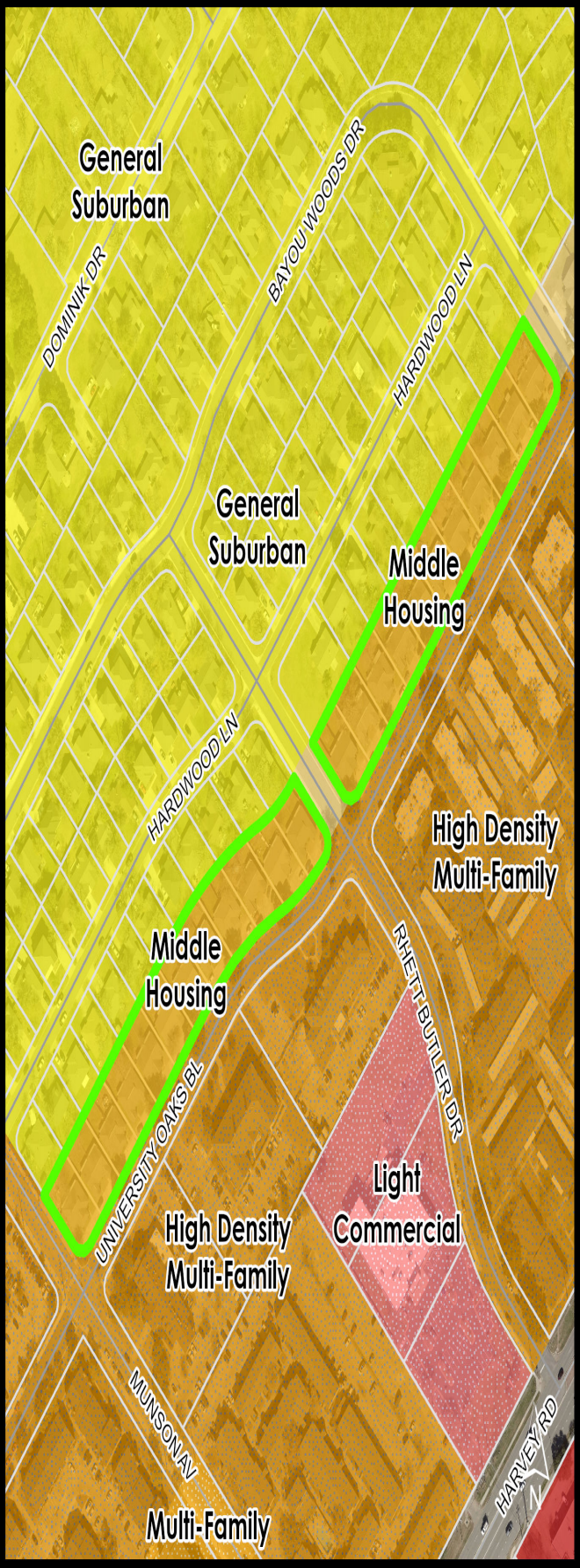

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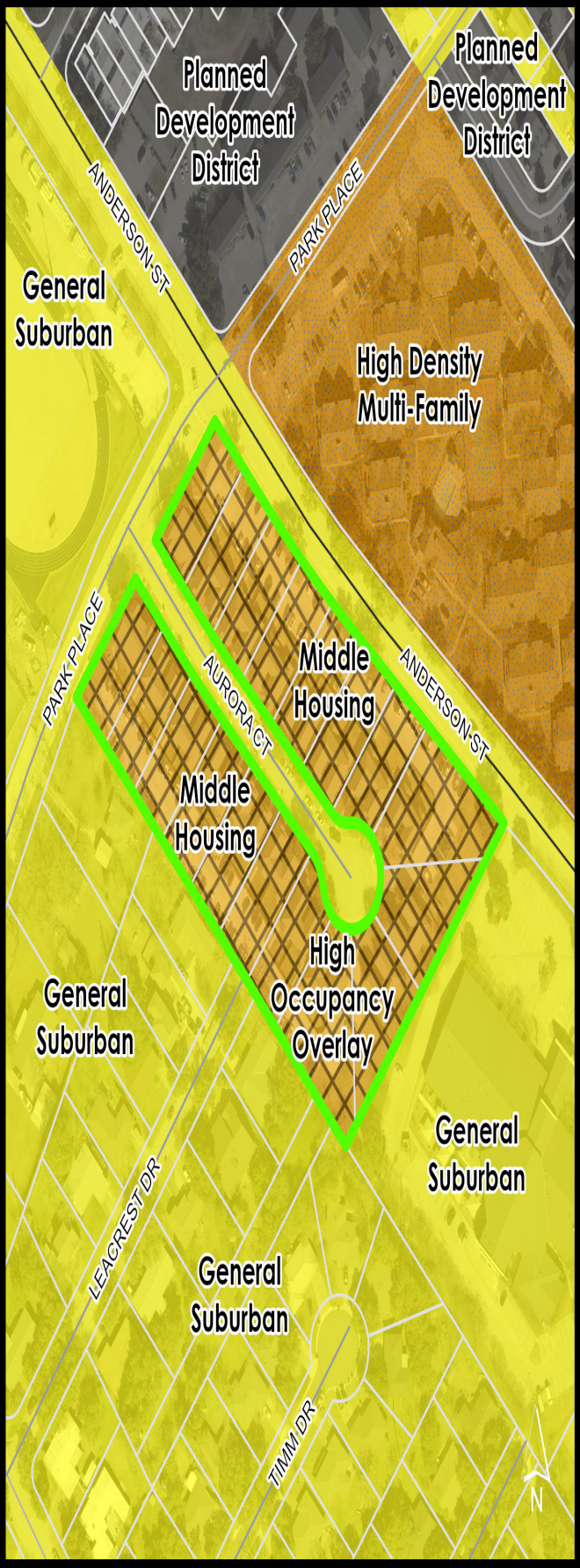

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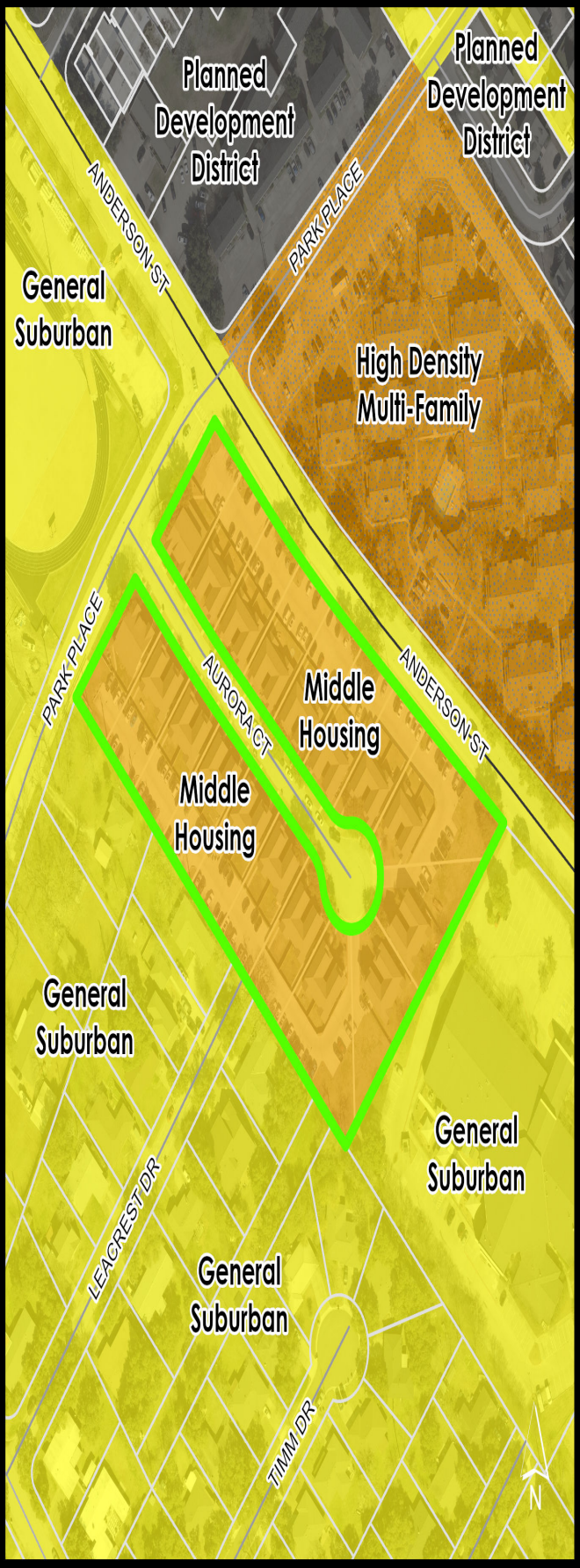

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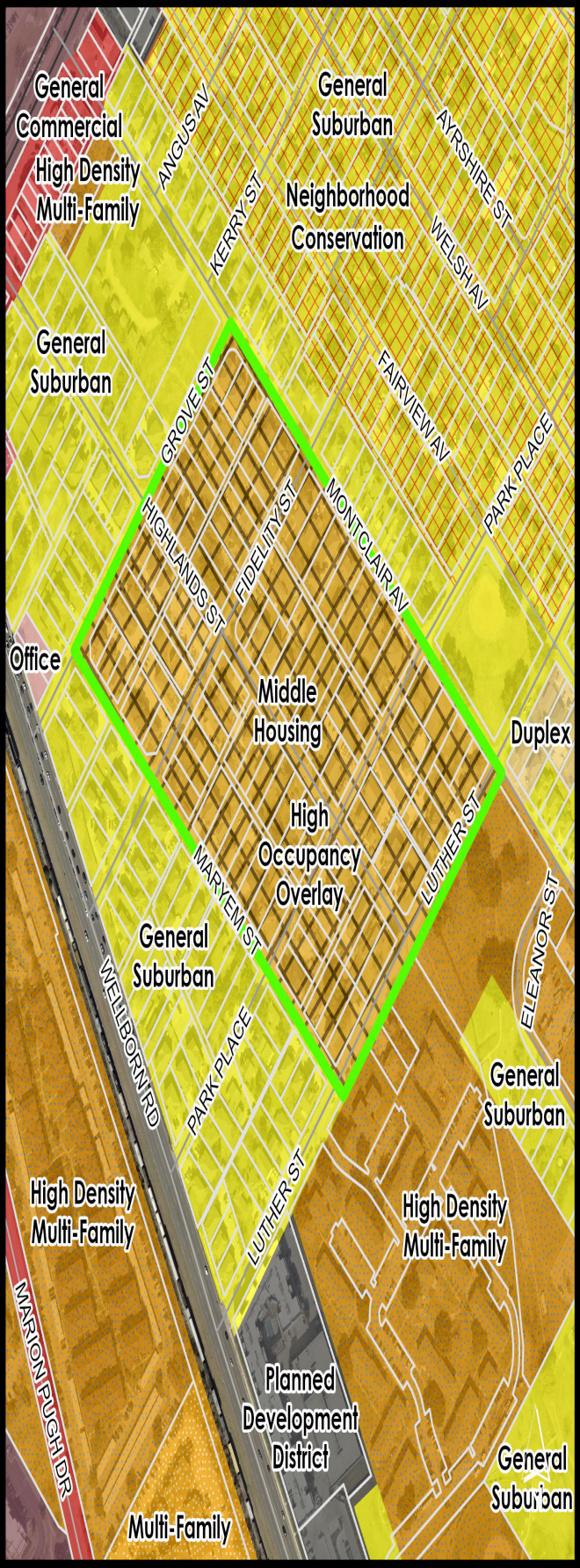

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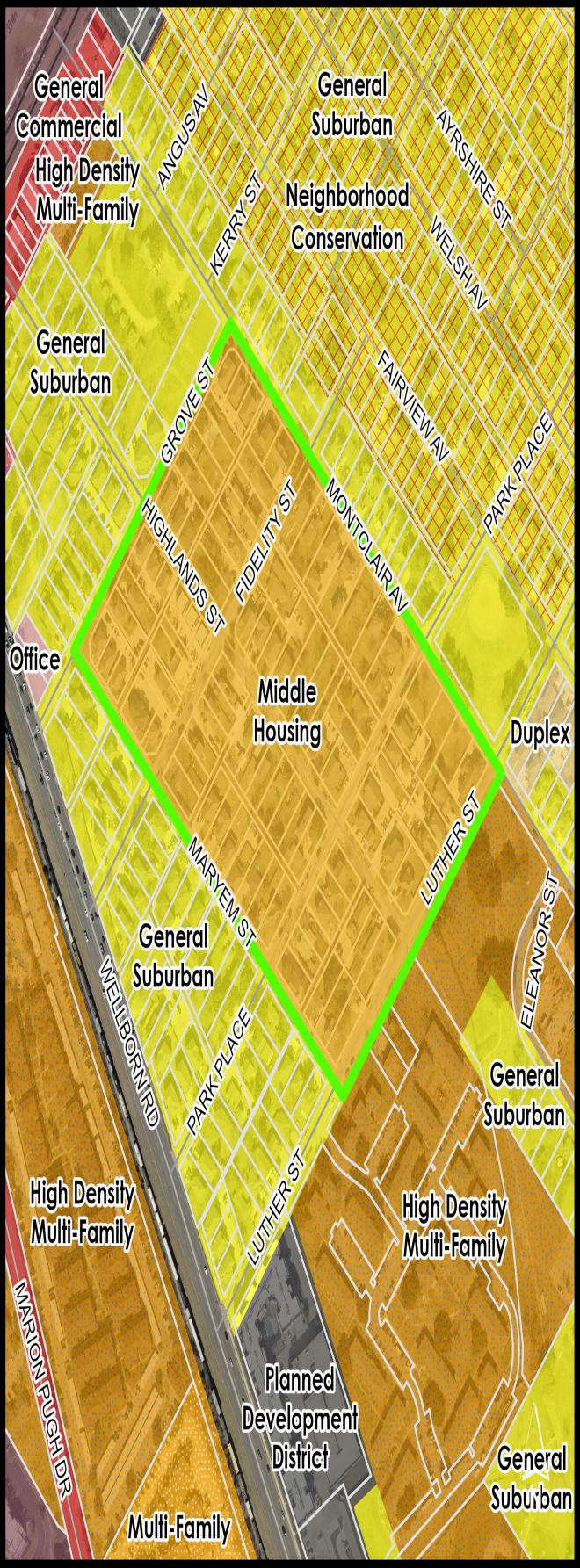

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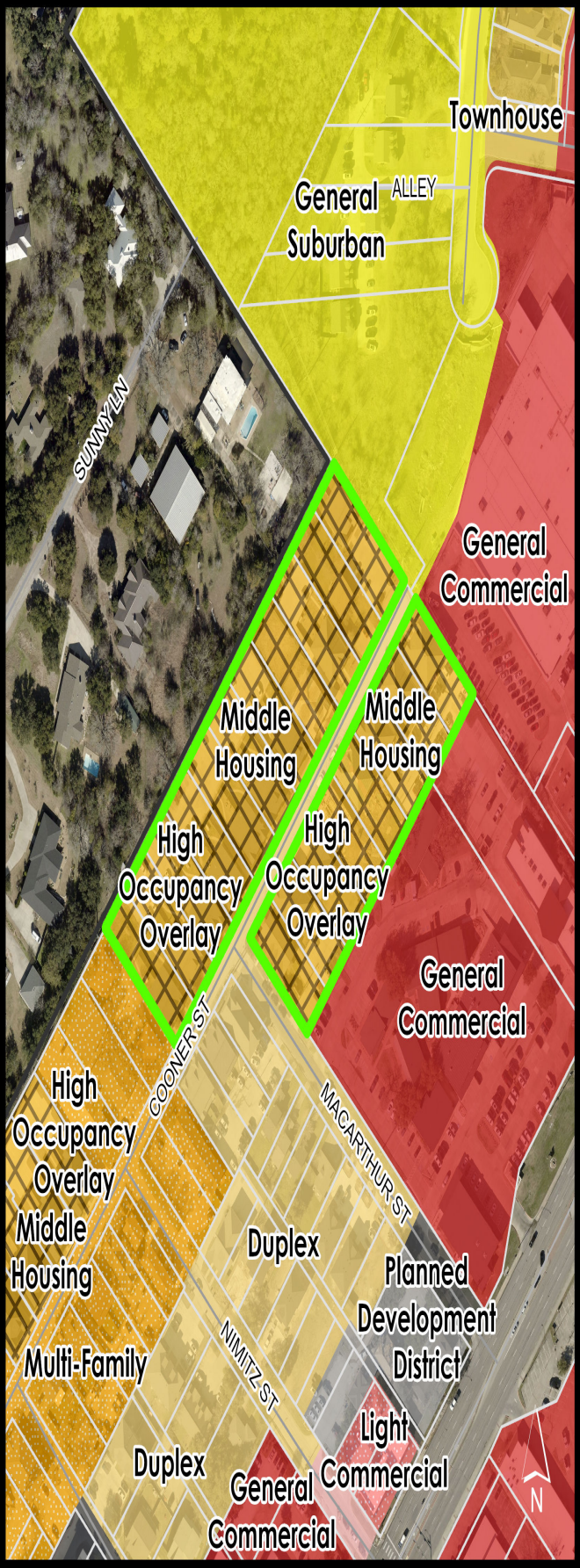

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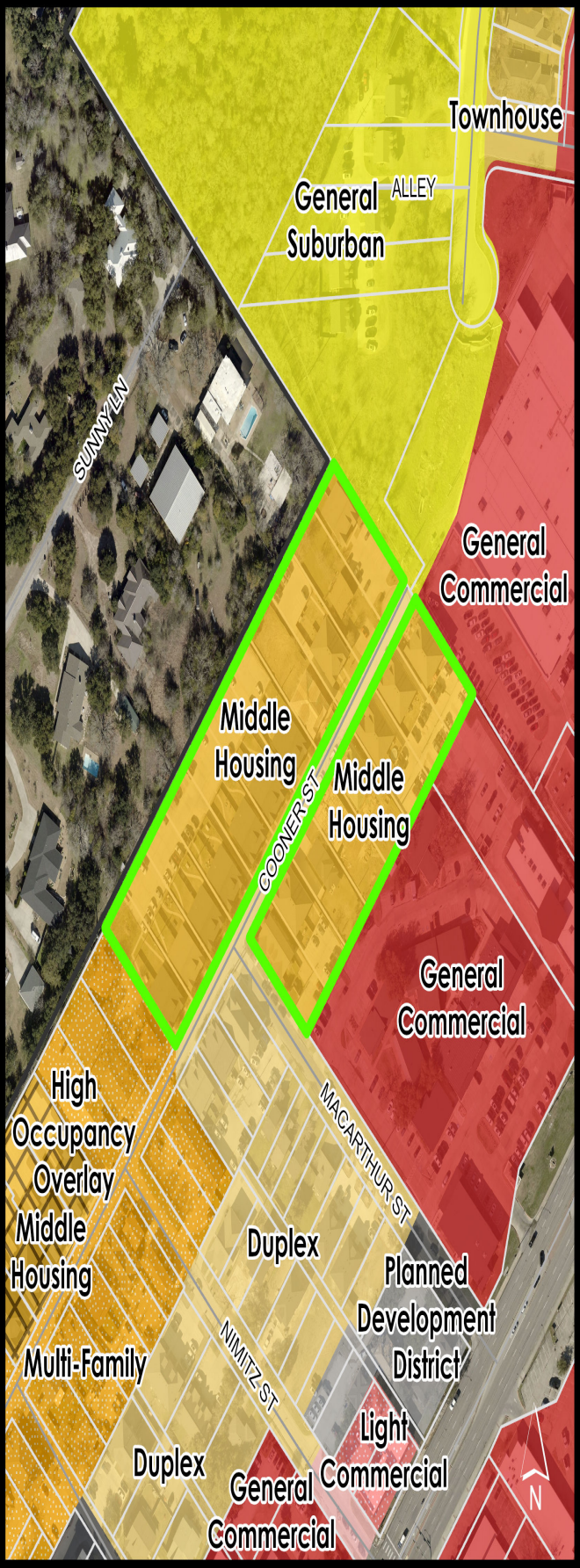

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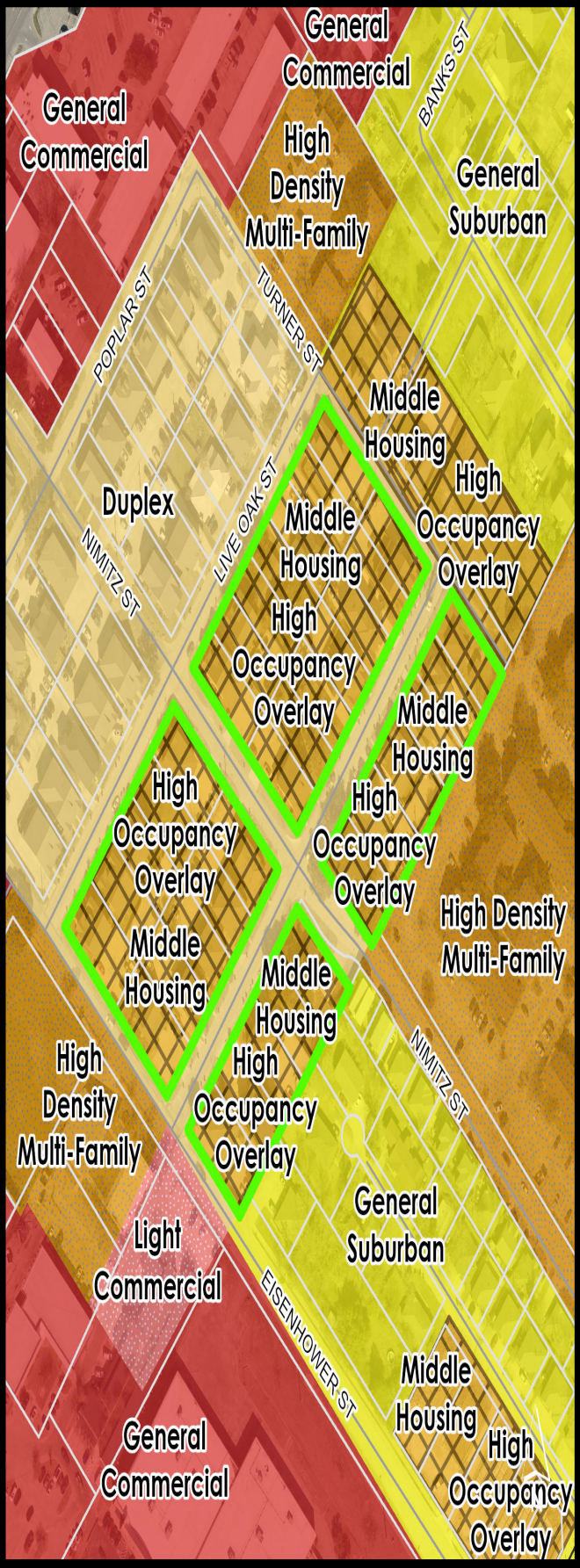

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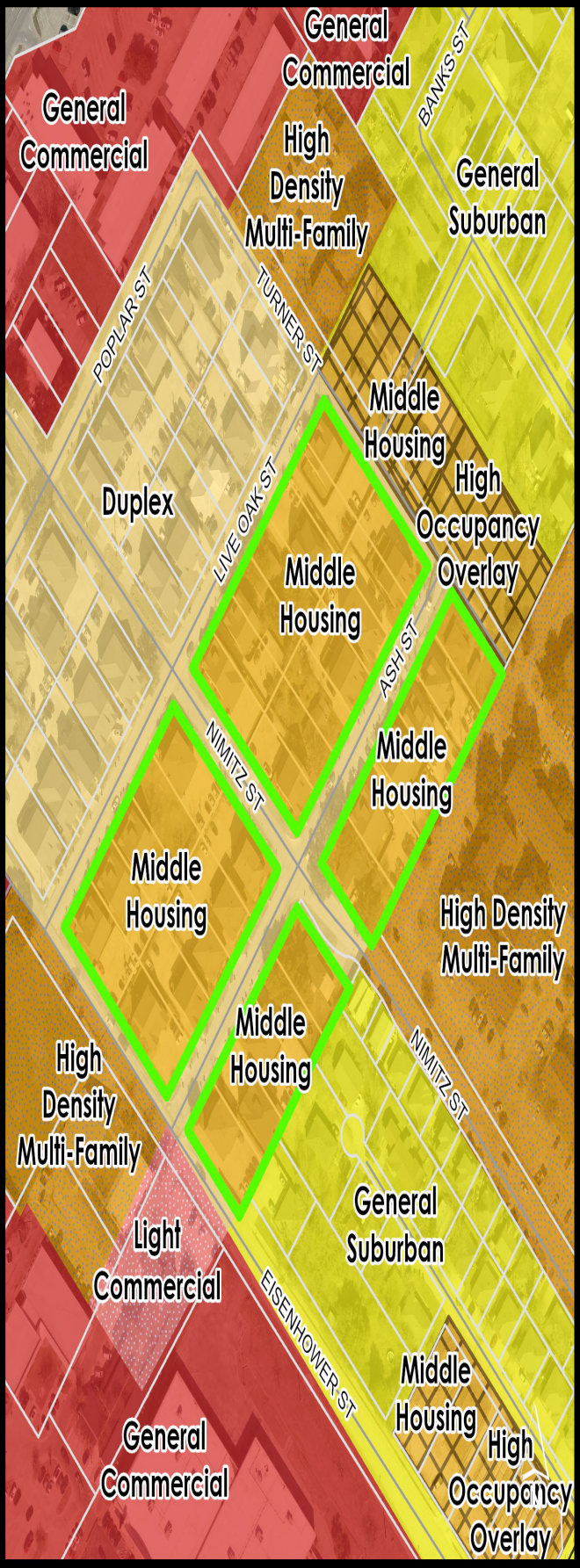

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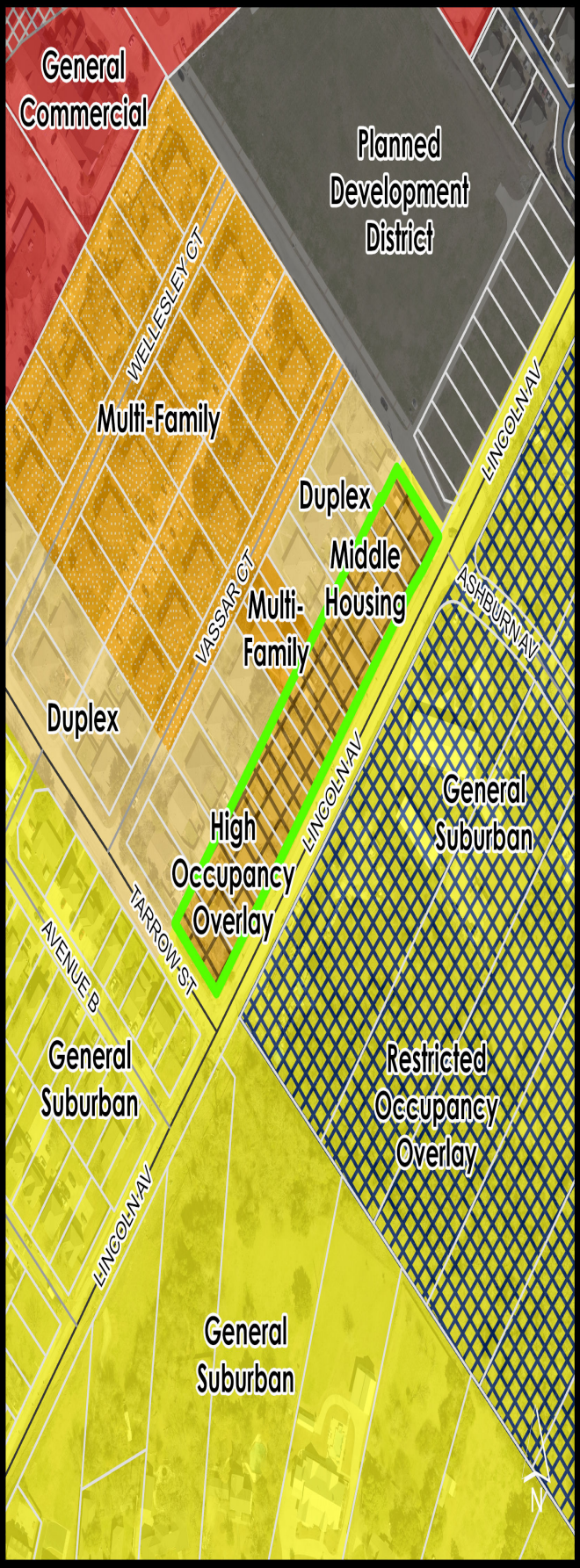

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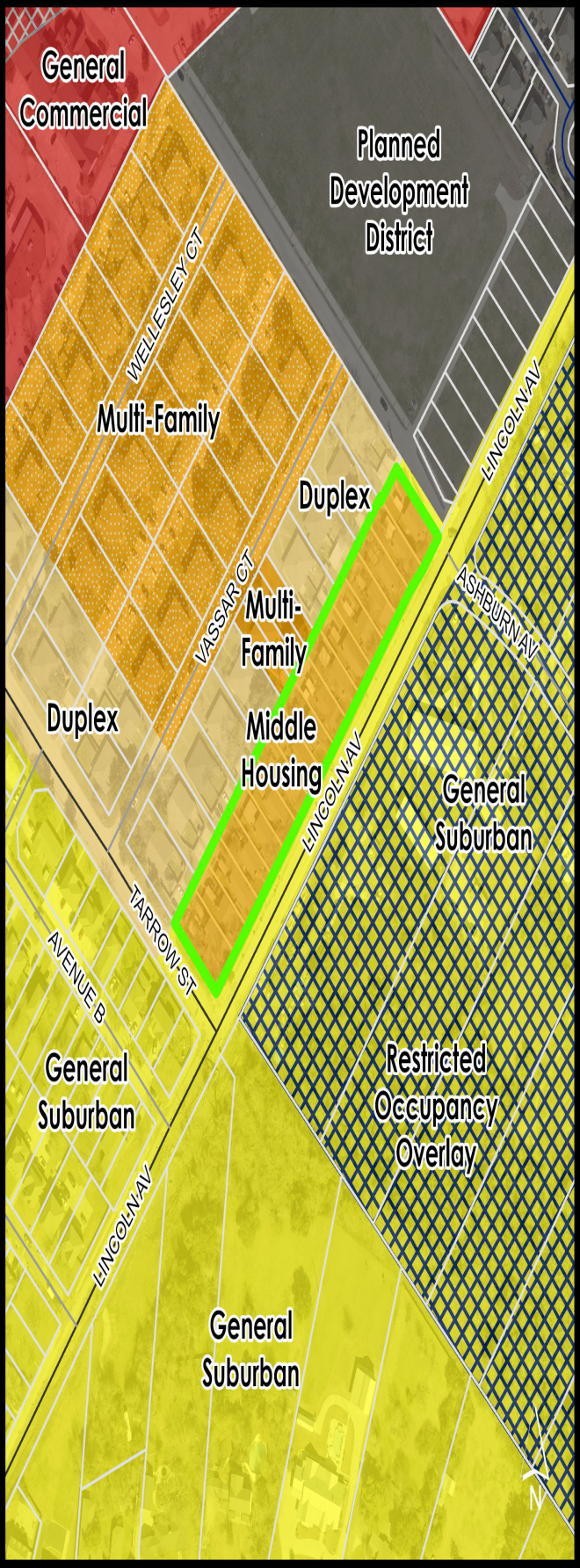

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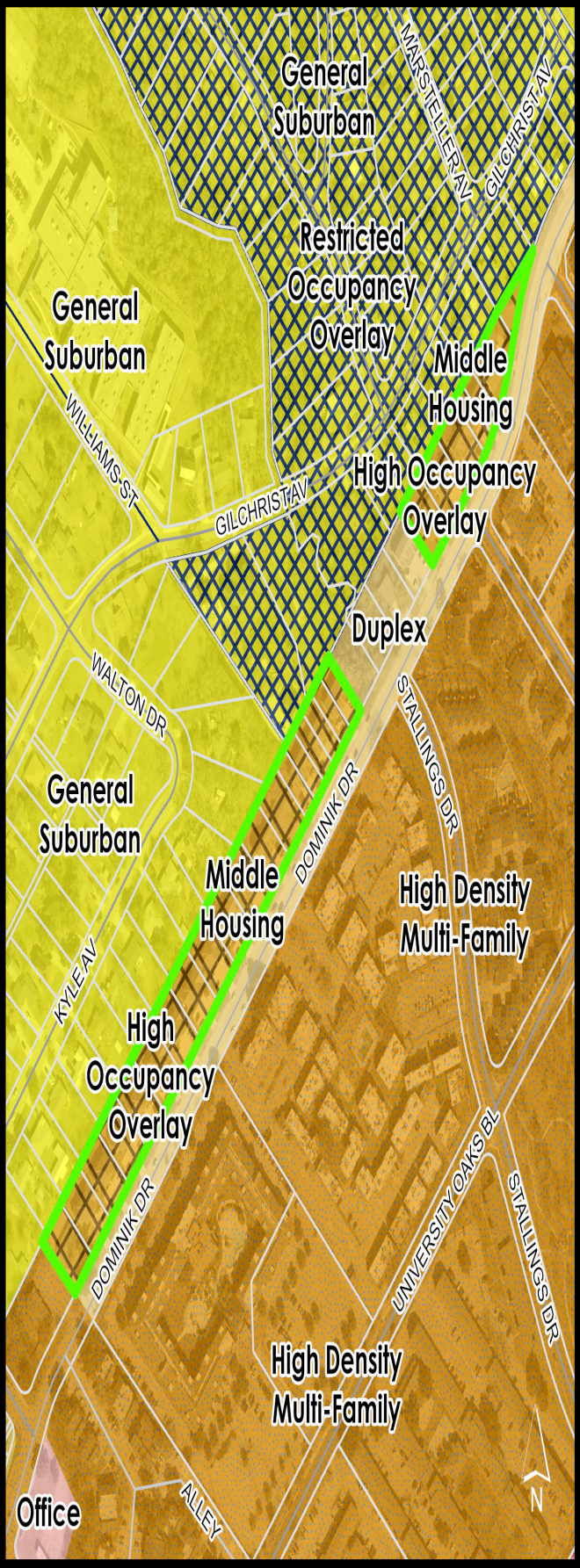

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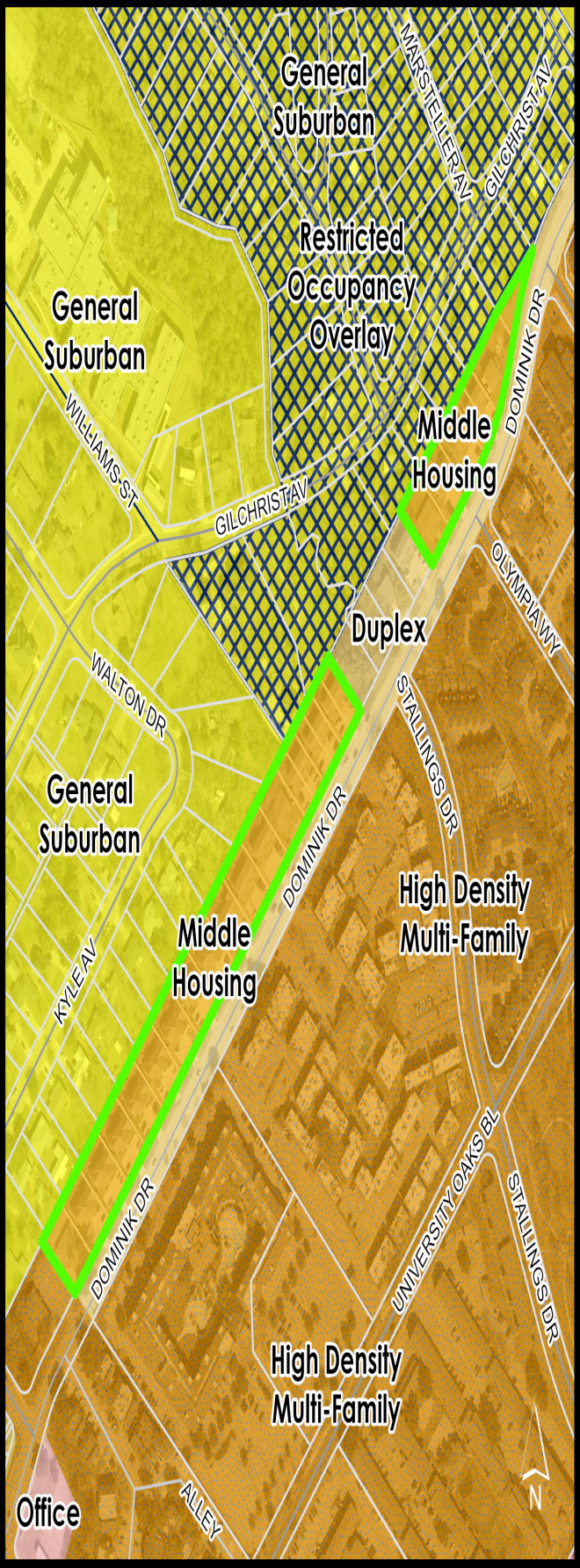

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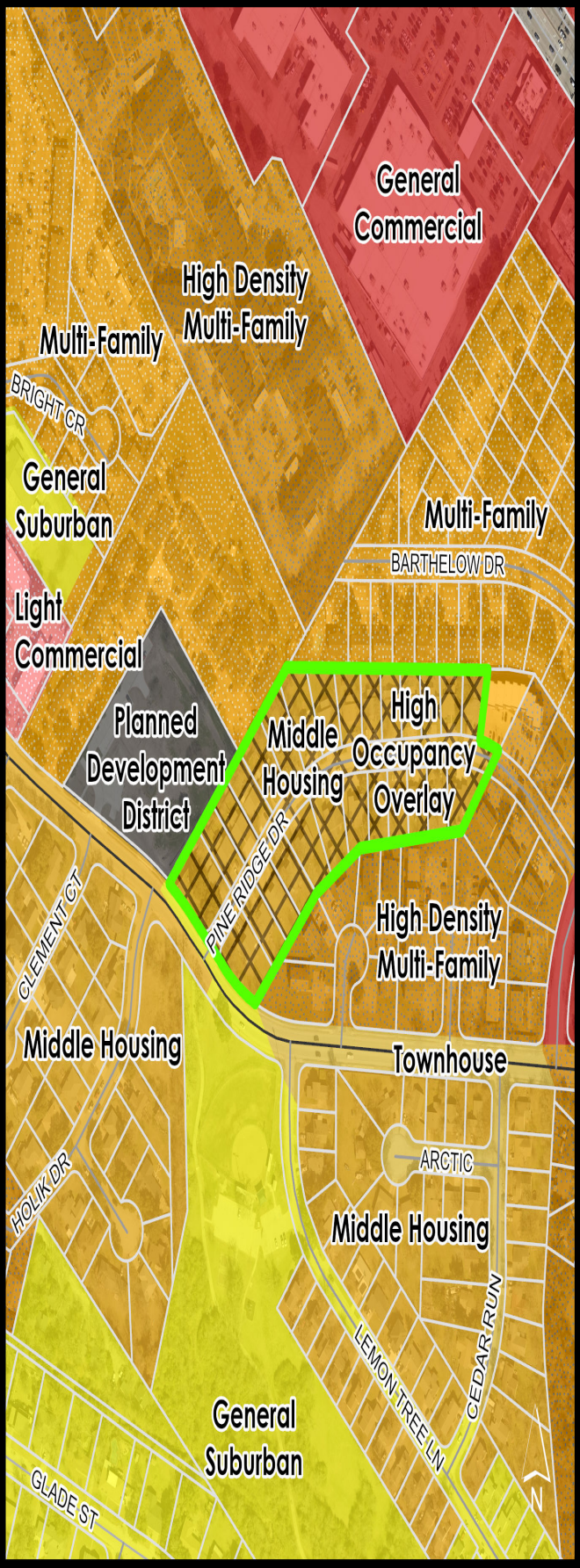

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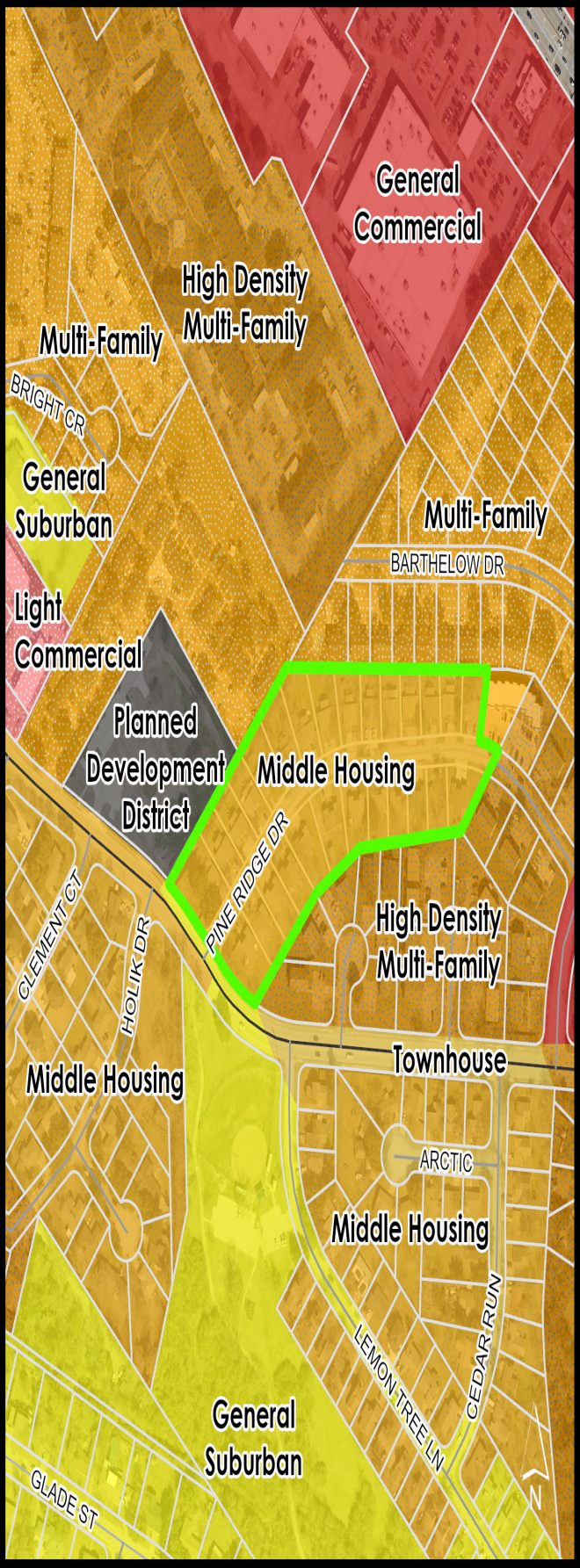

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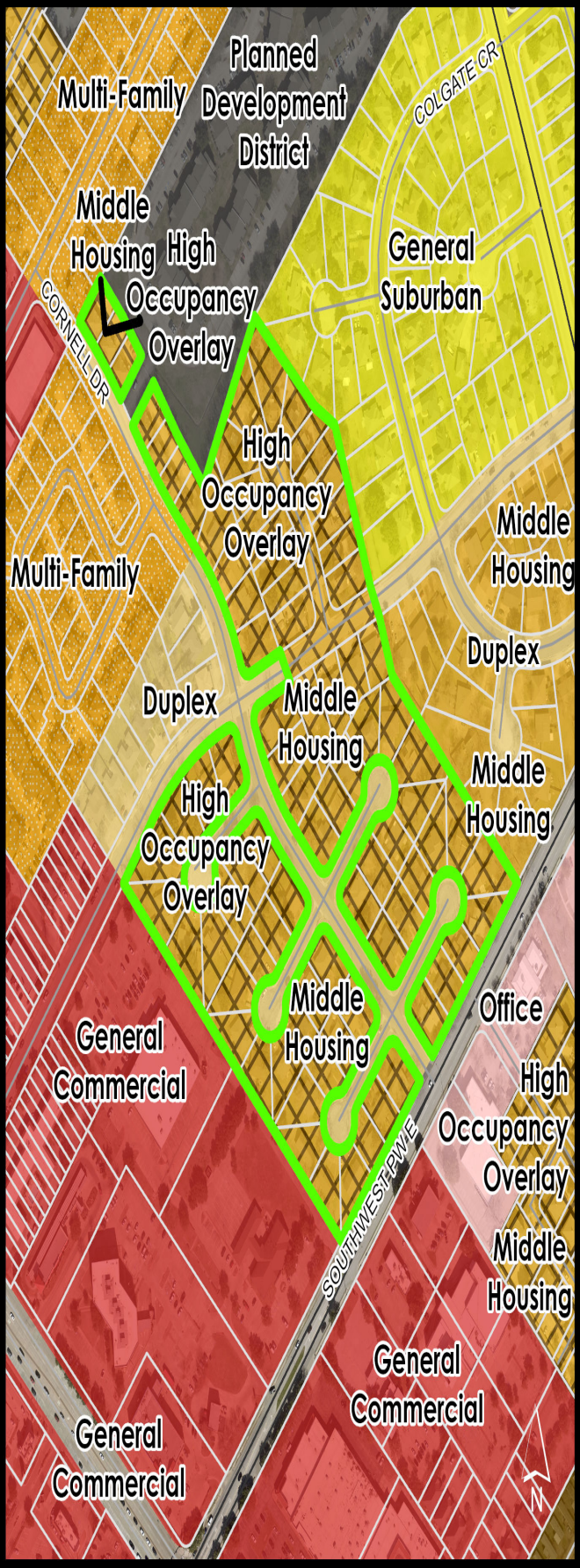

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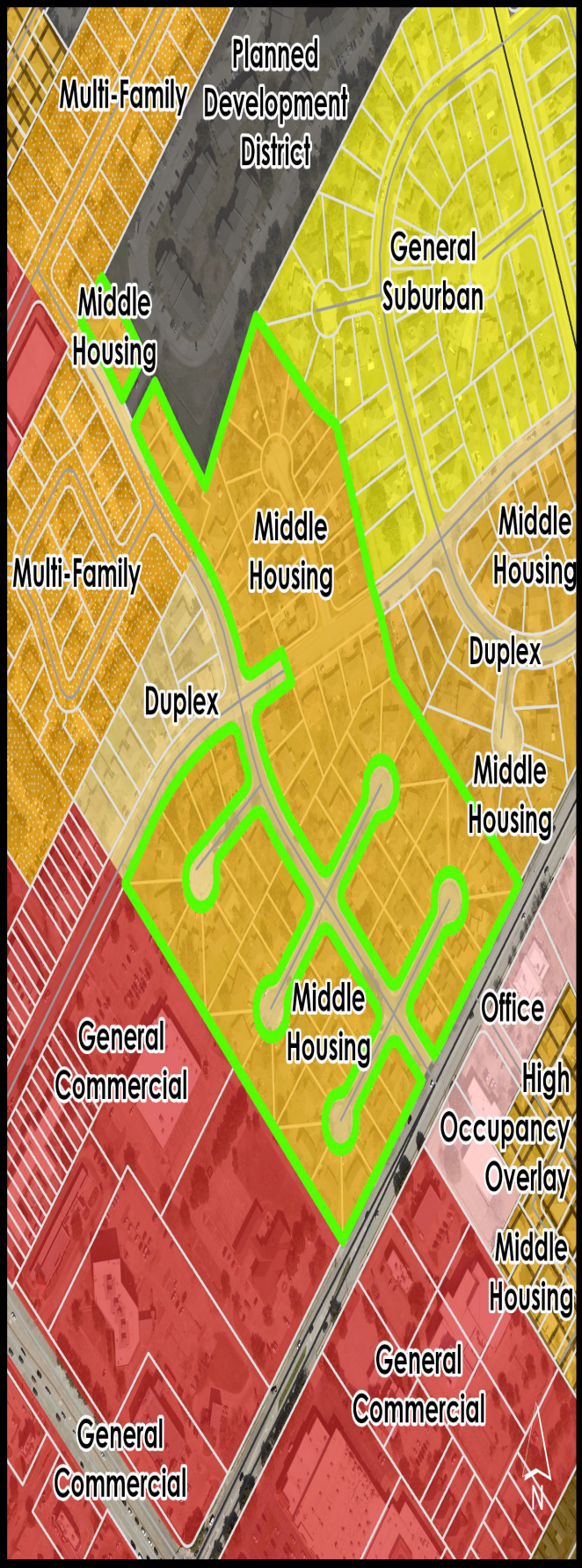

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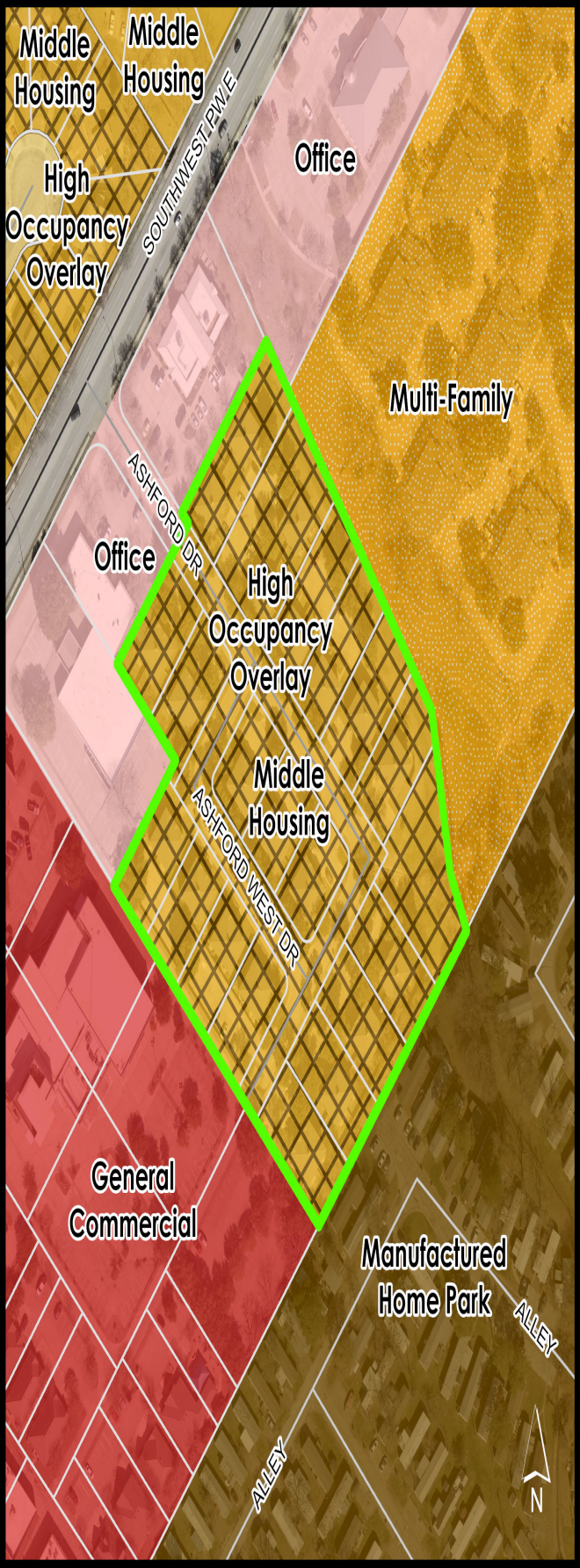

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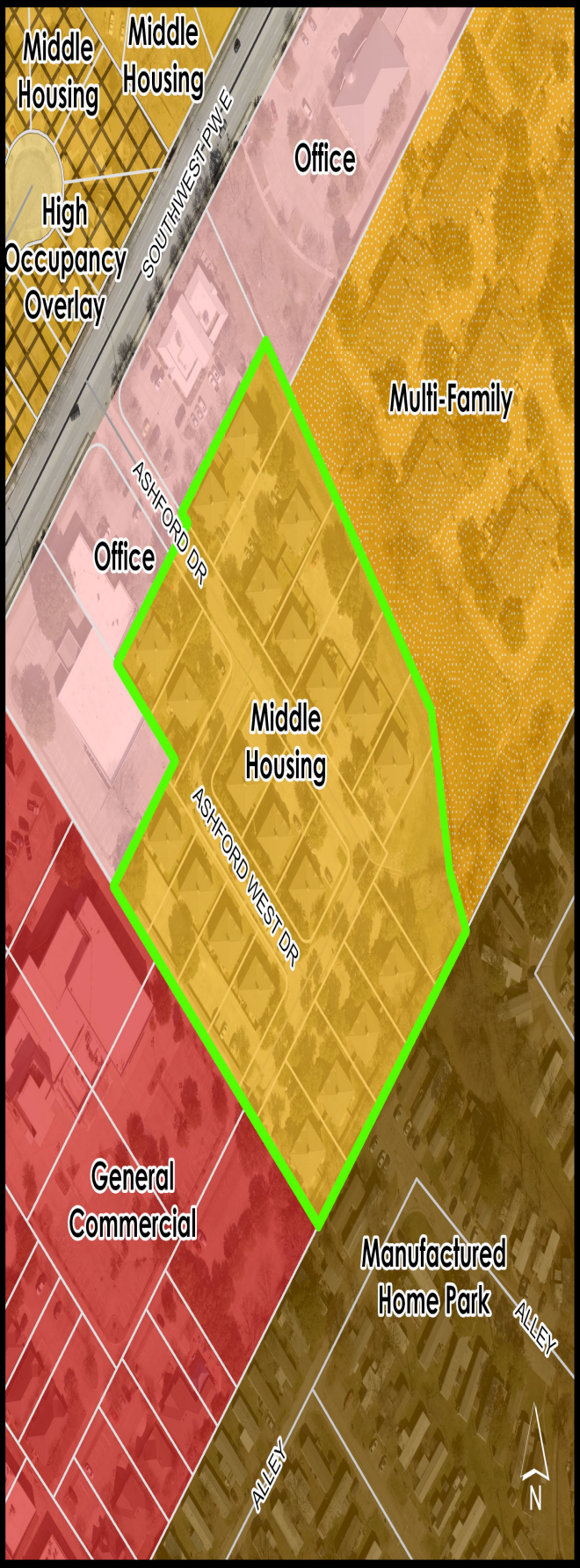

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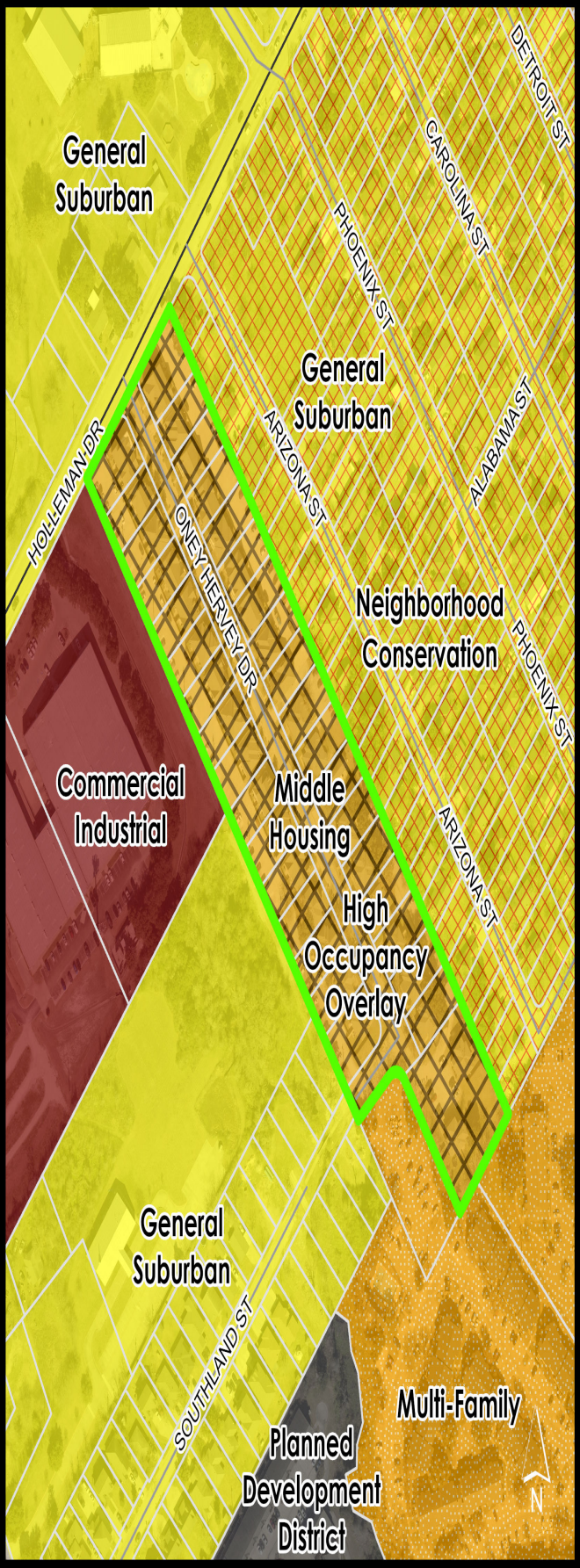

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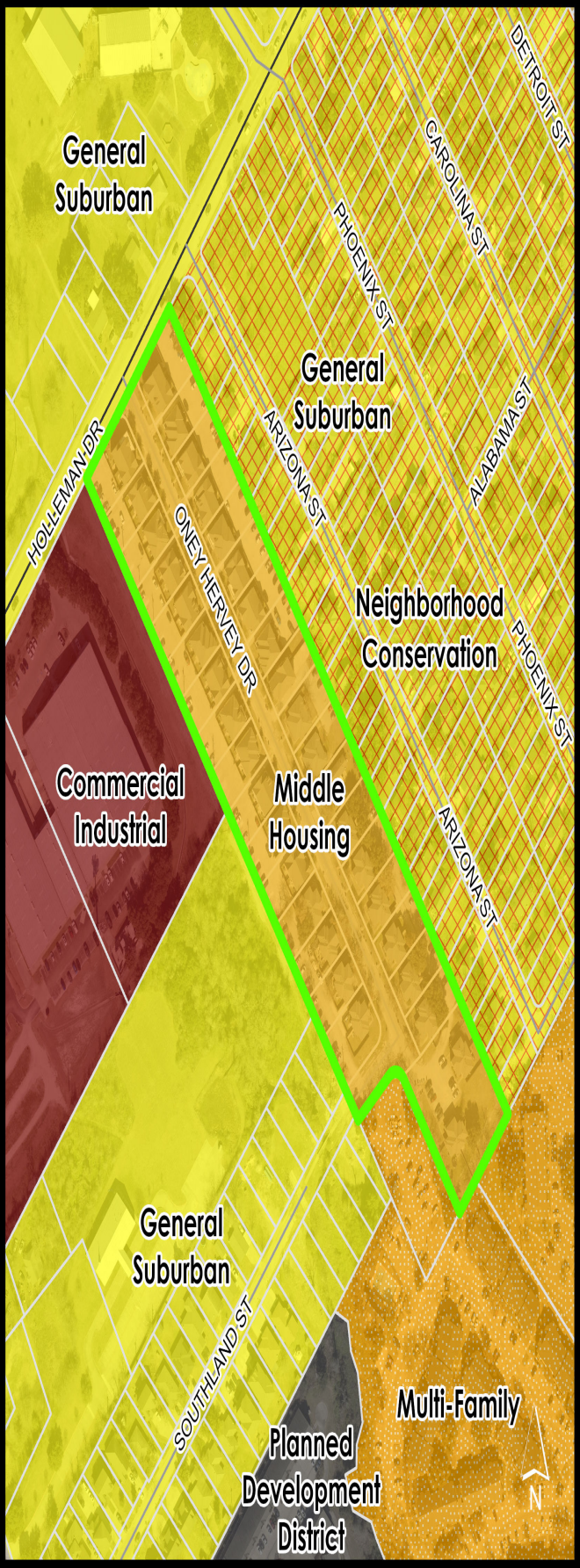

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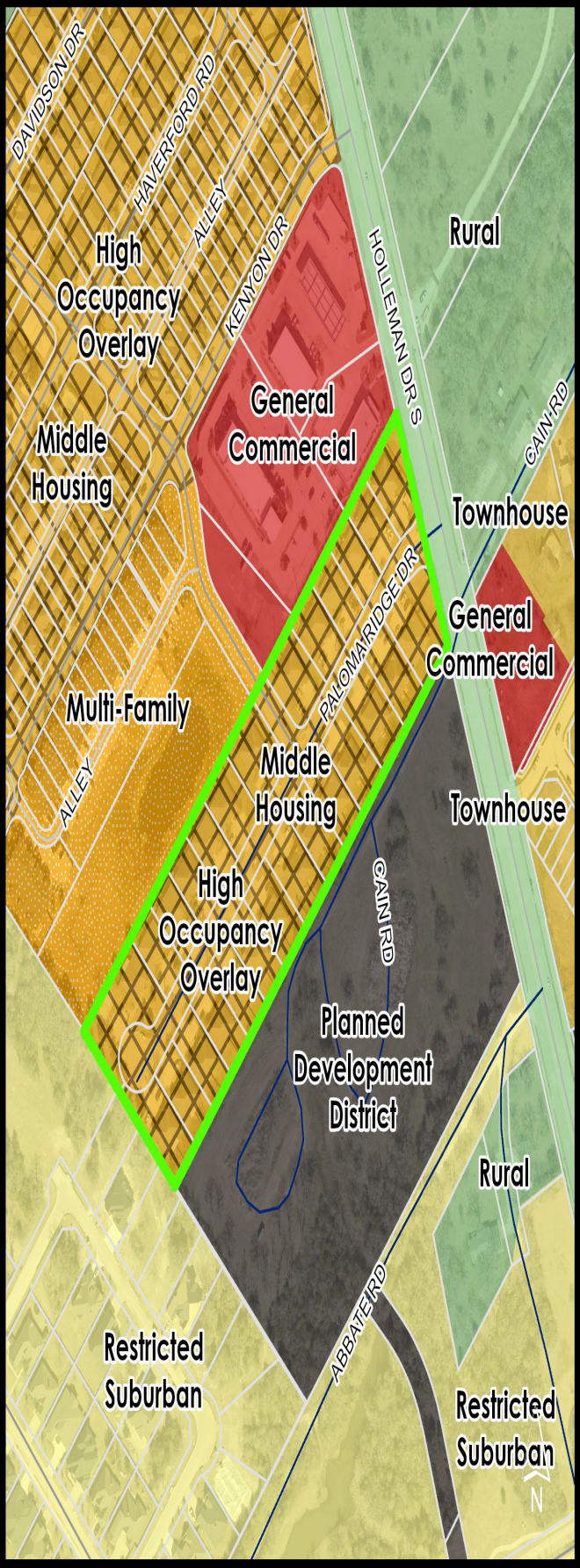

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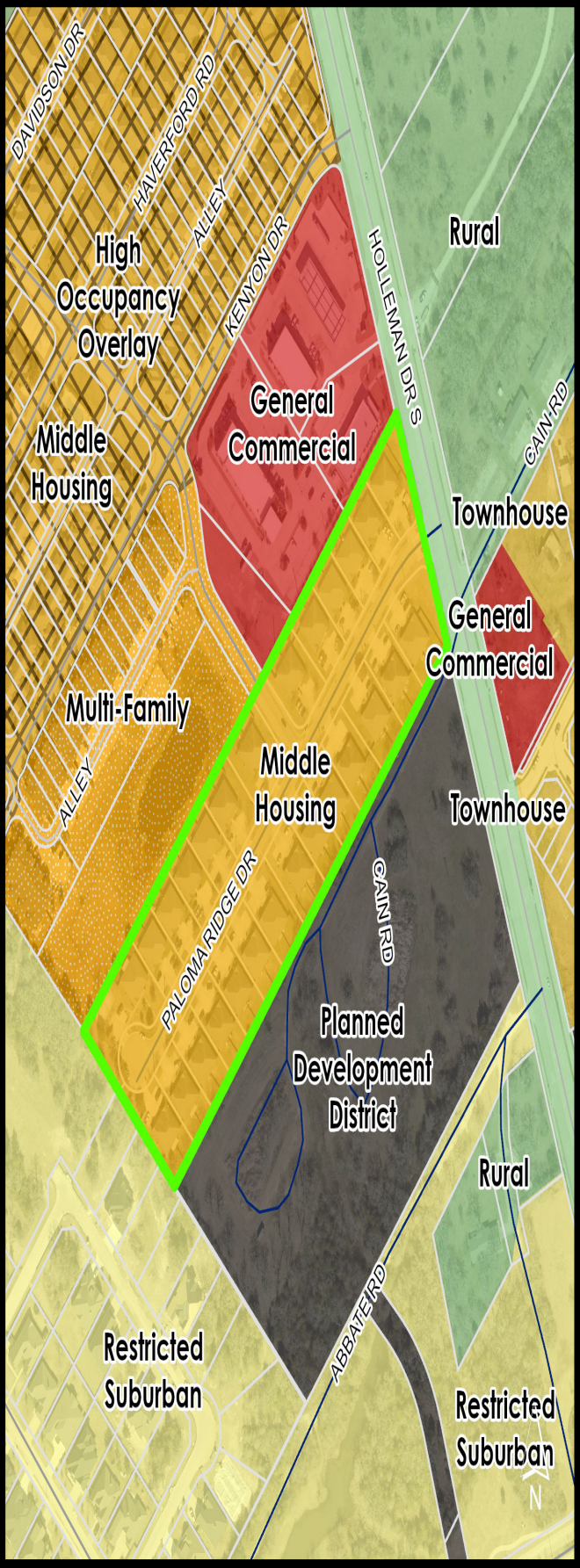
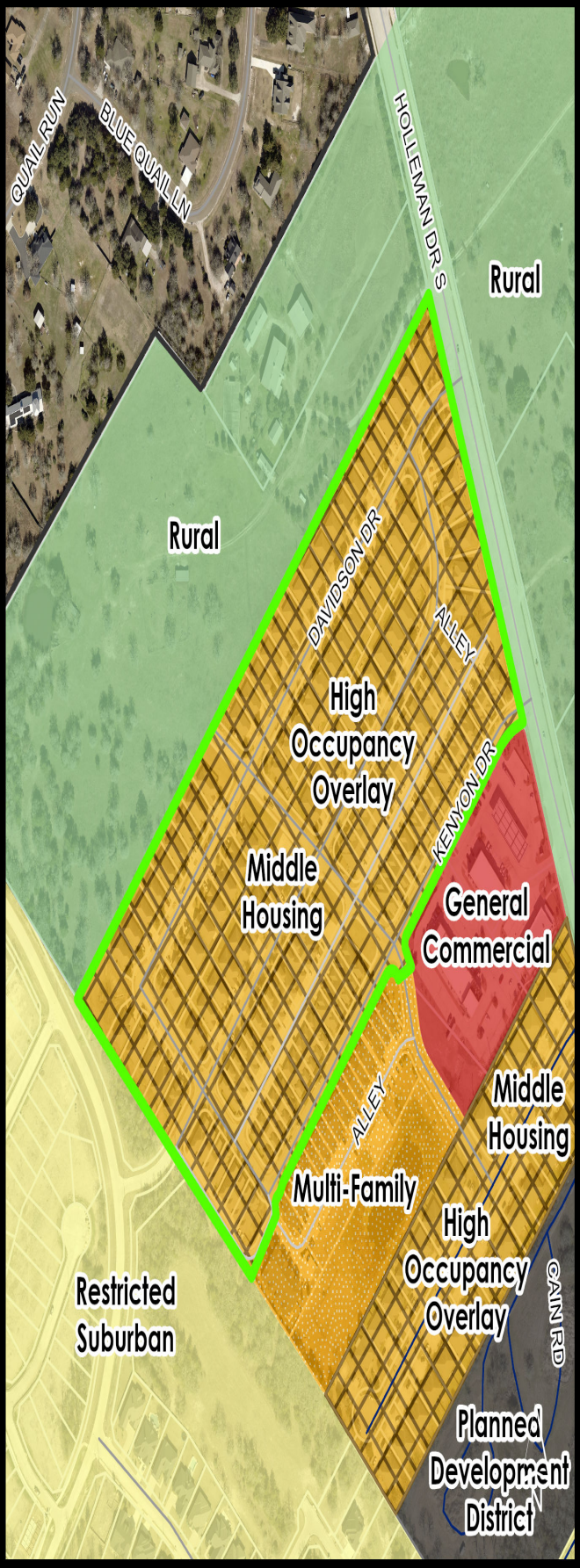
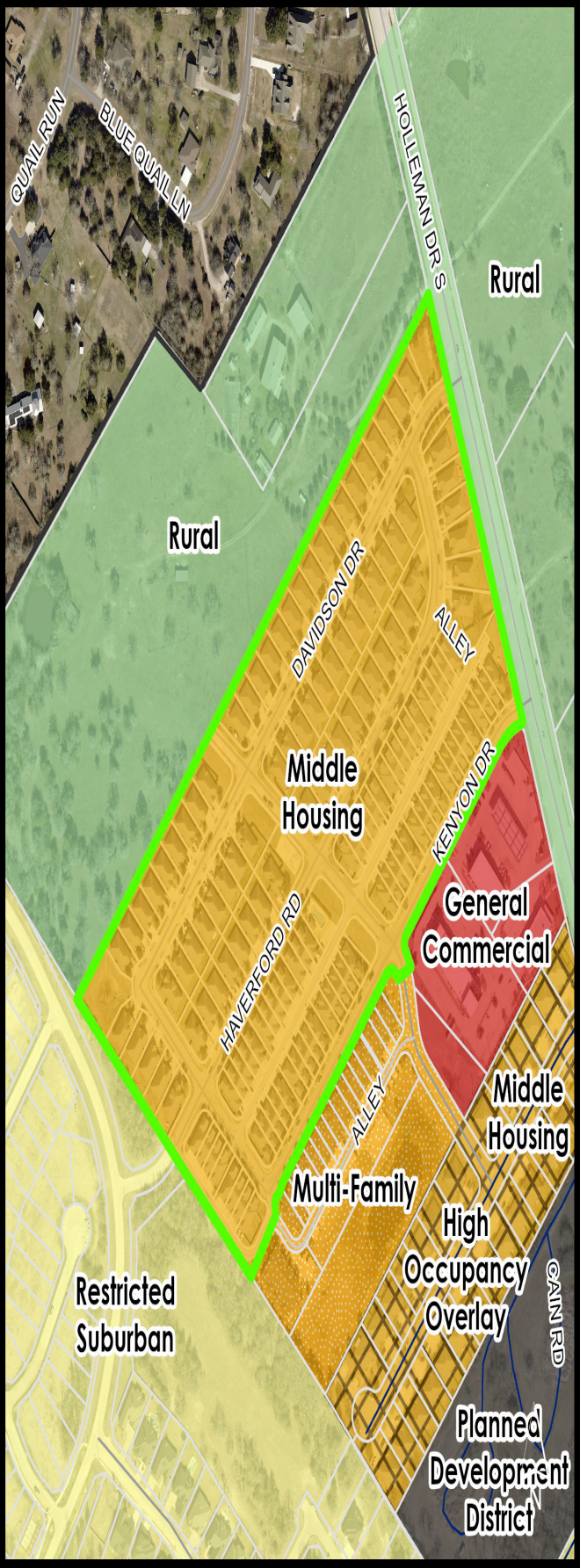



QUAIL RUN
BLUE QUAIL LN
HOLLEMAN DR S
Rural
Rural
DAVIDSON DR
ALLEY
High
Occupancy
Overlay
KENYON DR
Middle
Housing
General
Commercial
ALLEY
Middle
Housing
Multi-Family
High
Occupancy
Overlay
CAIN RD
Restricted
Suburban
Planned
Development
District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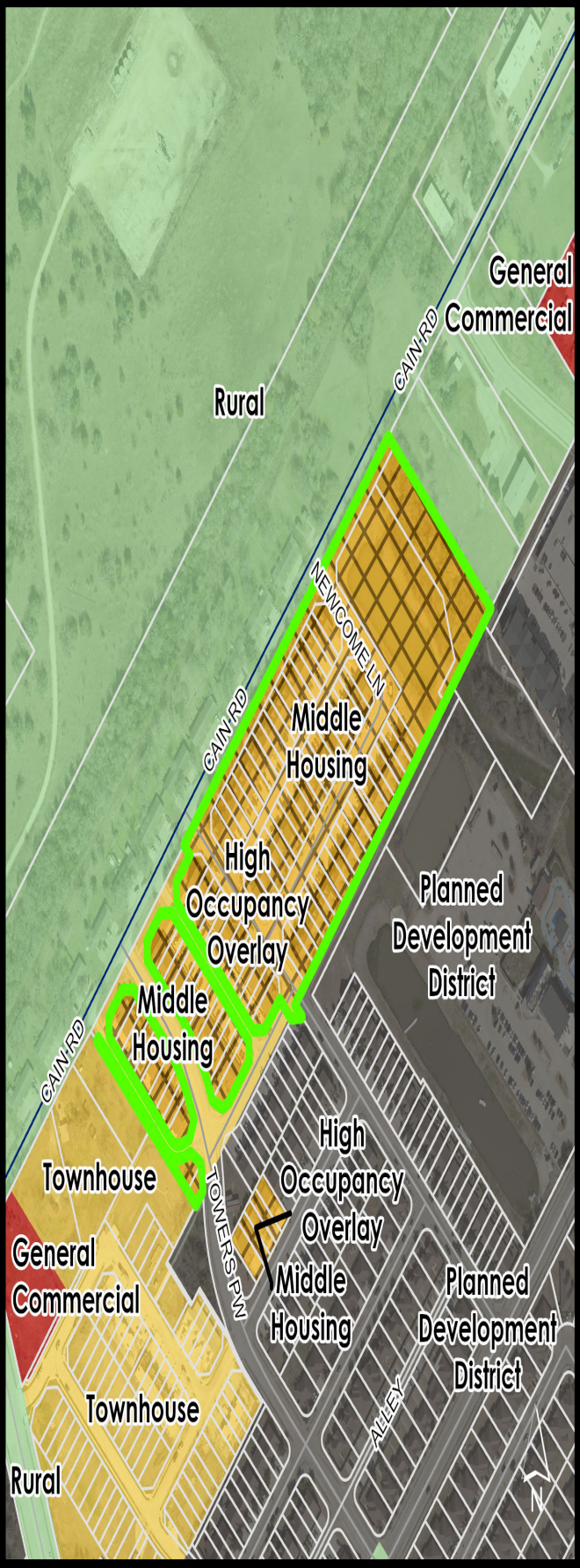
Zoning



PROPOSED
Zoning



EXISTING
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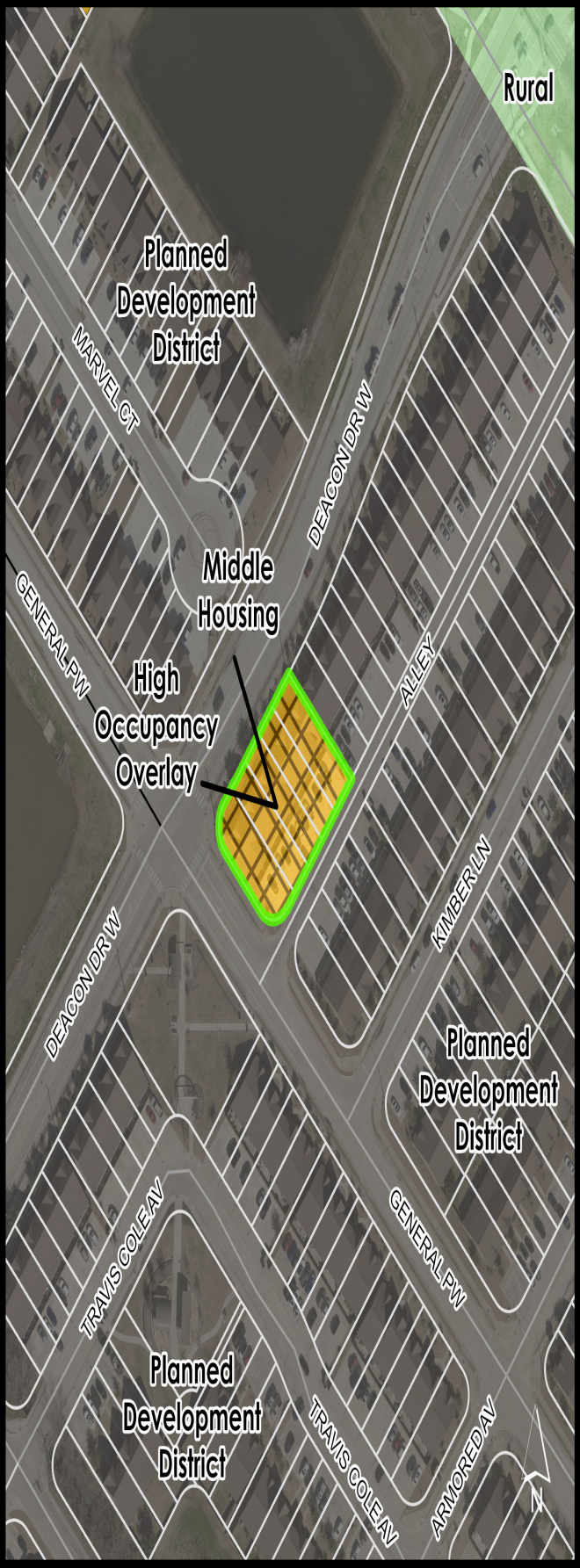

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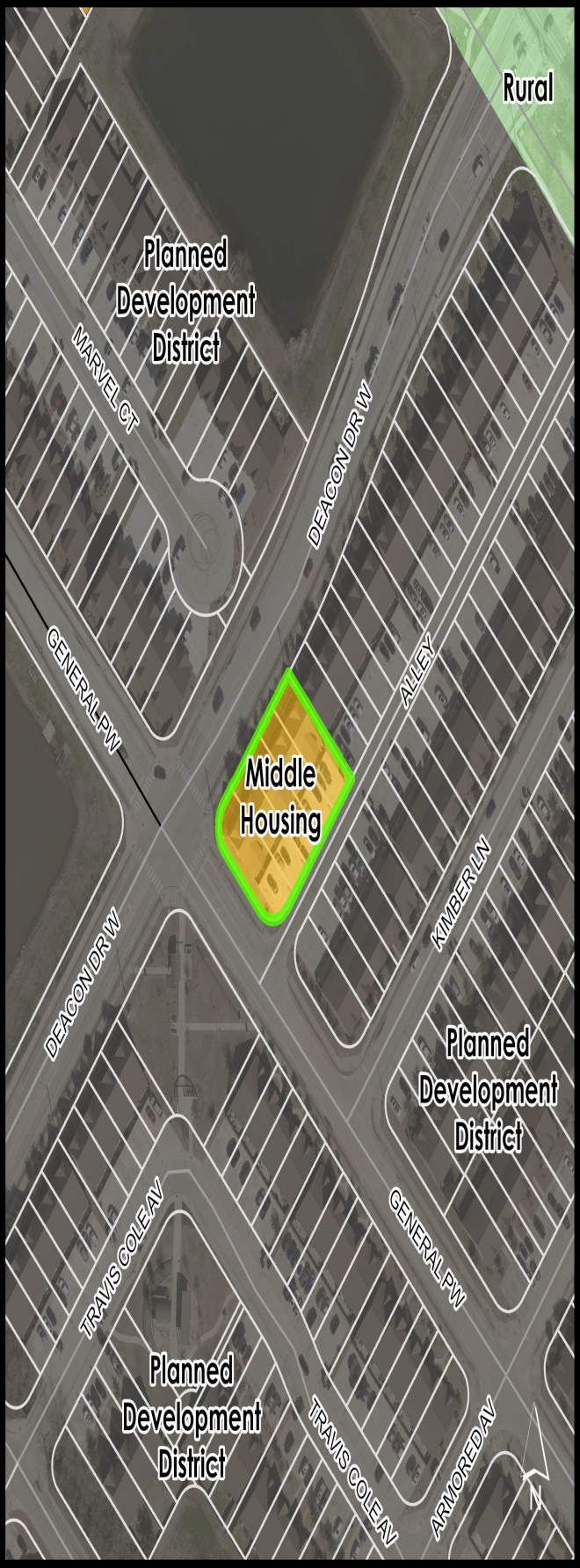

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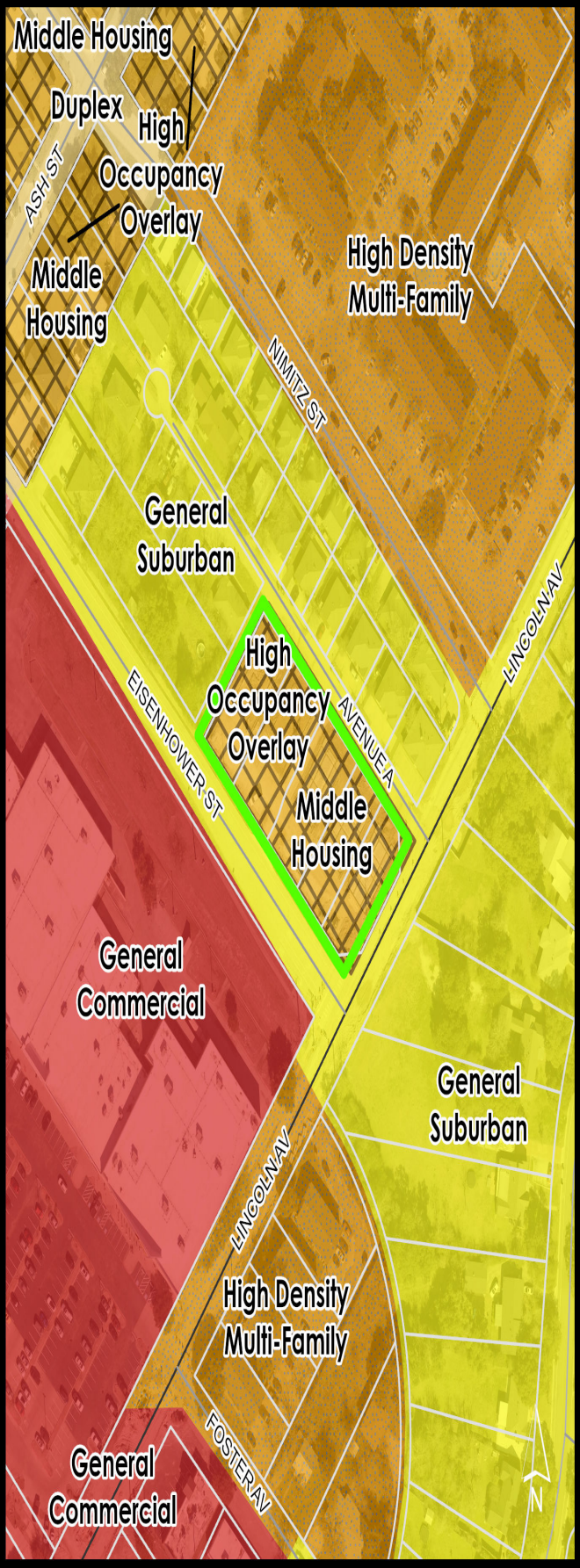

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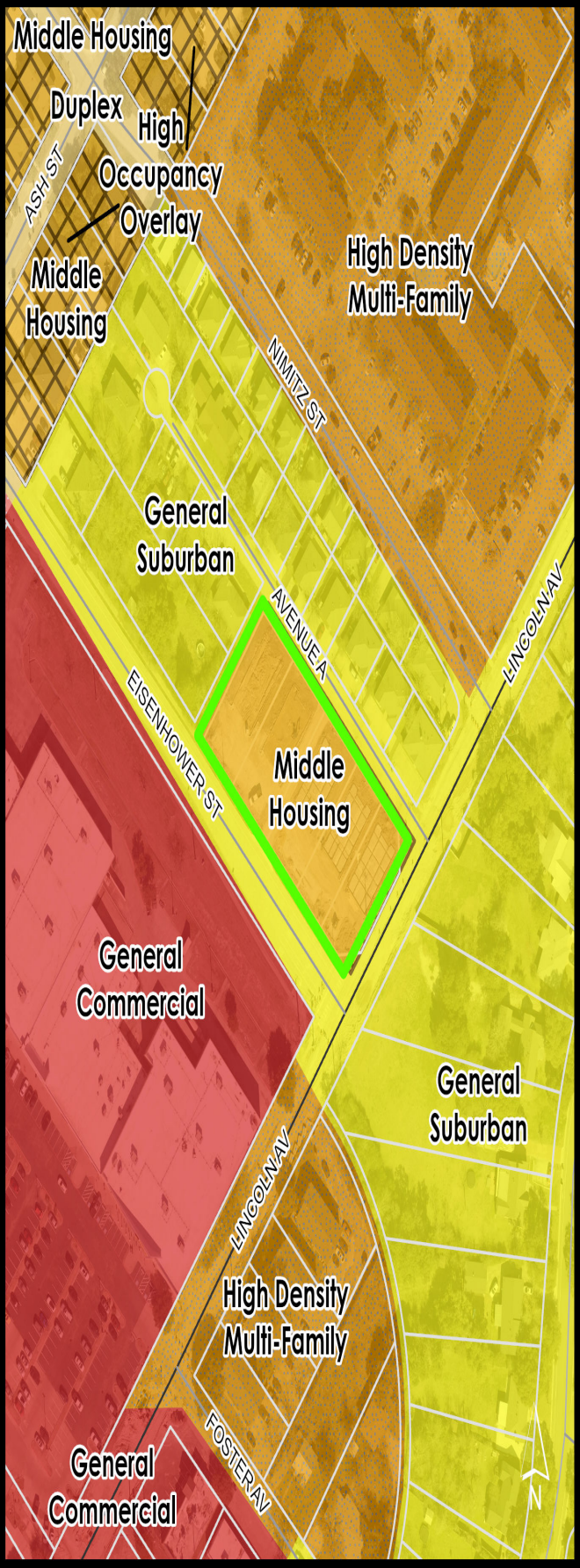

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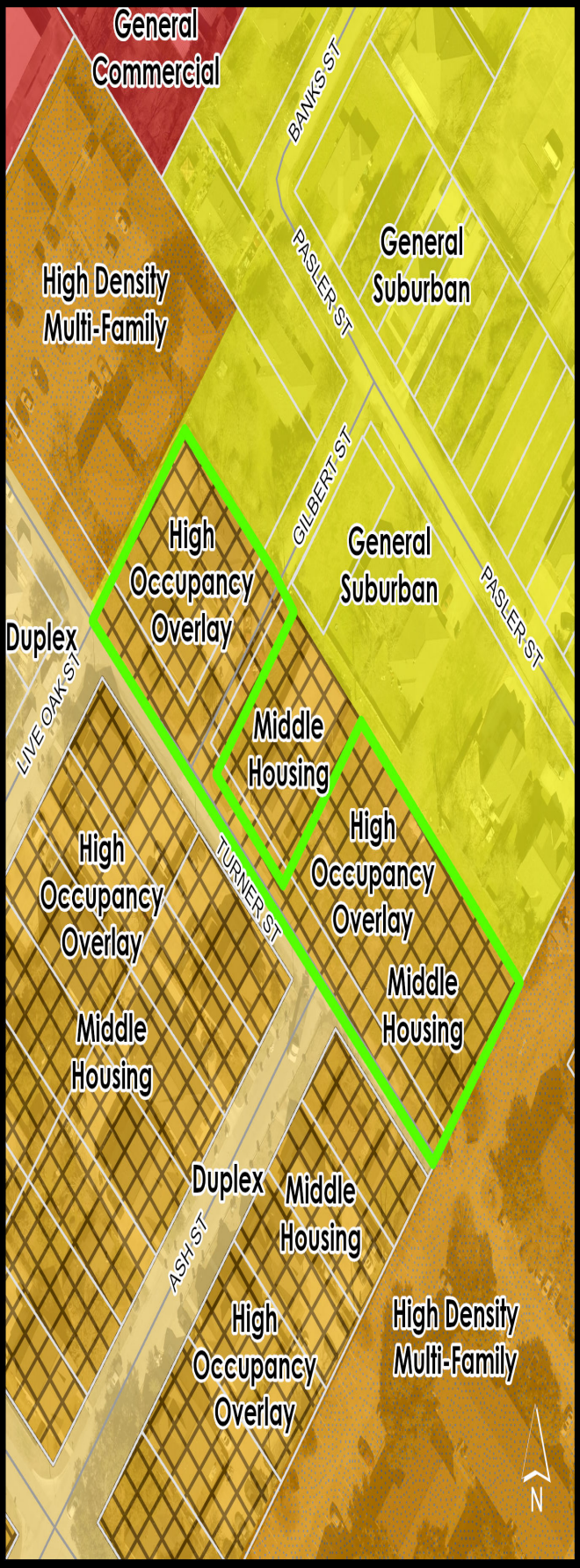

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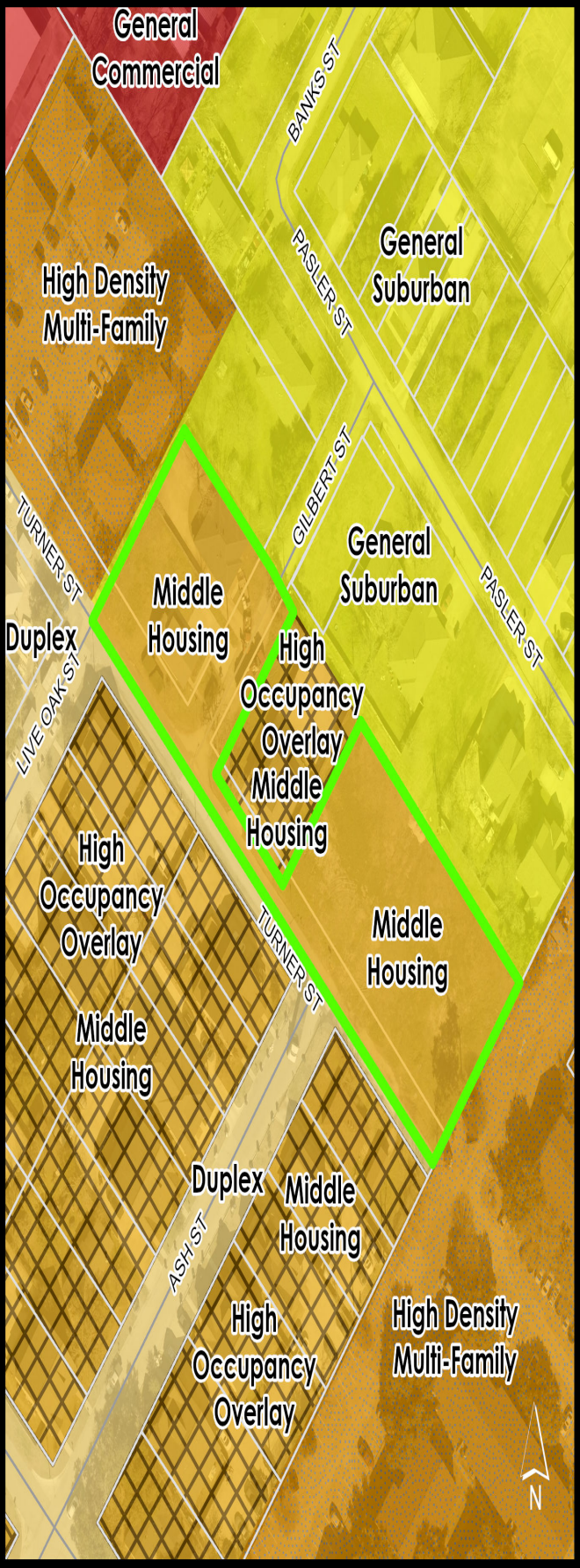


City-Initiated Rezoning
Proposed Area "SS"
(along Turner Street)
Portion of Lot 12, D.A. Smith Subdivision
College Station, Texas
June 2024

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, and being more particularly described as follows:

Beginning at the most northerly corner of this described zoning tract, at a 1/2" iron rod found at the north corner of that 0.1307 acre tract described in the deed to Vizu, LP recorded in volume 11166, page 270 of the Official Public Records of Brazos County, Texas, from where City of College Station control monument no. 122 bears N 5° 55' 09" E – 1053.8 feet*;

Thence S 49° 03' 25" E – 113.91 feet*, along the northeast line of the said Vizu tract, to a 1/2" iron rod found at its east corner on the northwest prescriptive right-of-way line of Gilbert Street;

Thence S 42° 44' 02" E – 30.12 feet*, across said Gilbert Street, to a 1/2" iron rod with a blue plastic cap stamped "KERR SURVEYING" found at the north corner of that 0.232 acre zoning tract described in the City of College Station Ordinance 2023-4481;

Thence S 41° 22' 48" W – 115.00 feet*, along the southeast boundary of said Gilbert Street, to a 1/2" iron rod with an orange plastic cap stamped "H.P.MAYO RPLS 5045" found (set in 2003) at the west corner of the said 0.232 acre zoning tract;

Thence S 48° 12' 57" E – 87.80 feet*, along the southwest line of the said 0.232 acre zoning tract, also being the northeast boundary of Turner Street, to a 1/2" iron rod with a blue plastic cap stamped "KERR SURVEYING" found at the south corner of the said 0.232 acre zoning tract;

Thence N 41° 22' 48" E – 115.00 feet*, along the southeast boundary of the said 0.232 acre zoning tract, to a 1/2" iron rod with a blue plastic cap stamped "KERR SURVEYING" found at its east corner;

Thence S 48° 11' 17" E – 207.94 feet*, along the northeast lines of that 0.198 acre tract described in the deed to Ali Jaffar recorded in volume 19079, page 239, that 0.66 acre tract described in the deed to Ali Jaffar recorded in volume 9225, page 145, and that 0.132 acre tract described in the deed to Sivas, LLC recorded in volume 19219, page 66 in the Official Public Records of Brazos County, Texas, and continuing to the most easterly corner of this described zoning tract in the northwest line of Lot 2 of a Part of Lots 7, 8, 9 & 10 of the D.A. Smith Subdivision as described by plat recorded in volume 516, page 717 of the Deed Records of Brazos County, Texas;

Thence S 41° 26' 42" W – 128.21 feet* along the said northwest line of Lot 2, to the most southerly corner of this described zoning tract;

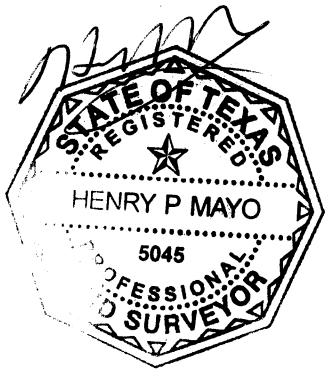
Thence N 49° 00' 00" W – 440.05 feet*, approximately along the middle of the pavement of Turner Street, to the most westerly corner of this described zoning tract;

1701 Southwest Parkway, Suite 104, College Station, Texas 77840 | 979.693.2777 | TxSurv F-10030200 | BaselineSurveyors.net

Thence N 41° 37' 42" E – 135.54 feet*, along the common boundary of the tracts conveyed to Ronnie Watson by deed recorded in volume 13805, page 86, and the said Vizu tract, with that tract conveyed to Arthur and Nancy Wright Family Limited Partnership by deed recorded in volume 2686, page 109 of the Official Public Records of Brazos County, Texas, to the Point of Beginning and containing 1.10 acres of land more or less.

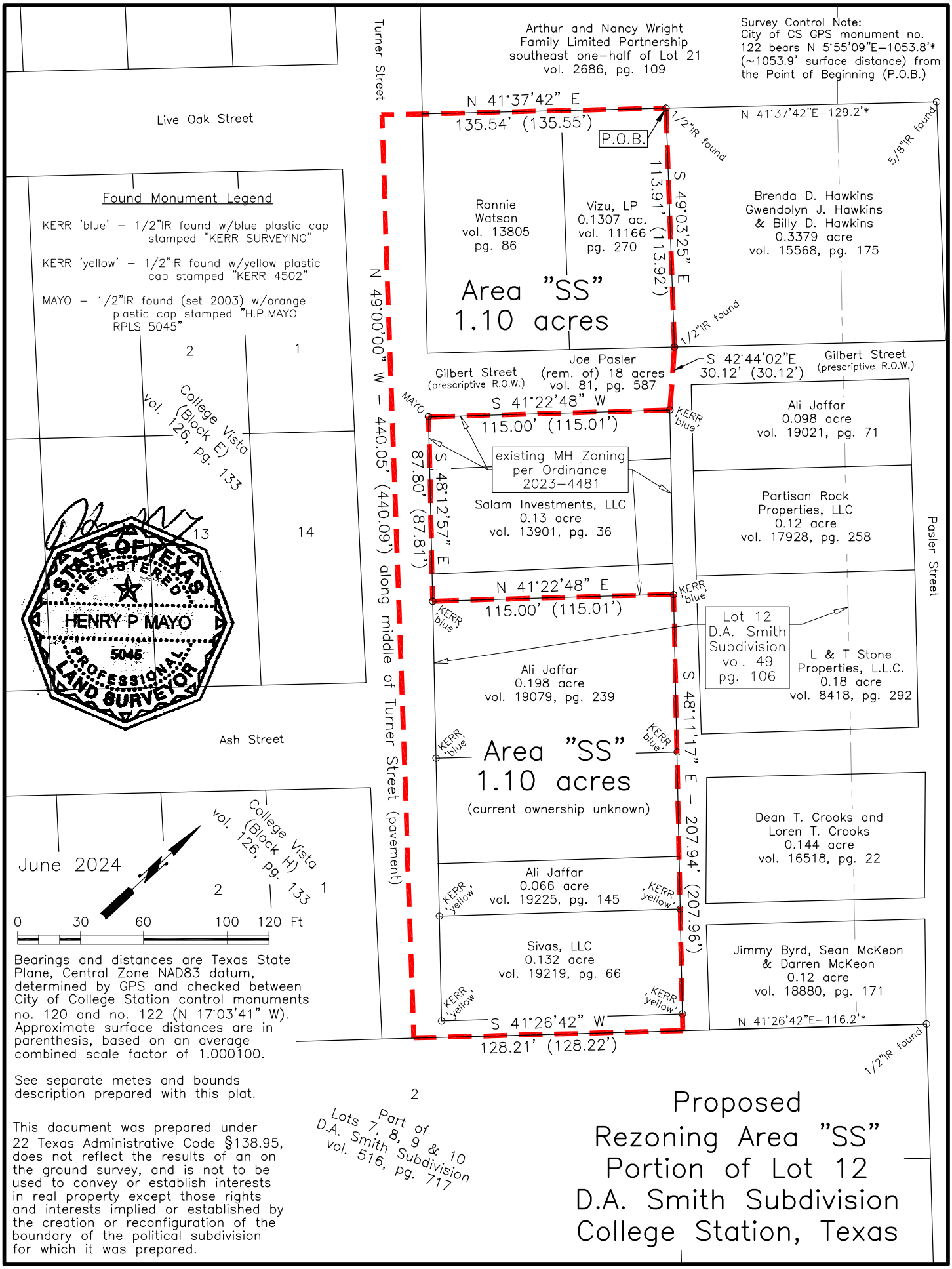
Bearings and *distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17° 03' 41" W). Approximate surface distances can be computed by multiplying these provided grid distances by an average combined scale factor of 1.000100.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

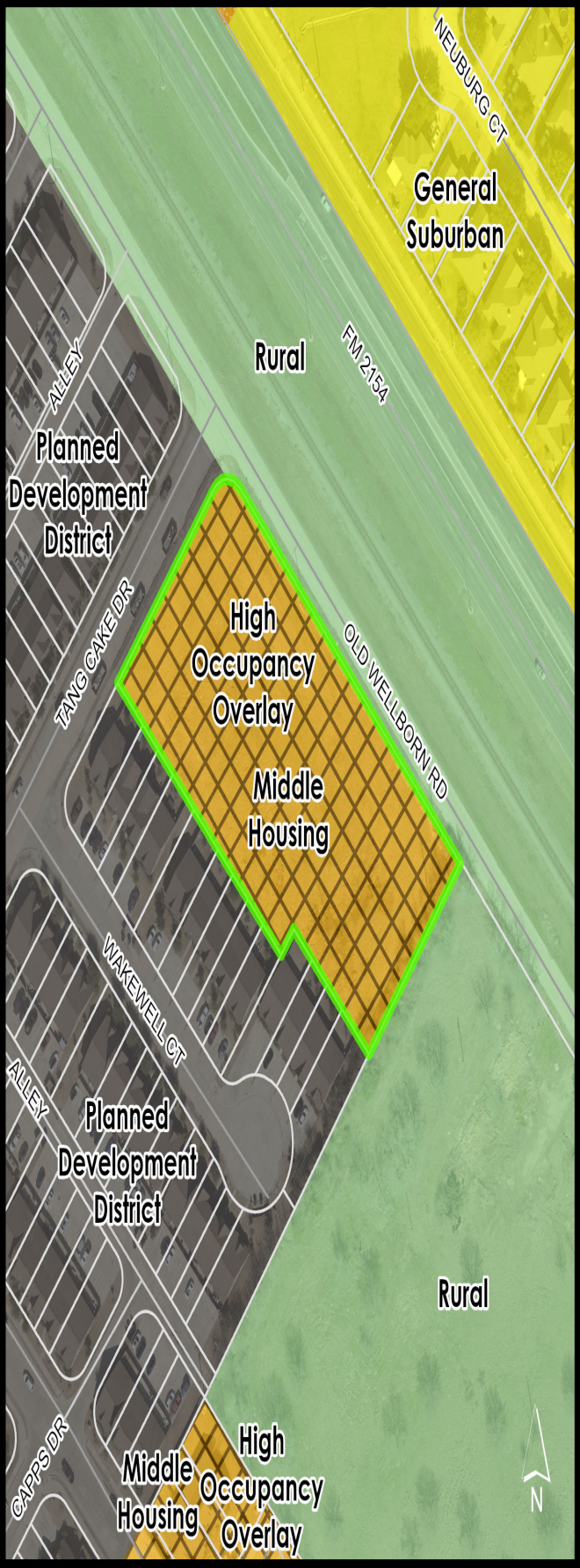


See survey exhibit plat dated June 2024.

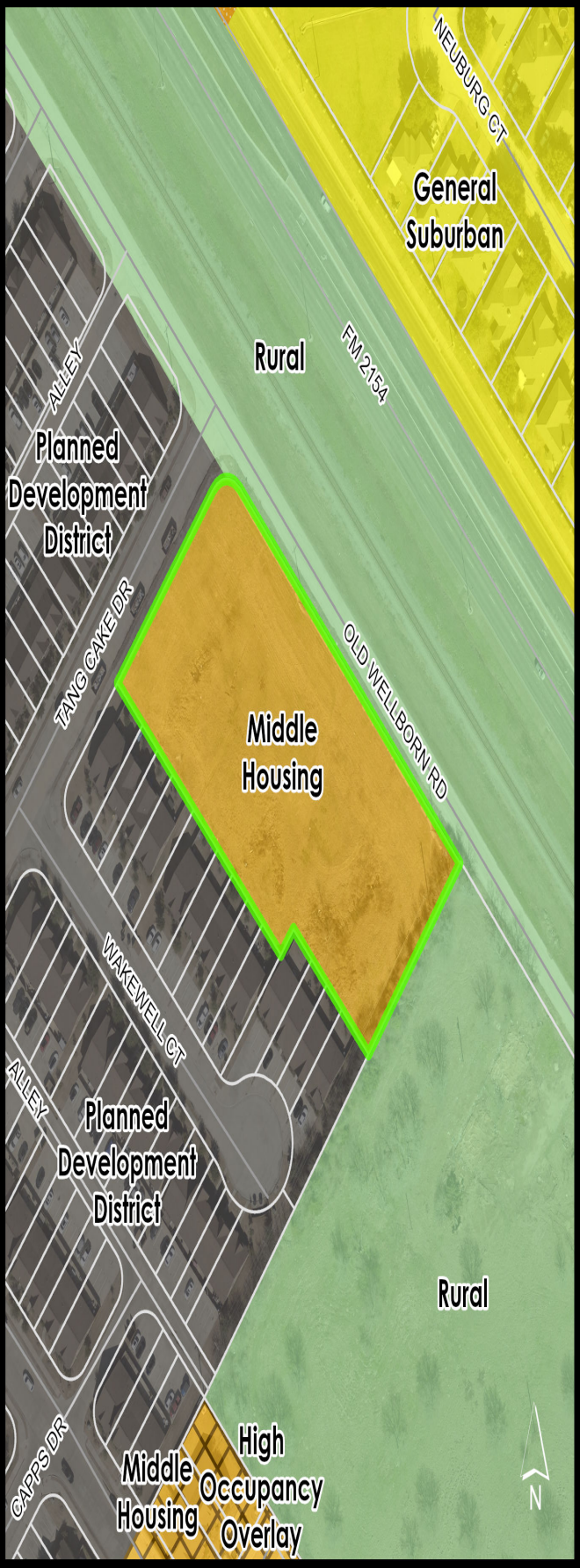
1701 Southwest Parkway, Suite 104, College Station, Texas 77840 | 979.693.2777 | TxSurv F-10030200 | BaselineSurveyors.net


Turner Street
Live Oak Street
Arthur and Nancy Wright
Family Limited Partnership
southeast one-half of Lot 21
vol. 2686, pg. 109
Survey Control Note:
City of CS GPS monument no.
122 bears N 5°55'09"E-1053.8'*
(~1053.9' surface distance) from
the Point of Beginning (P.O.B.)
N 41°37'42" E
135.54' (135.55')
P.O.B.
1/2"IR found
N 41°37'42"E-129.2'*
5/8"IR found
S 49°03'25" E
113.91' (113.92')
Ronnie
Watson
vol. 13805
pg. 86
Vizu, LP
0.1307 ac.
vol. 11166
pg. 270
Brenda D. Hawkins
Gwendolyn J. Hawkins
& Billy D. Hawkins
0.3379 acre
vol. 15568, pg. 175
Area "SS"
1.10 acres
1/2"IR found
Found Monument Legend
KERR 'blue' - 1/2"IR found w/blue plastic cap stamped "KERR SURVEYING"
KERR 'yellow' - 1/2"IR found w/yellow plastic cap stamped "KERR 4502"
MAYO - 1/2"IR found (set 2003) w/orange plastic cap stamped "H.P.MAYO RPLS 5045"
2
1
College Vista
(Block E)
vol. 126, pg. 133
Gilbert Street
(prescriptive R.O.W.)
Joe Pasler
(rem. of) 18 acres
vol. 81, pg. 587
S 42°44'02"E
30.12' (30.12')
Gilbert Street
(prescriptive R.O.W.)
MAYO
S 41°22'48" W
115.00' (115.01')
KERR 'blue'
Ali Jaffar
0.098 acre
vol. 19021, pg. 71
existing MH Zoning
per Ordinance
2023-4481
S 48°12'57" E
87.80' (87.81')
Salam Investments, LLC
0.13 acre
vol. 13901, pg. 36
Partisan Rock
Properties, LLC
0.12 acre
vol. 17928, pg. 258
Pasler Street
N 49°00'00" W - 440.05' (440.09') along middle of Turner Street (pavement)
N 41°22'48" E
115.00' (115.01')
KERR 'blue'
Lot 12
D.A. Smith
Subdivision
vol. 49
pg. 106
L & T Stone
Properties, L.L.C.
0.18 acre
vol. 8418, pg. 292
13
14
Ash Street
Ali Jaffar
0.198 acre
vol. 19079, pg. 239
S 48°11'17" E - 207.94' (207.96')
Area "SS"
1.10 acres
(current ownership unknown)
Dean T. Crooks and
Loren T. Crooks
0.144 acre
vol. 16518, pg. 22
June 2024
College Vista
(Block H)
vol. 126, pg. 133
2
1
0
30
60
100
120 Ft
Ali Jaffar
0.066 acre
vol. 19225, pg. 145
KERR 'yellow'
Sivas, LLC
0.132 acre
vol. 19219, pg. 66
Jimmy Byrd, Sean McKeon
& Darren McKeon
0.12 acre
vol. 18880, pg. 171
S 41°26'42" W
128.21' (128.22')
N 41°26'42"E-116.2'*
1/2"IR found
Bearings and distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17°03'41" W). Approximate surface distances are in parenthesis, based on an average combined scale factor of 1.000100.
See separate metes and bounds description prepared with this plat.
This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2
Part of
Lots 7, 8, 9 & 10
D.A. Smith Subdivision
vol. 516, pg. 717
STATE OF TEXAS
REGISTERED
HENRY P MAYO
5045
PROFESSIONAL
LAND SURVEYOR
Proposed
Rezoning Area "SS"
Portion of Lot 12
D.A. Smith Subdivision
College Station, Texas

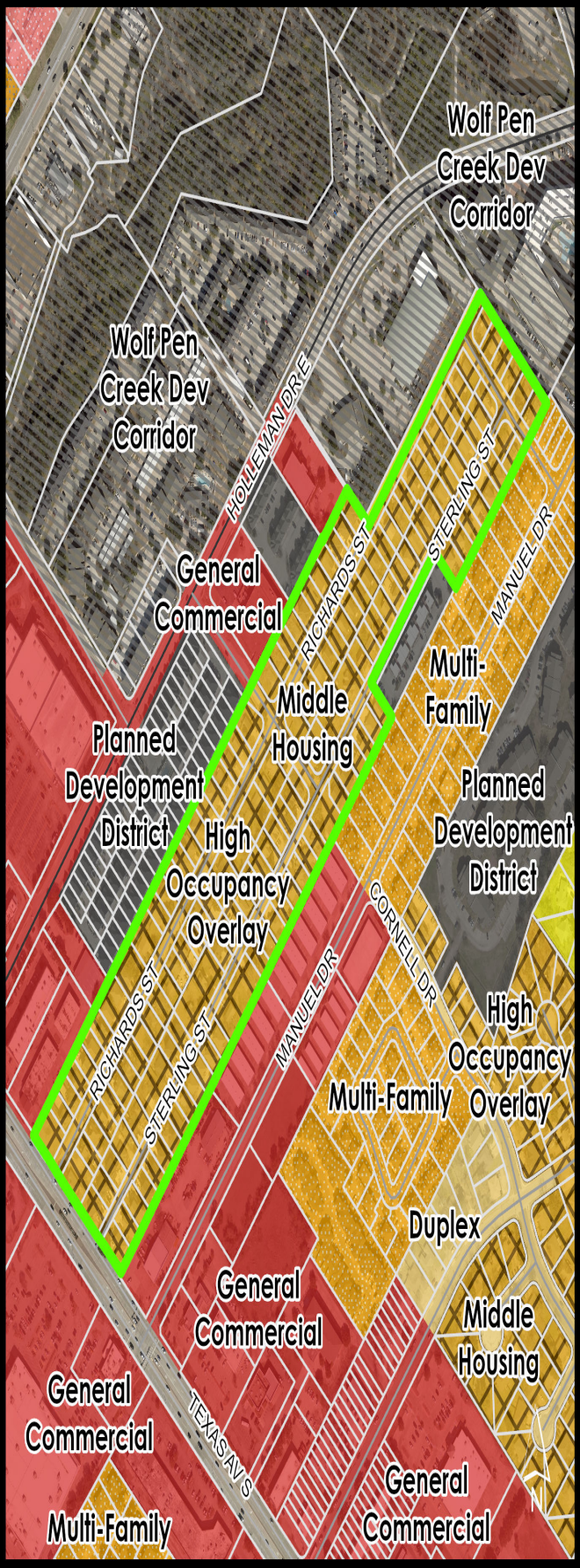
EXISTING
Zoning



PROPOSED
Zoning



EXISTING
Zoning



PROPOSED
Zoning



City-Initiated Rezoning
Proposed Area "O"
(Richards St. & Sterling St. area)
Richards Subdivision
College Station, Texas
May 2024

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, and being more particularly described as follows:

Beginning at the most southerly corner of this described zoning boundary at intersection of the southeast boundary of the said Richards Subdivision (vol. 137, pg. 25) and the current northeast right-of-way boundary of Texas Avenue (Business Highway 6), being the south corner of Lot 22A Marin Acres, as described by plat recorded in volume 11036, page 27 of the Official Public Records of Brazos County, Texas, from where City of College Station control monument no. 120 bears S 30° 01' 36" W – 3568.9 feet*;

Thence along the said northeast right-of-way boundary of Texas Avenue, and crossing Sterling Street and Richards Street, as follows:
N 49° 30' 38" W – 88.90 feet*, N 51° 58' 58" W – 57.03 feet*, N 49° 30' 38" W – 182.33 feet*, N 47° 33' 49" W – 72.39 feet*, and N 49° 30' 38" W – 92.58 feet to the most westerly corner of this described zoning boundary;

Thence N 41° 31' 53" E – 1865.30 feet*, along the northwest boundary of the said Richards Subdivision (vol. 137, pg. 25), to its intersection with the southwest boundary of Holleman Place Subdivision as described by replat recorded in volume 19006, page 228 of the Official Public Records of Brazos County, Texas;

Thence S 49° 11' 54" E – 4.18 feet* to the common corner of Lot 1R-1R and Lot 1R-2R of said Holleman Place Subdivision;

Thence N 41° 29' 41" E – 155.50 feet* through said Holleman Place Subdivision along the southeast line of said Lot 1R-1R to its common corner with Lot 1R-4R;

Thence S 49° 25' 42" E – 124.50 feet*, along the common line of Lot 1R-4R and Lot 2R of Holleman Place Subdivision, passing at 99.99 feet the common corner of said Lots, to a point in the middle of Richards Street;

Thence N 41° 30' 00" E – 719.74 feet*, along the middle of Richards Street to the most northerly corner of this described zoning boundary;

Thence S 48° 15' 19" E – 382.17 feet*, along the northwest boundary of Block Three of the Richards Subdivision as described by replat recorded in volume 481, page 67 of the Deed Records of Brazos County, Texas, to the east corner of Lot 6 of said Block Three, also being the most easterly corner of this described zoning boundary;

1701 Southwest Parkway, Suite 104, College Station, Texas 77840 | 979.693.2777 | TxSurv F-10030200 | BaselineSurveyors.net

Thence S 41° 57' 29" W – 244.39 feet* and S 42° 14' 23" W – 335.48 feet*, along the southeast boundary of the said Richards Subdivision (vol. 137, pg. 25), to the east corner of the Parulian Subdivision as described by plat recorded in volume 12824, page 30 of the Official Public Records of Brazos County, Texas;

Thence N 48° 01' 38" W – 122.70 feet* along the northeast line of the said Parulian Subdivision and continuing to the point in the middle of Sterling Street;

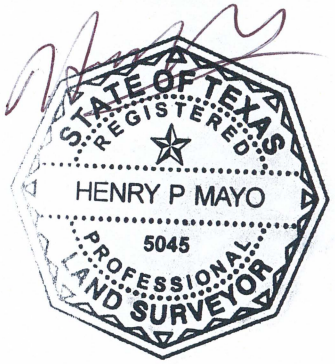
Thence S 41° 45' 00" W – 410.17 feet* along the middle of Sterling Street to a point for corner;

Thence S 48° 07' 21" E – 120.09 feet*, mostly along the southwest line of the said Parulian Subdivision to its south corner;

Thence S 41° 45' 57" W – 1742.52 feet*, along the said southwest boundary of the Richards Subdivision (vol. 137, pg. 25) and several subdivisions within it, to the Point of Beginning and containing 28.15 acres of land more or less.

Bearings and *distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17° 03' 41" W). Approximate surface distances can be computed by multiplying these provided grid distances by an average combined scale factor of 1.000100.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



See survey exhibit plat dated May 2024.

1701 Southwest Parkway, Suite 104, College Station, Texas 77840 | 979.693.2777 | TxSurv F-10030200 | BaselineSurveyors.net

May 2024

0 50 100 200 Ft

Bearings and distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17°03'41" W). Approximate surface distances are in parenthesis, based on an average combined scale factor of 1.000100.

See separate metes and bounds description prepared with this plat.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

STATE OF TEXAS
REGISTERED
HENRY P MAYO
5045
PROFESSIONAL
LAND SURVEYOR

Line Dimension Table

no.	bearing	distance
L1	N 49°30'38" W	88.90' (88.91')
L2	N 51°58'58" W	57.03' (57.04')
L3	N 49°30'38" W	182.33' (182.35')
L4	N 47°33'49" W	72.39' (72.40')
L5	N 49°30'38" W	92.58' (92.59')

Pooh's Park

Pooh's Park

N 41°31'53" E – 1865.30' (1865.48')

Richards vol. 11921 pg. 123

Richards vol. 12609 pg. 220

Richards vol. 5159 pg. 58

Richards vol. 4867 pg. 287

Richards vol. 6331 pg. 125

Richards vol. 368 pg. 669

Richards Street

Richards vol. 11569 pg. 239

Richards vol. 17621 pg. 71

Richards vol. 368 pg. 895

Richards Subdivision vol. 137 pg. 25

Area "O"
28.15 acres

Texas Avenue (Business Hwy. 6)

Lassie Lane

Moog Subd. vol. 17572 pg. 100

Rodgers 0.119 ac. vol. 1137 pg. 29

Texas–Parate Inv. LLC 0.119 ac. v. 17566 pg. 69

Richards vol. 6788 pg. 194

Kaila 0.161 ac. vol. 18093 pg. 72

Siller 0.152 ac. vol. 13460 pg. 79

Easton Subd vol. 18874 pg. 51

Shellie Flowers (estate) 1/4 acre vol. 116, pg. 29

J. Guadalupe Yanez 0.249 acre vol. 3857, pg. 139

G. Hudson vol. 9912 pg. 21

Richards vol. 13091 pg. 15

Richards vol. 2866 pg. 293

Donald Eugene Sewell Estates Subdivision vol. 10788, pg. 56

Red Dog Inv. LLC 0.10 ac. v.18430 pg. 18

Sterling Street

Marin Acres vol. 11036 pg. 27

Field Estates vol. 16796 pg. 146

Richards vol. 3035 pg. 325

Richards vol. 374 pg. 655

Sterling Subd. vol. 15269 pg. 102

Scomic Subd. vol. 15788 pg. 107

Laurence Curtis Gooden and wife, Janet M. Gooden 0.245 ac. vol. 2254, pg. 202

Annie Lee Hollie Williams Lot 30 vol. 14747, pg. 27

Richards Subd.– Hampton Estates vol. 6968, pg. 34

Doris J. Taylor Asset Protection Trust rem. of one–half acre vol. 13482 pg. 180

Taylor Subd. vol. 17548 pg. 232

S 41°45'57" W – 1742.52' (1742.69')

P.O.B.

Survey Control Note:
City of CS GPS monument no. 120 bears S 30°01'36"W–3568.9' (~3569.2' surface distance) from the Point of Beginning (P.O.B.)

CVM Addition

KFO Addition

Manuel Drive

Proposed Rezoning Area "O" Portions of the Richards Subdivision and Replats College Station, Texas

Holleman Drive

Pooh's Park

1R–1R

Holleman Place Subdivision

2R

Holleman Place Subdivision

3R

May 2024

0 50 100 200 Ft

Bearings and distances are Texas State Plane, Central Zone NAD83 datum, determined by GPS and checked between City of College Station control monuments no. 120 and no. 122 (N 17°03'41" W). Approximate surface distances are in parenthesis, based on an average combined scale factor of 1.000100.

See separate metes and bounds description prepared with this plat.

N 41°31'53" E – 1865.30' (1865.48')

L6 L7 L8

Richards vol. 368 pg. 669

13B 15A 15B 16A 16B 17A 17B 18A 18B 1R–2R 1R–3R 1R–4R

Holleman Place vol. 19006, pg. 228

Richards Street

N 41°30'00" E – 719.74' (719.81')
along middle of Richards Street

Richards vol. 371 pg. 431

42A 42B 43A 43B 44A 44B 45A 45B 46A 46B 47A 47B 48A 48B 49A 49B 50A 50B 51A 51B 52A 52B 52C

Area "O"
28.15 acres

Richards Subdivision vol. 137 pg. 25

Lassie Lane

3 2 1 Davenport Addn. vol. 6311, pg. 152

17A 17B 18A 18B 19A 19B 20A 20B

Richards vol. 575 pg. 305

Terra Rentals, LLC vol. 9446 pg. 100

55B 56A 56B 57A 57B 58A 58B

Richards vol. 371 pg. 431

Johnson vol. 15528 pg. 53

Crest Street

Block Three

1 2 3 4 5 6

Richards vol. 481 pg. 67

S 48°15'19" E – 382.17' (382.20')

TRDWIND Wolf Pen Exchange, LLC
6.208 ac.– Tract Two
vol. 15354, pg. 275

Sterling Street

S 41°45'00" W – 410.17' (410.21')
along middle of Richards Street

Sterling Street

Doris J. Taylor Asset Protection Trust rem. of one–half acre vol. 13482 pg. 180

Block 1

2 1 Taylor Subd. vol. 17548 pg. 232

1 2 3 4 Latitude Square vol. 7278, pg. 38

L10

39 Parulian Subdivision vol. 12824, pg. 30

L9

61A–R Richards vol. 9446 pg. 201

61 62A 62B Richards vol. 7095 pg. 212 63A 63B

Richards vol. 481 pg. 67

Block Four

2 1

S 41°45'57" W – 1742.52' (1742.69')

S 42°14'23" W – 335.48' (335.51')

S 41°57'29"W – 244.39' (244.41')

KFO Addition

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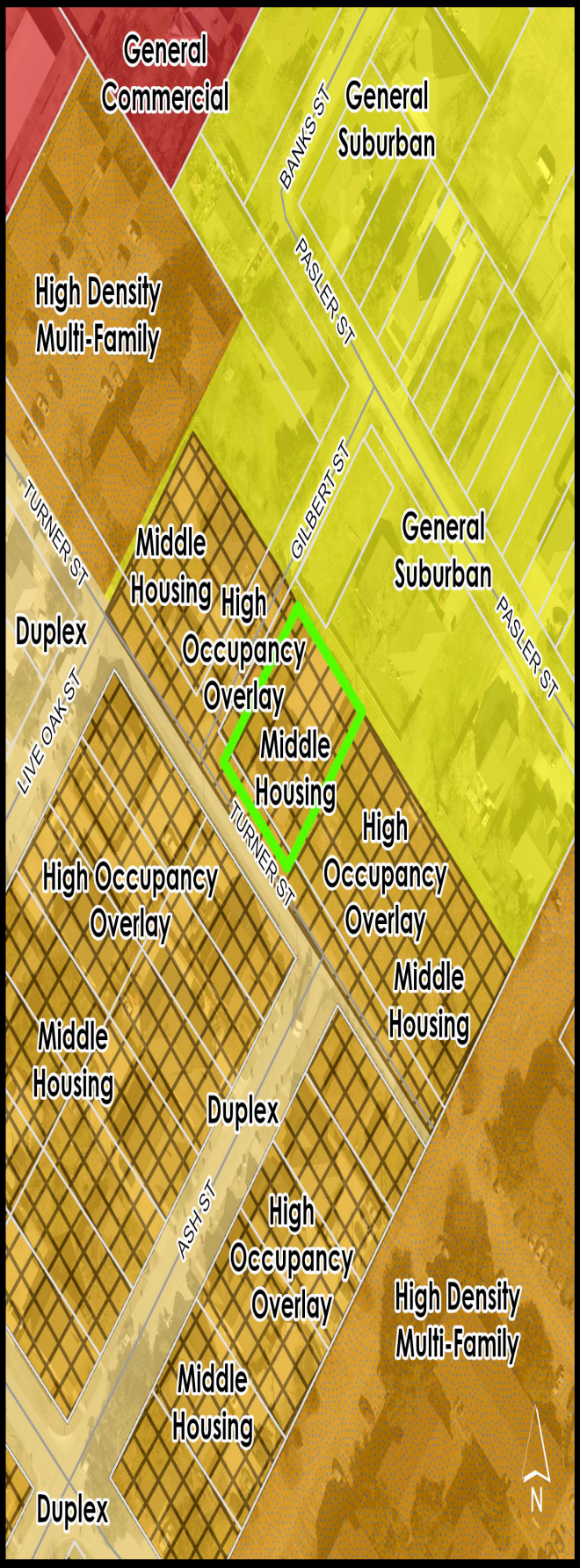
Line Dimension Table

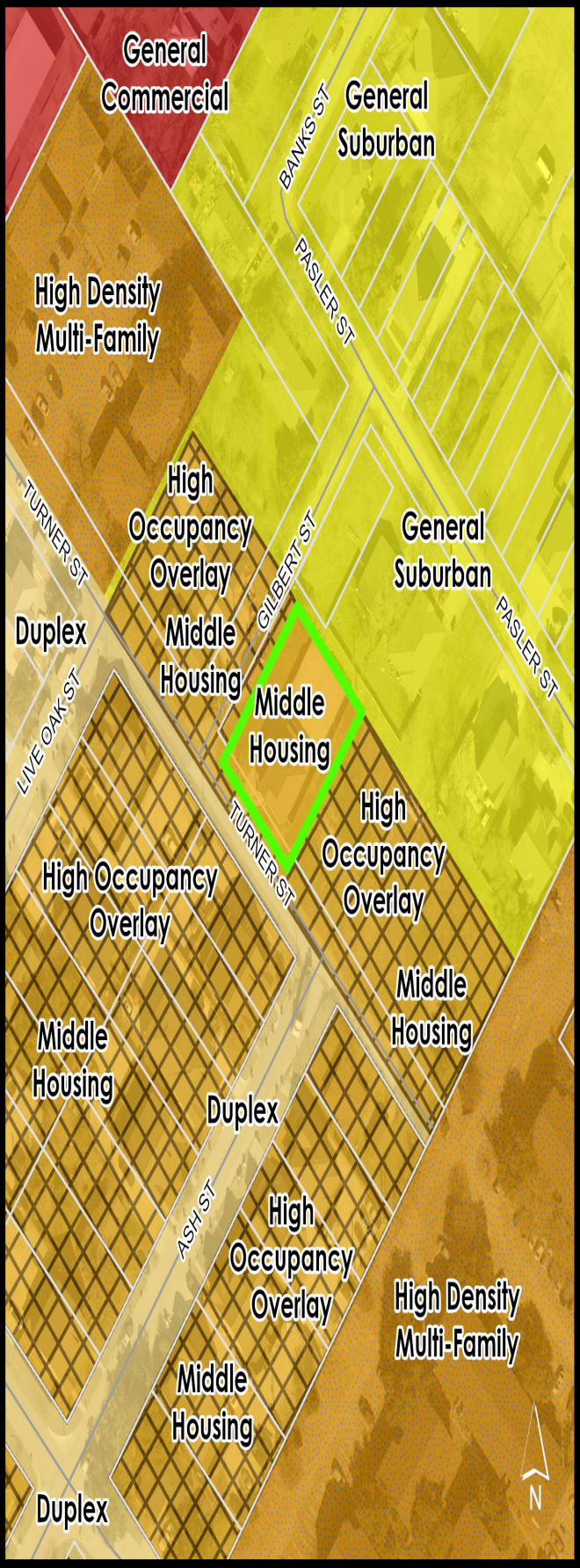
no.	bearing	distance
L6	S 49°11'54" E	4.18' (4.18')
L7	N 41°29'41" E	155.50' (155.52')
L8	S 49°25'42" E	124.50' (124.52')
L9	N 48°01'38" W	122.70' (122.71')
L10	S 48°07'21" E	120.09' (120.10')

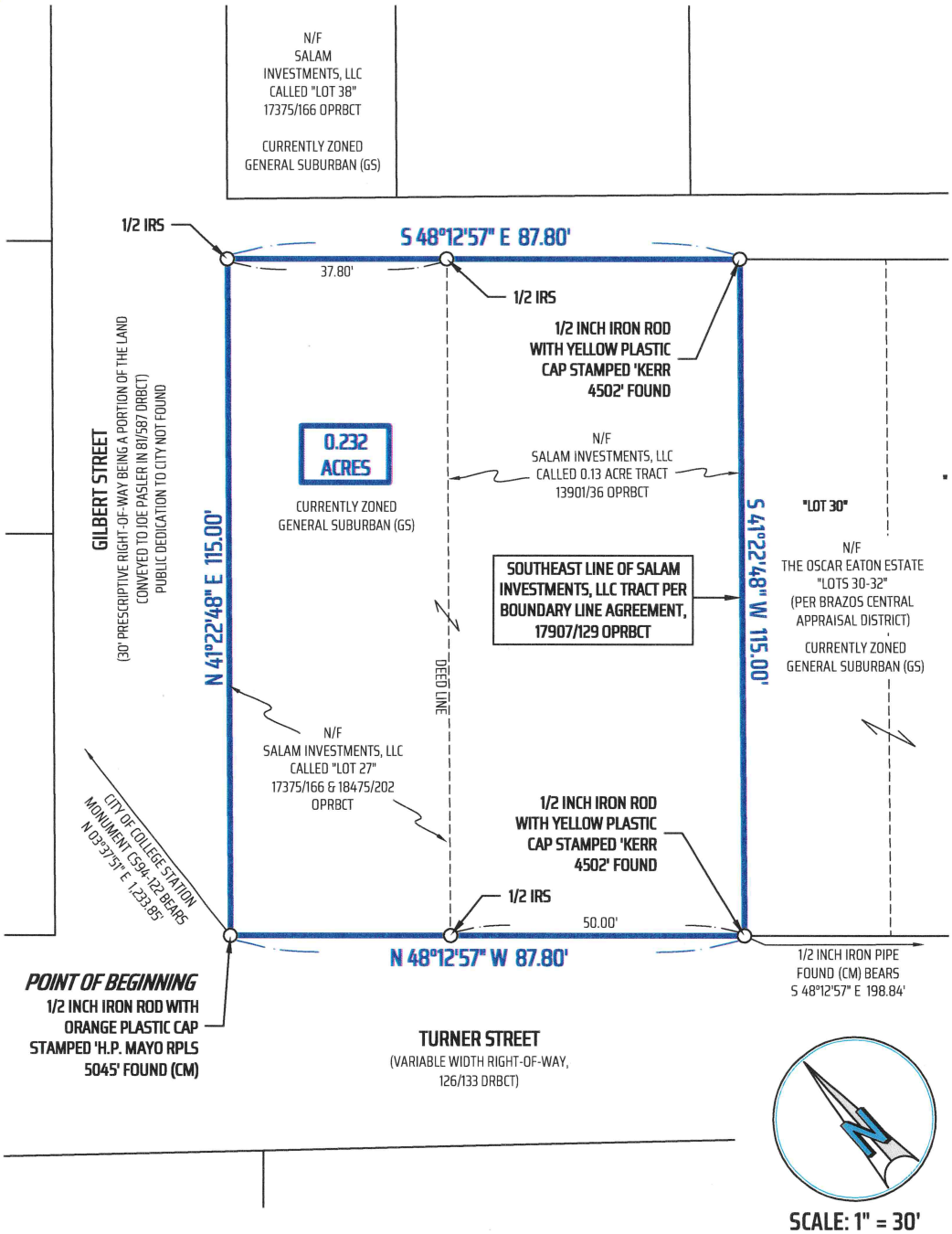
Proposed Rezoning Area "O" Portions of the Richards Subdivision and Replats College Station, Texas

EXISTING
Zoning



PROPOSED
Zoning





SCALE: 1" = 30'

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

1/2 IRS = 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000933393 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND ARE NOT SHOWN ON THIS SURVEY PLAT.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

8/14/2023

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834

REVISED 08-14-2023

TSPS STANDARD LAND SURVEY PLAT
OF A
0.232 ACRE TRACT
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 8
COLLEGE STATION, BRAZOS COUNTY, TEXAS

KERR SURVEYING

"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 01-11-2023 | PLAT DATE: 08-08-2023
JOB NUMBER: 23-683 | CAD NAME: 23-683-ZONING
POINT FILE: PASLER-GRID (cont); 22-1049 (job)
DRAWN BY: WJB CHECKED BY: NPK

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

FIELD NOTES DESCRIPTION

OF A

0.232 ACRE TRACT

RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8

COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.232 ACRES IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CALLED TO BE "LOT 27" OF PASLER ADDITION IN A DEED TO SALAM INVESTMENTS, LLC IN VOLUME 17375, PAGE 166 AND VOLUME 18475, PAGE 202 (OPRBCT) AND ALL OF A CALLED 0.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SALAM INVESTMENTS, LLC RECORDED IN VOLUME 13901, PAGE 36 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND SAID 0.13 ACRE TRACT BEING FURTHER DESCRIBED AS 0.132 ACRES IN A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 17907, PAGE 129 (OPRBCT); SAID 0.232 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped 'H.P. MAYO RPLS 5045' found at the intersection of the northeast line of Turner Street (a variable width right-of-way, 126/133 DRBCT) and the southeast line of Gilbert Street (formerly Otto Street, a 30' wide prescriptive right-of-way, being a portion of the land conveyed to Joe Pasler in Volume 81, Page 587 DRBCT) for the west corner of said "Lot 27" and the west corner hereof, from which the City of College Station monument CS94-122 bears N 03° 37' 51" E, a distance of 1,233.85 feet;

THENCE, with the northwest line of said "Lot 27", along the southeast side of Gilbert Street, **N 41° 22' 48" E**, for a distance of **115.00 feet** to a 1/2 inch iron rod set (all rods set with blue plastic cap stamped 'KERR SURVEYING') for the north corner of said "Lot 27", and the north corner hereof;

THENCE, with the northeast line of said "Lot 27" and the northeast line of said 0.132 acre tract, **S 48° 12' 57" E**, at a distance of 37.80 feet passing a 1/2 inch iron rod set and continuing for a total distance of **87.80 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found for the east corner of said 0.132 acre tract and the east corner hereof;

THENCE, with the southeast line of said 0.132 acre tract as described in said boundary line agreement (17907/129 OPRBCT), **S 41° 22' 48" W**, for a distance of **115.00 feet** to a 1/2 inch iron rod with yellow plastic cap stamped

'KERR 4502' found in the northeast line of Turner Street for the south corner of said 0.132 acre tract and the south corner hereof, from which a 1/2 inch iron pipe found in the northeast line of Turner Street bears: S 48° 12' 57" E, a distance of 198.84 feet;

THENCE, with the northeast line of Turner Street, **N 48° 12' 57" W,** at a distance of 50.00 feet passing a 1/2 inch iron rod set and continuing for a total distance of **87.80 feet** to the **POINT OF BEGINNING** hereof and containing **0.232 acres**, more or less.

Surveyed on the ground January 2023 under my supervision. See plat prepared August 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.0000933393 (calculated using GEOID12B). Reference drawing: 23-683-Zoning.



8/14/23

Nathan Paul Kerr

Registered Professional Land Surveyor No. 6834

Revised 08-14-23

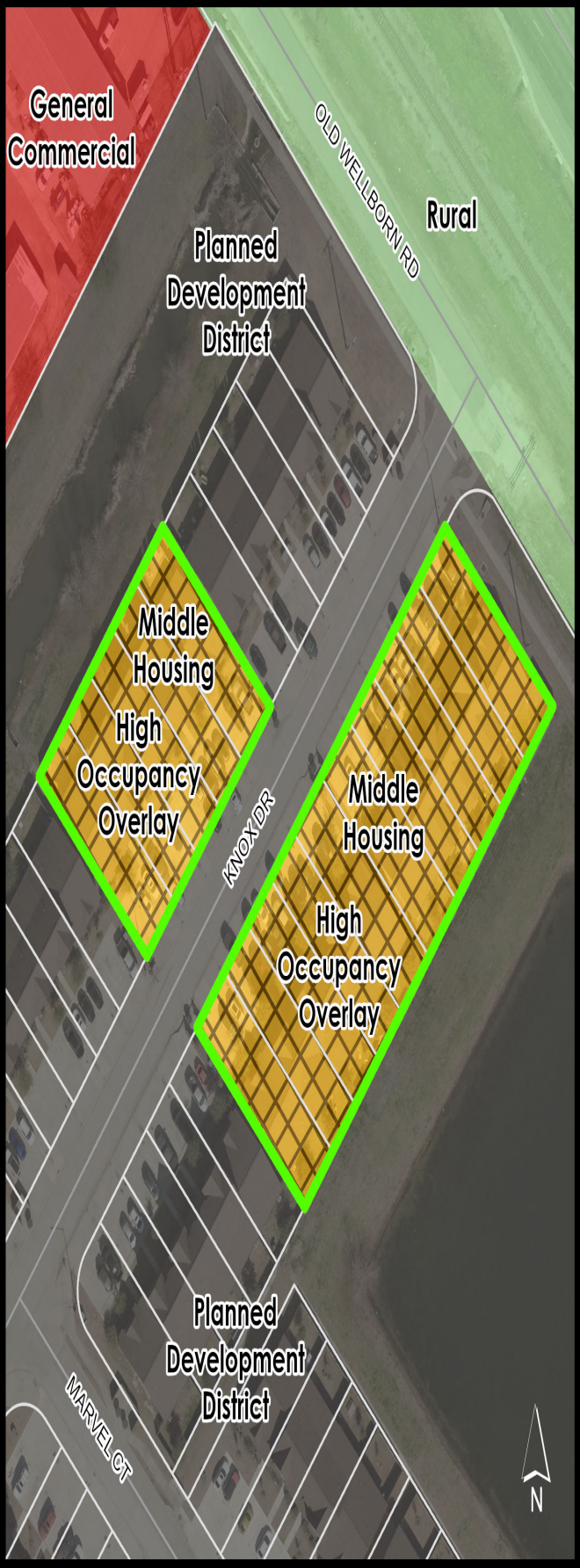
KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

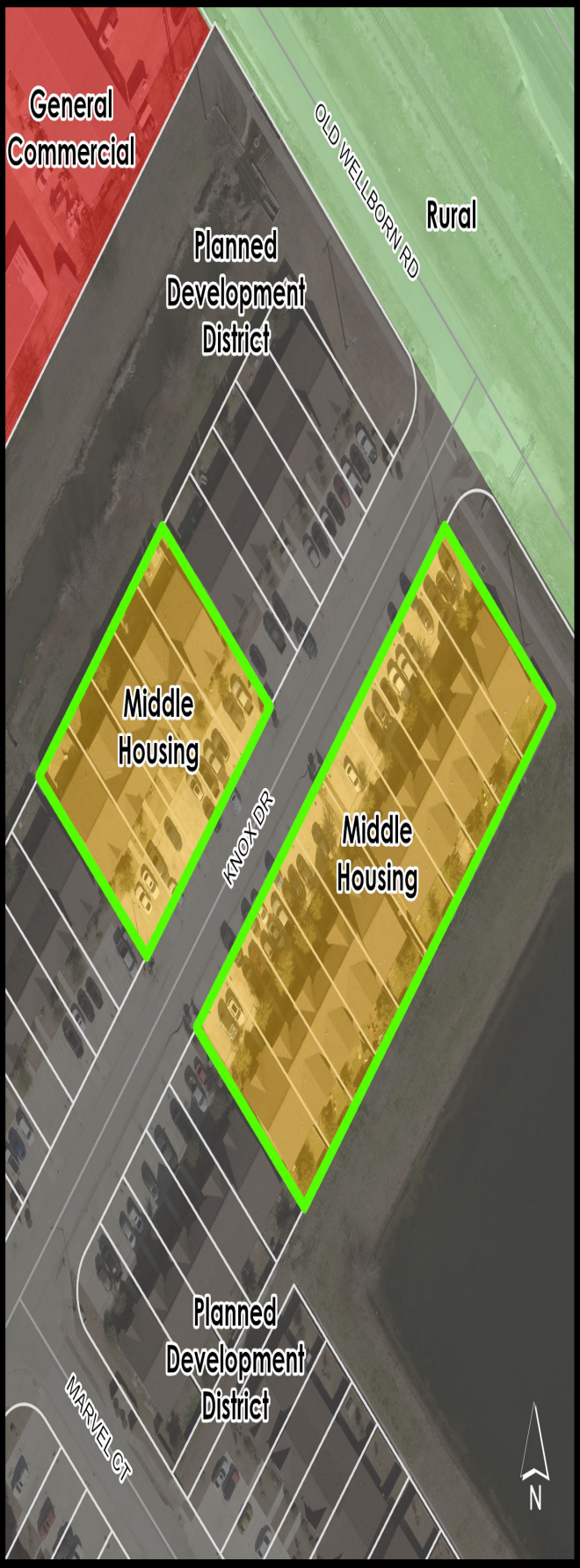
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

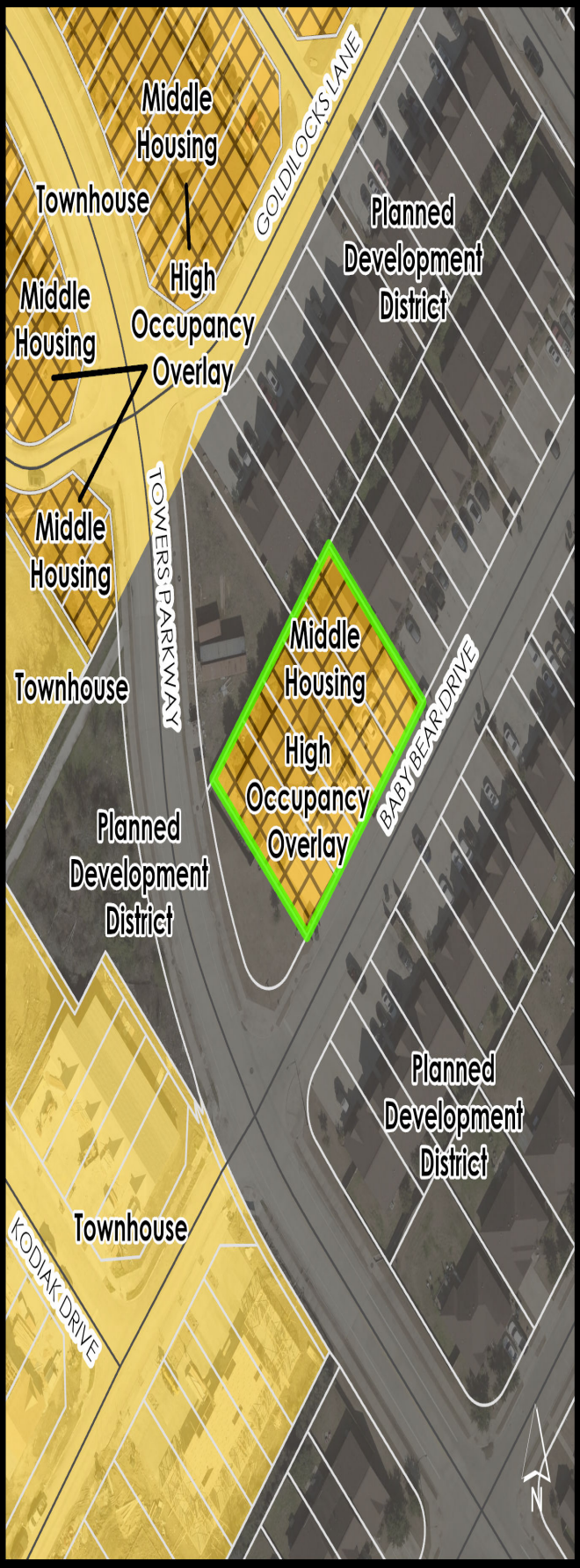
EXISTING
Zoning



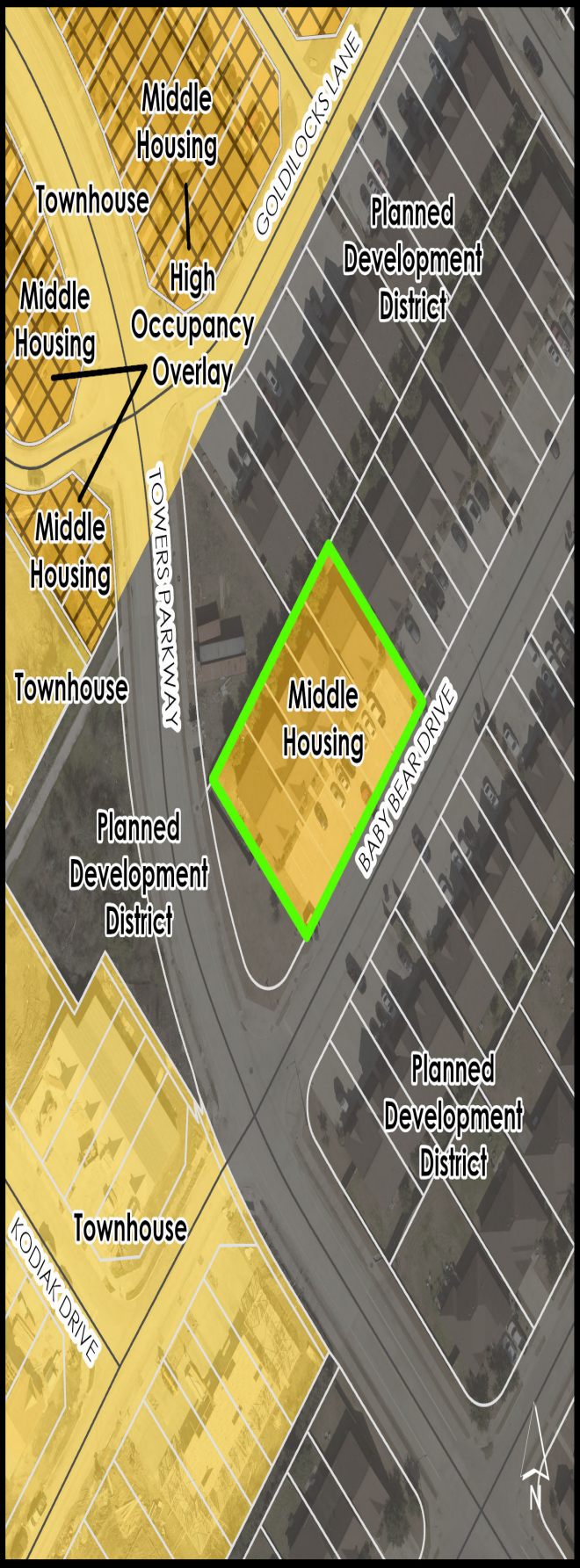
PROPOSED
Zoning



EXISTING
Zoning



PROPOSED
Zoning



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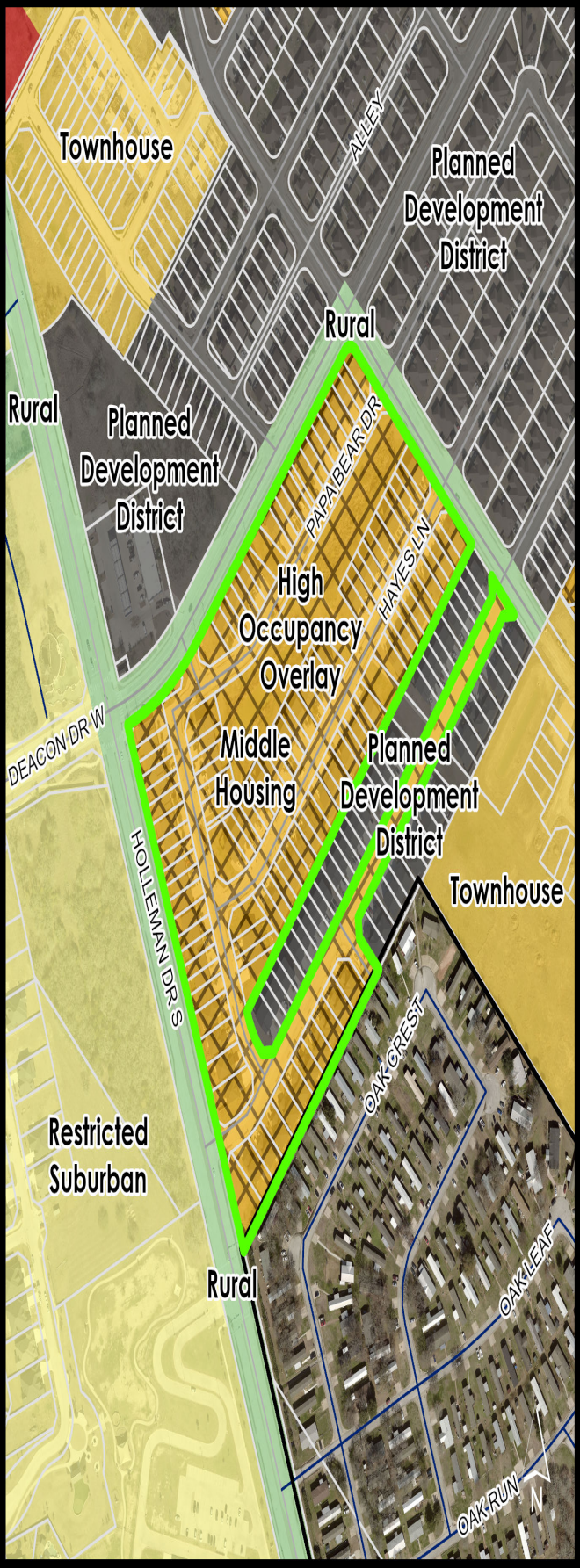
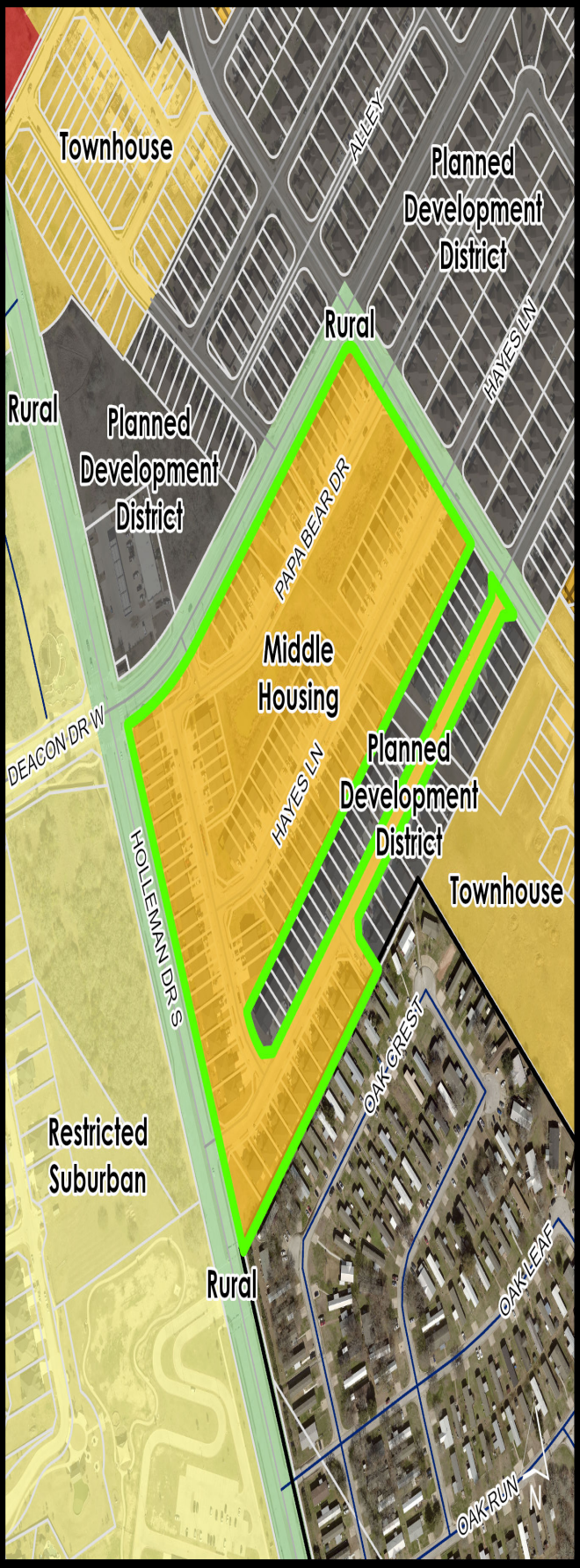
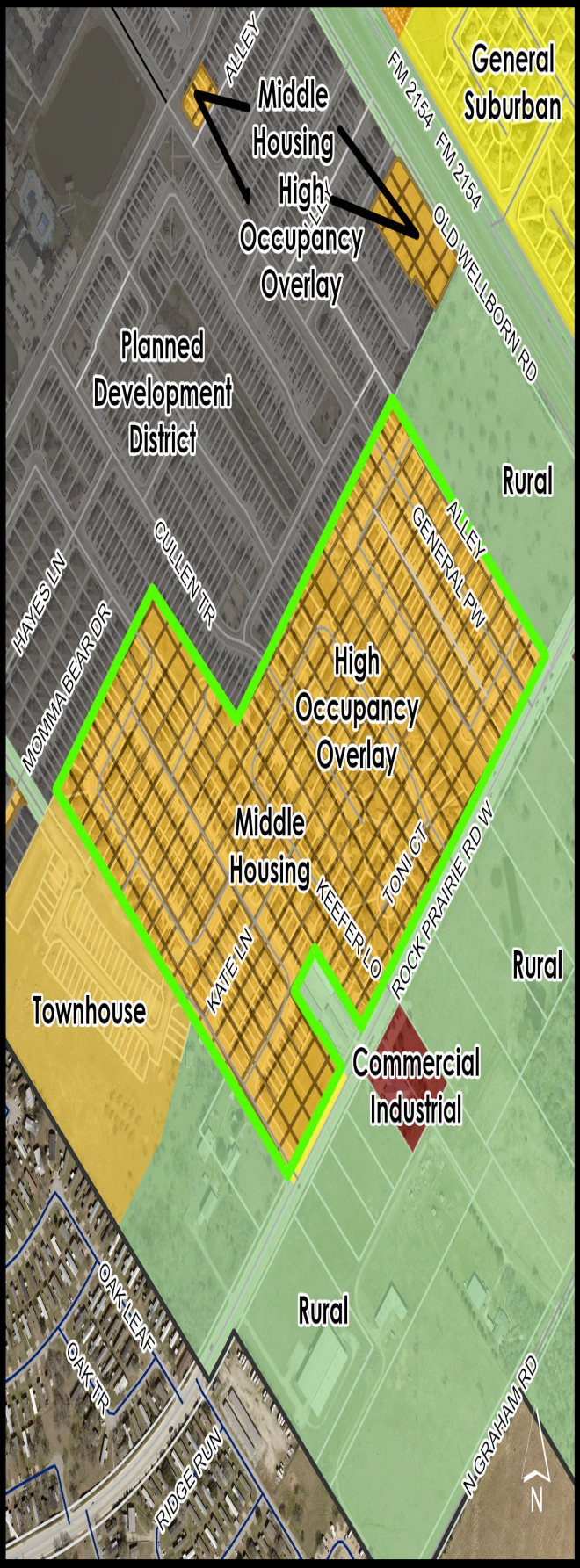


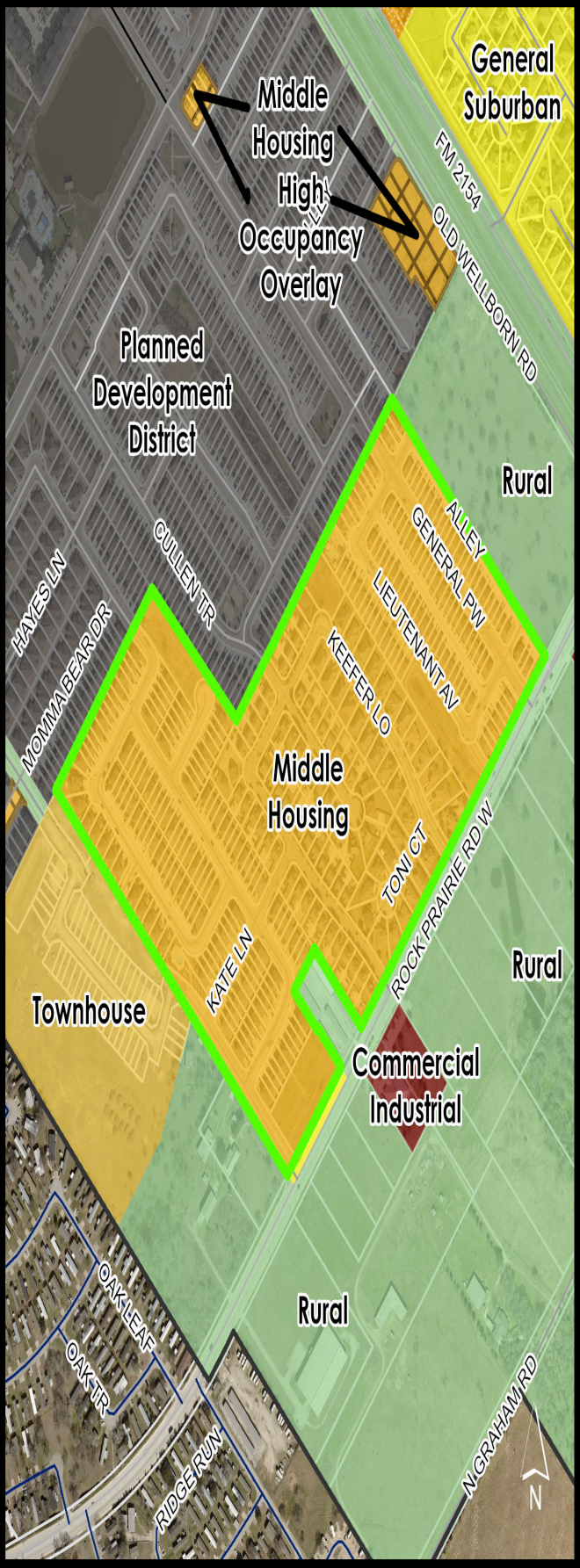
PROPOSED
Zoning



EXISTING
Zoning



PROPOSED
Zoning



September 18, 2025
Item No. 5.13.
Removal of The Planning and Zoning Commission as Designated Impact Fee Advisory Committee

Sponsor: Carol Cotter

Reviewed By CBC: N/A

Agenda Caption: 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.)

Relationship to Strategic Goals:

- Financially Sustainable City,
- Core Services and Infrastructure,
- Diverse Growing Economy, and
- Improving Mobility

Recommendation(s): Staff recommends approval of this Ordinance amendment.

Summary: In its regular session earlier this summer, the 89th Texas Legislature passed SB 1883, amending Chapter 395 of The Local Government Code. The bill revised requirements relating to the implementation and administration of impact fees, including removal of the authority of a political subdivision's Planning and Zoning Commission to act as the Impact Fee Advisory Committee. Currently, the Planning and Zoning Commission, with the addition of representative ad HOC members, is the designated Impact Fee Advisory Committee. This Ordinance amendment is the first step in aligning our local code with the new state law and ensures compliance moving forward.

Budget & Financial Summary:

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

ORDINANCE NO. _____

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, BY AMENDING CERTAIN SECTIONS RELATING TO MEMBERSHIP AND POWERS AND DUTIES; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this_____ day of _____, 2025.

ATTEST: **APPROVED:**

_____ _____

City Secretary **Mayor**

APPROVED:

_____

City Attorney

Exhibit A

That Appendix A, "Unified Development Ordinance," Article 2, "Development Review Bodies," Section 2.2. "Planning and Zoning Commission", Subsection B.1, "Number, Appointment", and Subsection D.2, "Recommendations", of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

B. Membership and Terms

1. **Number, Appointment.**

A Planning and Zoning Commission is hereby created to consist of seven (7) members. Members shall be residents of the City of College Station and eligible voters.

D. Powers and Duties.

2. **Recommendations.**

The Planning and Zoning Commission shall review and make recommendations to the City Council subject to the terms and conditions set forth for such uses in this UDO for the following:

a. Conditional use permits;

b. Zoning Map amendments (rezonings);

c. Concept plans for P-MUD Planned Mixed-Use Districts and PDD Planned Development Districts;

d. Unified Development Ordinance text amendments;

e. Comprehensive Plan amendments;

f. Annexations; and

g. Petitions to form a municipal utility district.

Sec. 2.2. Planning and Zoning Commission.

A. **Creation.**

The City Council shall provide for the appointment of a Planning and Zoning Commission and the regulations and restrictions adopted shall be pursuant to the provisions of applicable statutory requirements of the State of Texas.

B. **Membership and Terms.**

1. **Number, Appointment.**

A Planning and Zoning Commission is hereby created to consist of seven (7) members. Members shall be residents of the City of College Station and eligible voters. ~~Additionally, one (1) or more ad hoc members may be appointed as needed or desired to review impact fee land use assumptions and capital improvements plans and to perform such other duties in accordance with Chapter 395 of the Texas Local Government Code, as amended.~~

2. **Terms.**

The term of office is three (3) years.

3. **Term Limits.**

Terms of office shall be limited to six (6) consecutive years.

4. **Vacancies.**

Vacancies shall be filled by the City Council for the unexpired term of any member whose position becomes vacant.

C. **Officers, Meetings, Quorum.**

1. **Officers.**

A chairperson shall be appointed annually by the City Council. The Planning and Zoning Commission shall select a vice-chairperson from among its members as needed.

2. **Meetings.**

Members of the Planning and Zoning Commission shall meet regularly, and the chairperson shall designate the time and place of such meetings. All meetings of the Commission where a quorum is present shall be open to the public.

3. **Quorum.**

Four (4) members shall constitute a quorum for the transaction of any business. Any recommendation advanced to the City Council without a majority of positive votes from those members present shall be deemed a negative report.

4. **Rules of Proceeding.**

The Planning and Zoning Commission shall adopt its own rules of procedure.

5. **Minutes.**

The Planning and Zoning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating that fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Planning and Development Services Department and shall be a public record.

D. **Powers and Duties.**

The Planning and Zoning Commission shall have the following powers and duties:

1. **Comprehensive Plan.**

   The Planning and Zoning Commission shall make recommendations for the effective coordination of the various City departments, committees, and boards, in implementing the Comprehensive Plan.

2. **Recommendations.**

   The Planning and Zoning Commission shall review and make recommendations to the City Council subject to the terms and conditions set forth for such uses in this UDO for the following:

   a. Conditional use permits;

   b. Official Zoning Map amendments (rezonings);

   c. Concept plans for P-MUD Planned Mixed-Use Districts and PDD Planned Development Districts;

   d. Unified Development Ordinance text amendments;

   e. Comprehensive Plan amendments;

   ~~f. Impact fee land use decisions and Capital Improvement Plan (CIP) priorities;~~

   g. Annexations; and

   h. Petitions to form a municipal utility district.

3. **Final Action.**

   The Planning and Zoning Commission shall hear and take final action on the following:

   a. Applicable appeals of decisions of the Design Review Board;

   b. Preliminary plans and plats not approved by staff as set forth in the Plats Section in Article 3, Development Review Procedures of this UDO;

   c. Waivers of the standards in Article 8, Subdivision Design and Improvements of this UDO;

   d. Appeal of the Administrator's determination of a development exaction;

   e. Appeal of the Administrator's denial of a plat;

   f. Appeal of the Administrator's determination regarding the applicability of plat requirements;

   g. Appeal of the Administrator's denial of an alternative parking plan; and

   h. Appeal of the Administrator's interpretation of the provisions of Article 8, Subdivision Design and Improvements of this UDO.

E. **Staff.**

1. The Administrator shall provide staff to the Planning and Zoning Commission as needed.

2. Where ministerial acts have not been completed, the staff shall ensure that the changes to plats are completed as approved by the Planning and Zoning Commission.

(Ord. No. 2023-4453, Pt. 1(Exh. A), 8-10-2023)

September 18, 2025
Item No. 5.14.
Comprehensive Plan 5-Year Evaluation & Appraisal Report (2025)

Sponsor: Christine Leal, Long Range Planning Administrator

Reviewed By CBC: N/A

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

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility
- Sustainable City

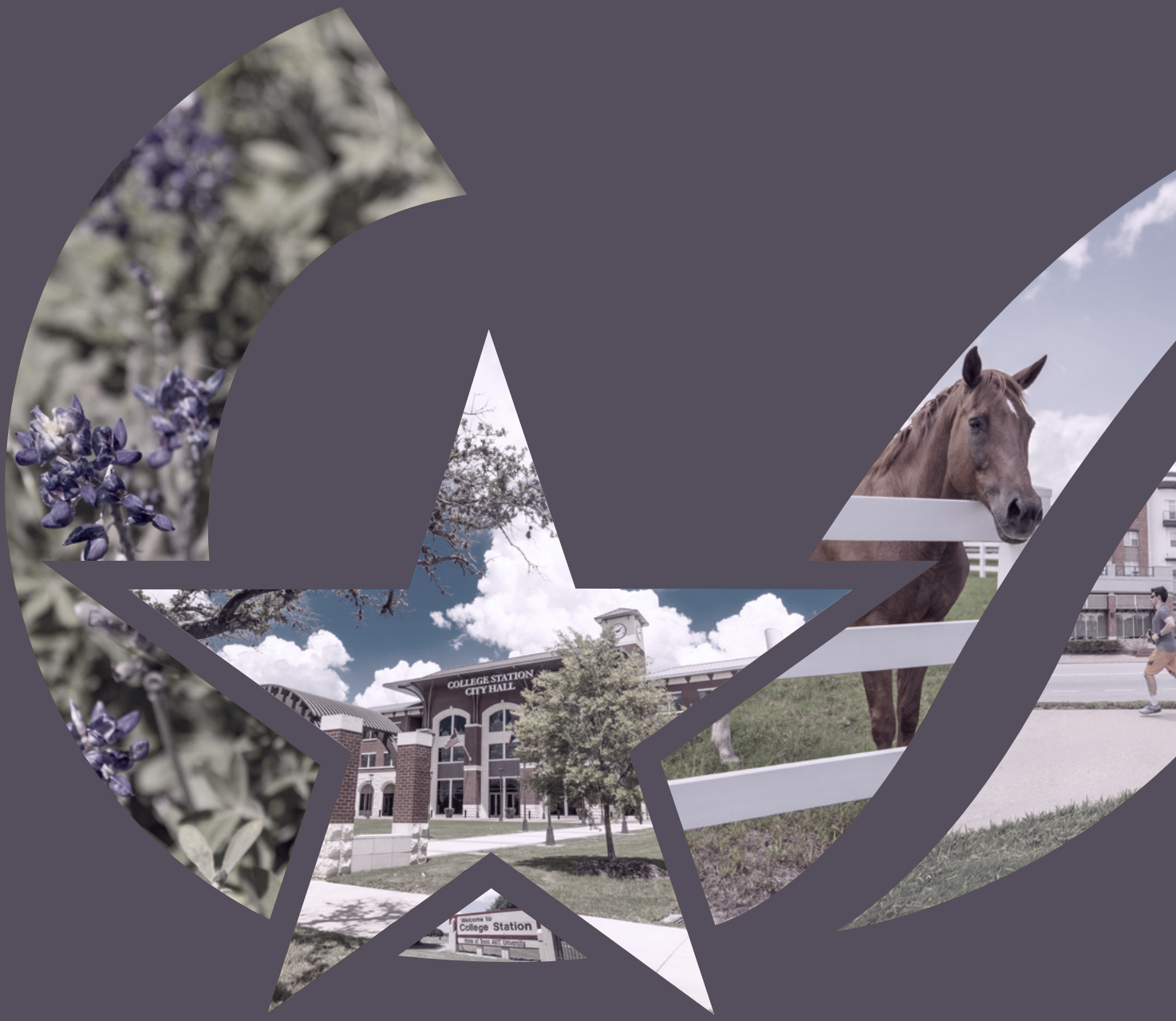
Recommendation(s): Staff recommends the Planning & Zoning Commission receive and recommend acceptance of the Report. The City Council will receive this report at their September 25, 2025 meeting.

Summary: College Station's Comprehensive Plan, adopted in May 2009 and updated in October 2021, serves as a statement of the community's vision for the future. As a long-range document with an anticipated life span of 20 years, the Comprehensive Plan calls for an Evaluation and Appraisal Report to be prepared every five years. This report was created by City staff with input from citizens, City leaders, various City departments, the Planning and Zoning Commission, and other appropriate boards and commissions. The purpose of this report is to serve as a "checkup" on the Comprehensive Plan by identifying the Plan's successes and shortcomings and recommending appropriate modifications in response to changing conditions.

This report and its associated appendices:
• Provides a review of the basic conditions and assumptions related to the City's growth.
• Evaluates implementation progress related to the Plan's goals, strategies, and action items.
• Summarizes the public engagement process and results used to inform the recommendations in this report.
• Provides recommendations for modifications to the Plan's policies, action items, and structure to ensure continued alignment with the community's vision.

Budget & Financial Summary: N/A

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



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

COMPREHENSIVE PLAN

5-YEAR EVALUATION & APPRAISAL REPORT

2025

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B. Add an "as of" date to all maps and data tables
C. Remove repeated or redundant narrative throughout the Plan
D. Incorporate strategies to ensure rapid response to changes in technology

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PART I: INTRODUCTION

1. OVERVIEW AND PURPOSE

College Station's Comprehensive Plan, adopted in May 2009 and updated in October 2021, serves as a statement of the community's vision for the future. It provides goals, policies, and actions on a broad range of topics and provides strategic direction to guide the City's physical growth while maintaining a high quality of life. As a long-range document with an anticipated life span of 20 years, the Comprehensive Plan calls for an Evaluation and Appraisal Report to be prepared every five years.

This report was created by City staff with input from citizens, City leaders, various City departments, the Planning and Zoning Commission, and other appropriate boards and commissions. The purpose of this report is to serve as a "checkup" on the Comprehensive Plan by identifying the Plan's successes and shortcomings and recommending appropriate modifications in response to changing conditions.

This report and its associated appendices:

- Provides a review of the basic conditions and assumptions related to the City's growth.
- Evaluates implementation progress related to the Plan's goals, strategies, and action items.
- Summarizes the public engagement process and results used to inform the recommendations in this report.
- Provides recommendations for modifications to the Plan's policies, action items, and structure to ensure continued alignment with the community's vision.

2. PROCESS

This 5-year Evaluation and Appraisal process, branded the Five Years Forward project, began in February 2025 and concluded in September 2025.

A six-member group called the Comprehensive Plan Evaluation Committee (CPEC) met throughout the process to provide input and feedback to guide both the evaluation process and final recommendations. The CPEC was composed of three Planning and Zoning Commissioners and three City Councilmembers.

Public outreach activities:

- Community Planning Survey 2025 (135 responses)
- Focus Groups – Medical, Housing, and Business & Economy sectors
- Public Meetings & Workshops – Seminar Supper, Open House, City Council public hearing
- Informal Events – Three Food Truck Wednesdays
- Digital & Media Outreach – Blog, radio, podcast, website, social media, and public notices

Other community stakeholder input activities:

- Boards & Commissions Survey and feedback discussions
- City Councilmember structured interviews
- Staff implementation team discussions

Details of the community and stakeholder input processes can be found in Appendix C: Engagement Report.

3. CHANGING CONDITIONS

In 2024, City staff prepared an assessment of existing conditions to provide context for the Comprehensive Plan evaluation. This assessment, presented in Appendix A: 2024 Existing Conditions Report, analyzes population growth and projections, demographic and socioeconomic trends, existing land use, and other patterns of physical development. The report draws primarily on the latest estimates from the U.S. Census Bureau, along with data from various City databases.

As the City looks to the future, significant conditions and trends include:

Demographics & Growth

- The population of College Station reached 128,370 in 2023, reflecting a 7.9% increase since 2019.
- The Census Bureau estimated 48,615 College Station residents were enrolled in college or graduate school in 2023, representing about 38% of the city's total population (ACS 2023).

Economic Development

- The employment rate in the College Station-Bryan MSA has increased by 16.2% since 2018, outpacing state and national averages.
- The unemployment rate remains low at 3.2% (2023), reflecting a stable job market.
- The housing market has seen rising home prices, with the median home price of $322,903 in 2023.

Land Use

- Residential land use dominates at 45.54%, with single-family homes making up the largest share of the residential category.
- Urban residential and mixed residential land uses account for 15.3% of future land use.
- Between 2019-2023, multi-family led in units constructed totaling 2,963 units.

Transportation & Mobility

- 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, supporting active transportation options.
- Roadway improvements and infrastructure investments are planned to accommodate growth.

4. PLAN SUCCESSES

The Comprehensive Plan's Implementation chapter establishes a framework for ongoing reporting and evaluation. Each year, the City produces a summary report highlighting notable progress and development activity. Every five years, a more comprehensive evaluation (such as this report) is conducted and often results in amendments to the Plan. As part of this evaluation and appraisal process, a 5-Year Implementation Progress Report (Appendix C) was completed to assess the status of each action item in the Comprehensive Plan. Staff used status categories from the City's implementation tracking software, AchieveIt, to classify each item as On Track, Off Track, At Risk, Not Started, or Achieved.

Over the past five years, the City celebrated several key programming achievements and capital project milestones. To encourage responsible growth and support community character, staff developed the Northeast Gateway Redevelopment Plan (2023) and the Wellborn District Plan (2023). To address the City's growing need for affordable housing, staff collaborated with a citizen steering committee to create the 2024 Housing Action Plan. In 2024, two major tree-planting projects added 117 trees in Bee Creek Park and Tarrow Park, helping to mitigate the urban heat island effect. Additionally, the City broke ground for Fire Station #7 in 2025, ensuring the continued provision of exceptional services.

5. INTERIM COMPREHENSIVE PLAN AMENDMENTS

a. Small Area Plans

ACTIVE PLANS			
Plan Name	**Created**	**Planning Horizon**	**City Department**
Northeast Gateway Redevelopment Plan	2023	2023-2023	Planning & Development Services
Wellborn District Plan	2023	2023-2023	Planning & Development Services

RETIRED PLANS			
Plan Name	**Created**	**Planning Horizon**	**Retired**
Central College Station Master Plan	2010	2010-2017	2022 Small Area Plan Audit
Eastgate Neighborhood Plan	2011	2011-2018	2022 Small Area Plan Audit
Southside Area Neighborhood Plan	2012	2012-2019	2022 Small Area Plan Audit
South Knoll Plan	2013	2013-2020	2022 Small Area Plan Audit
Wellborn Community Plan	2013	2013-2023	2023 Wellborn District Plan Update
Wolf Pen Creek Master Plan	1987	Unspecified	2022 Small Area Plan Audit
Northgate Redevelopment Plan	1996	Unspecified	2022 Small Area Plan Audit
Northgate Redevelopment Implementation Plan	2003	Unspecified	2022 Small Area Plan Audit
Medical District Master Plan	2012	2012-2022	2022 Small Area Plan Audit

b. Master Plans

Master Plan Name	**Created**	**Last Update Adoption**	**City Department**
Housing Action Plan	2024	September 2024	Planning & Development Services
Economic Development Master Plan	2013	May 2020*	Economic Development
Bicycle, Pedestrian, and Greenways Master Plan	2010	May 2018*	Planning & Development Services
Wastewater System Master Plan	2011	April 2017	CSU Water Services
Water System Master Plan	2010	April 2017	CSU Water Services
Parks, Recreation, and Open Spaces Master Plan	2011	July 2011*	Parks & Recreation

* Plan update in progress at the time of this report

c. Special Projects

Project Name	Created
Cooling College Station	2022
Small Area Plan Audit Phase I	2022
Small Area Plan Audit Phase II	2024
2024 Existing Conditions Report	2024
Greater Northgate Small Area Plan Engagement Report	2025

d. Text Amendments

- **Chapter 2.** Distinctive Places by amending the text regarding the Neighborhood Center future land use description, intent, and generally appropriate zoning districts – Ordinance 4351, dated April 28, 2022.
- **Chapter 2.** Distinctive Places by amending the text regarding the Planning Areas description to remove expired plans – Ordinance 4404, dated November 10, 2022.
- **Chapter 2.** Distinctive Places by amending the text regarding the Planning Areas description to rename the Texas Avenue & University Drive (FM 60) Redevelopment Area to the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
- **Chapter 2.** Distinctive Places by amending the text regarding the Planning Areas description to update it to the Wellborn District Plan, to revise the Future Land Use & Character descriptions to remove the Wellborn future land use and incorporate it and the Wellborn-specific zoning districts into the Neighborhood Commercial, Suburban Residential, and Estate Residential future land use descriptions and generally appropriate zoning districts – Ordinance 4474, dated October 12, 2023.

e. Planning Areas Map Amendments

- Removing the Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan – Ordinance 4404, dated November 10, 2022.
- Renaming the Texas Avenue & University Drive (FM 60) Redevelopment Area to the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
- Renaming the Wellborn Community Plan to the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.

f. Future Land Use & Character Map Amendments

- Approximately 5 acres of land generally located at 2354 Barron Road from Suburban Residential to Neighborhood Commercial – Ordinance 4365, dated June 23, 2022.
- Approximately 17 acres of land generally located at 400 Double Mountain Road from Medical to Urban Residential – Ordinance 4378, dated August 11, 2022.
- Approximately 0.19 acres of land generally located at 106 Southland Street from Suburban Residential to Neighborhood Commercial – Ordinance 4388, dated September 8, 2022.
- Approximately 2.611 acres of land, generally located at 100 - 170 Graham Road from Business Center to Neighborhood Commercial – Ordinance 4435, dated May 15, 2023.
- Amended as shown in the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
- Amended as shown in the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.

- Approximately 3.25 acres of land generally located west of the intersection of Nantucket Drive and State Highway 6 S from Suburban Residential and Natural and Open Areas to Neighborhood Commercial and Natural and Open Areas – Ordinance 4520, dated May 23, 2024.
- Approximately 3 acres of land generally located at located at 116 and 120 Morgans Lane from Urban Residential to General Commercial – Ordinance 4525, dated June 27, 2024.
- Approximately 11 acres of land generally located at 3182 Holleman Drive South from Mixed Residential and Natural & Open Areas to Urban Residential – Ordinance 4566, dated December 12, 2024.
- Approximately 1.047 acres of land generally located at 3423 Cain Road and 3197 Holleman Drive South from Mixed Residential to General Commercial – Ordinance 4571, dated January 23, 2025.
- Approximately 3.60 acres of land generally located at 3768 McCullough Road from Estate Residential to Neighborhood Commercial – Ordinance 4578, dated February 27, 2025
- Approximately 2.752 acres of land generally located at 2360 Harvey Mitchell Parkway South from General Commercial to Urban Residential – Ordinance 4596, dated June 12, 2025
- Approximately 2.5 acres generally located south of the intersection of University Drive East and East Crest Drive – Ordinance 4609, dated August 14, 2025.

g. Functional Classification & Context Class Map

- Amended as shown in the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
- Amended as shown in the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.

5. UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENTS

Conditional Use Permits and Nonconforming Uses (2024)

Modifies conditional use permit requirements and the expiration of conditional use permits and nonconforming uses, and requires nightclubs, bars, and taverns in NG-1 and NG-2 to follow the conditional use permit process.

Ownership Certification (2024)

Removes the requirement for developers to dedicate ROW to the City in fee-simple.

Platting Authority (2024)

Delegates to City staff the ability to approve, approve with conditions, or disapprove a plat that meets all minimum subdivision requirements.

Flood Ordinance Amendment (2023)

Modifies the current ordinance to include requirements for replacement of manufactured homes in existing manufactured home developments.

Shared Housing (2023)

Modifies the current ordinance to permit Shared Housing uses in the MH Middle Housing zoning district only when there is also a HOO High Occupancy Overlay.

Middle Housing Zoning District Parking (2023)

Modifies the current ordinance to allow up to four vehicles to park in the front yard area of a lot that is zoned MH Middle Housing. Also, clarifies access requirements for parking in the rear yard area.

High Occupancy Overlay (HOO) (2023)

Creates a new overlay zoning district that allows Shared Housing uses.

UDO Housekeeping (2023)

Provides amendments to the UDO for clarity and consistency. Edits include internal and external policy references, reorganization, capitalization, acronyms, numbers, tables, and images. No policy changes were made with this ordinance amendment."

Off-Street Parking Requirements (2023)

Amends Sections 5.8.B Northgate by adding tandem parking as a design option for structured parking garages. Amends Section 7.2.J Bicycle Facilities by removing bicycle requirements and placing them in Section 7.3. And finally amends Section 7.3 by adding in bicycle parking, updating minimum and maximum ratios, removing minimum parking requirements from redevelopment areas, and adding additional reductions to parking requirements.

Lot-by-Lot Grading (2023)

Creates a requirement that single family construction must account for, and provide, lot grading information to mitigate drainage issues between properties upon redeveloped and initial development.

Conditional Use Permit for Nightclubs, Bars, Taverns (2023)

Amends Conditional Use processing, specifically giving the UDO Administrator the ability to approve minor changes to a Conditional Use permit, stating the duration of a Conditional Use permit, giving the City the ability to temporarily suspend a Conditional Use for public health and safety reasons, clarifying how a violation of the terms of a Conditional Use permit is unlawful, and establishing a process to revoke a Conditional Use permit.

Sunsetting Small Area Plans (2022)

Amends the Dimensions, Access, and Location section of the Off-Street Parking Standards to be applicable to properties that are designated as Redevelopment Areas on the Comprehensive Plan Future Land Use and Character Map.

Sidewalks (2022)

Amends Sidewalks section of the Subdivision Regulations to reduce the number of zones for fee in lieu of sidewalk construction to four, adds an appeals process, allows staff to require fee in lieu, and requires sidewalks along thoroughfares in rural context areas.

Single-Family Overlay Amendment (ROO & NCO) (2022)

Amends the single-family overlay application process for the Restricted Occupancy Overlay (ROO) and Neighborhood Conservation Overlay (NCO) to allow multiple contiguous phases of original subdivisions to apply jointly, submit one application, and pay one application fee.

Middle Housing (2022)

Creates a new Middle Housing zoning district, which allows for a flexible mix of housing types between single-family homes and multiplexes and establishes development standards for each housing type.

Shared Housing (2022)

Creates a new use known as Shared Housing, which allows for more than four unrelated persons to occupy a single dwelling unit, establishes which zoning districts the use is allowed in, establishes development standards for the use, and eliminates the Northgate High Density Dwelling Unit use.

Cluster Subdivisions (2022)

Amends the Cluster Developments section of the Unified Development Ordinance to reduce the minimum lot width and depth of a residential lot and increase the amount of required open space.

Parkland Dedication (2022)

Eliminates the distinction between community and neighborhood parks for dedication purposes, reduces the number of parkland dedication zones to four, adds an appeals process, allows developers of private parks to receive up to a 25% credit, and updates the dedication and fee amounts.

Zoning Board of Adjustment Power, Duties, and Processes (2022)

Updates the processes involved with written interpretations, variances, and administrative appeals to align with H.B. 1475 and H.B. 2497 adopted in the 86th and 87th Texas Legislatures, respectively, and amends the Unified Development Ordinance's list of power and duties of the Board to reflect all power and duties that have been assigned to the Board throughout the Code of Ordinances.

Shared Mobility (2022)

Renames the ordinance from Dockless Bike Share Program to Shared Micromobility, allows shared electric micromobility devices (bicycles and scooters), includes an abandonment fee if an operator leaves the community without taking their devices and further defines geofence zones. It also now includes requirements for cyber liability insurance, a 15-mph speed limit for devices, rebalancing, parking hubs and devices must be locked to a bicycle rack or operator designated parking area.

Comprehensive Plan Notifications (2021)

Requires mailed notices for property-specific Comprehensive Plan Amendments to the Future Land Use & Character Map, as well as neighborhood meetings for these proposed amendments. Limits the timeframe in which Comprehensive Plan Amendment applications may be submitted during major Comprehensive Plan updates and evaluations.

Restricted Occupancy Overlay (ROO) (2021)

Creates a new overlay zoning option for single-family subdivisions to restrict occupancy to no more than two unrelated persons. An application for a ROO requires a majority (50% + one) of a subdivision's property owners to sign a petition supporting the application. A legacy (grandfather) clause allows existing occupancy levels up to four unrelated persons to continue under certain conditions. The city's existing restrictions of no more than four unrelated persons remain for all areas without the overlay.

Related and Family Definition (2020)

Addresses public concern regarding the restrictive nature of the definitions of "family" and "related" and modernize the ordinance in accordance with legal precedent. The proposed amendment creates a more permissive definition of "family" that removes language referring to degrees of consanguinity (blood relation) and affinity (marriage relation), clarifies specific familial types, and codifies a new method of counting relationships to ensure a maximum of one family unit and three unrelated individuals will be allowed per dwelling unit.

Replat Notification Requirements (2020)

Adds the option to Specific Notice Requirements for the City to notify neighboring property owners of the Planning & Zoning Commission's approval of certain replats in lieu of holding public hearings for the replats. This option was adopted by the 86th Texas Legislature in response to concerns that public hearings were required for replats that state statute requires the Planning & Zoning Commission to approve.

PART II: GENERAL RECOMMENDATIONS

A. Stronger emphasis on sustainability and environmental resilience.

Goals and action items related to sustainability, environmental resilience, and natural resource stewardship are incorporated in most chapters of the Plan. However, while some chapters include strong contextual narrative detailing the City's specific strategies and actions in these areas, others do not.

- Chapter 2 (Distinctive Places) and Chapter 8 (Managed Growth) should include more detailed narrative on the City's efforts to promote environmental stewardship and resilience, particularly in the context of growth and ongoing development/ redevelopment.

B. Add an "as of" date to all maps.

While most maps in the Comprehensive Plan remain unchanged after the Plan is adopted, certain maps are updated on a rolling basis. Maps that are regularly updated, such as Map 2.2 Future Land Use and Character, are available on the City's website and may differ from the version included in the adopted Plan document.

- To avoid potential confusion, all maps in the adopted Plan should include a clearly visible "as of" date.

C. Remove repeated or redundant narrative throughout the Plan.

Some content is unnecessarily repeated across chapters, which reduces the Plan's overall clarity and conciseness. To improve readability, duplicated narrative should be removed where it does not add distinct value.

- Example: Chapter 8, pp. 138–141. This section repeats content directly from Chapter 7: Exceptional Services. The intended purpose of its use in Chapter 8 is to emphasize that infrastructure to support high-quality City services must keep pace with growth. This point can be effectively conveyed in a brief summary, rather than repeating several pages of identical text from the previous chapter.

D. Incorporate strategies to ensure rapid response to changes in technology.

Stakeholders did not express concern that the City was lagging in response to technological changes, and they did not call for specific changes to the Plan to address this recommendation. Stakeholders simply emphasized that rapid changes in technology should be considered as the City plans for the future, particularly in terms of municipal service delivery and transportation/micro-mobility options.

PART III: RECOMMENDATIONS BY CHAPTER

CHAPTER 1: PLAN FOUNDATION

Recommendations for Chapter 1 are administrative in nature and primarily related to updating contextual narrative and outdated data.

- Update Background Section.
- Update Planning Process and Public Participation.
  - Shorten and summarize text related to 10-Year Update and add information on the current 5-Year Evaluation Process.
- Update Figure 1.2 - Replace "District & Neighborhood Plans" with "Small Area Plans."
- Update the summary of existing conditions with current data.
- Update Chapter 10 description to explain the difference between ongoing action items and strategic action items.

CHAPTER 2: DISTINCTIVE PLACES

- Update Table 2.1 Summary of Future Land Use Acreages.
- Update the Planning Areas section to remove retired small area plans and update descriptions to reflect planning activities since the adoption of the Plan.
- Update Map 2.1 to reflect changes to the Planning Areas.
  - Remove retired Plans (Medical District).
  - Expand Harvey Road Redevelopment planning area to set northern boundary at Dominik Drive.
  - Update Lick Creek Corridor Planning Area to remove the small portion that projects to the southwest.
- Update to Map 2.2 - Future Land Use & Character.
  - Incorporate any Future Land Use changes since the last Plan update.
  - Convert the Future Land Use designation to Parks & Greenways for any parkland dedicated to the City since the last Plan update.
  - Remove the Future Land Use designation from any thoroughfares constructed since the last Plan update.
- Continue to enhance City outreach and communication efforts to help residents and property owners better understand land use vs. zoning and how the Comprehensive Plan shapes development decisions.

CHAPTER 3: STRONG NEIGHBORHOODS

- Update and consolidate existing conditions data to highlight housing demand, availability, affordability, and quality.
- Edit references to obsolete zoning tool: Restricted Occupancy Overlay (ROO).
  - Incorporate narrative on the City's efforts to meet the community's diverse housing needs through the adoption of the Middle Housing MH zoning district. This section should also provide background on the development of ROOs and Housing Occupancy Overlays (HOOs), as well as state legislation that eliminated the City's authority to use these tools.
- Incorporate narrative on the development and adoption of the Housing Action Plan (2024), as well as its ongoing implementation guided by the Housing Plan Advisory Committee.
- Include the term student housing or make it clear that housing for students should be a significant consideration in the housing needs of the community.
- Continue to explore new tools for neighborhood conservation and density management to balance growth pressures with community character.

CHAPTER 4: PROSPEROUS ECONOMY

The recommendations related to Chapter 4 stem from stakeholder concerns that the City's economic development strategies are either hidden or appear to be deprioritized within the Comprehensive Plan. Rather than drafting separate goals and strategies that may not align precisely with the Economic Development Master Plan, it is recommended that additional narrative and action items from the master plan be incorporated directly into the body of Chapter 4.

- Following the adoption of the updated Economic Development Master Plan (anticipated in late 2025), incorporate its goals, strategies, and action items into the body of Chapter 4, include strategies to:
  - Attract businesses that add value to the community and clarity around the types of businesses the City is pursuing.
  - Address changing workforce development needs with an emphasis on local talent retention and jobs that do not necessarily require a four-year degree.

CHAPTER 5: ENGAGING SPACES

Feedback related to parks, recreational spaces, and natural areas was generally positive, with stakeholders expressing a strong desire to see continued prioritization of efforts that support these valued community spaces and programs.

- Update Map 5.1
  - Include new parks and areas of parkland dedication.
- Edit section "Coordination, Collaboration, and Adequate Funding" to include the City's approach to maintaining high quality parks through micro-capital investments.
- Continue to ensure planning efforts consider ways to support the park system with a focus on connectivity to parks, trail expansions, and preservation of natural areas in growth areas.

CHAPTER 6: INTEGRATED MOBILITY

- Remove Map 6.1
  - This map is intended to illustrate how the City's transportation network could evolve by 2045; however, it does not dictate how roads must be built as development occurs–that is determined by the functional classification of roads (Map 6.3). This distinction has caused confusion among developers and residents. As a result, it is recommended that the map be removed.
- Evaluate appropriateness of the Thoroughfare Plan and recommend any necessary amendments in the following areas:
  - Pebble Creek Parkway – During the evaluation process, residents of the Pebble Creek neighborhood expressed concerns regarding the proposed extension and expansion of Pebble Creek Parkway, as shown in the adopted Thoroughfare Plan. Residents stated that any extension or expansion of Pebble Creek Parkway would negatively impact their neighborhood and overall quality of life. The Comprehensive Plan Evaluation Committee recommended that the appropriateness of this segment of the Thoroughfare Plan be evaluated.
- Continue to expand pedestrian and bicycle infrastructure, transit service, and regional mobility improvements.
  - Mircomobility trends that include e-scooters and related electric personal transportation devices should be addressed in the Active Transportation Master Plan (Update to the Bicycle, Pedestrian, and Greenways Master Plan, May 2018).

CHAPTER 7: EXCEPTIONAL SERVICES

Stakeholders expressed overall satisfaction with City services and did not recommend specific changes to this chapter of the Plan. However, across most stakeholder groups, there was strong emphasis on the City remaining vigilant in maintaining high service levels as the population grows, as well as ensuring the long-term availability of water and reliable electricity.

- Continue to ensure the Plan and associated Master Plans accurately project out future service level adjustments to keep pace with growth and available resources, particularly for electric and water services.

CHAPTER 8: MANAGED GROWTH

Recommendations for Chapter 8 primarily address state legislation that has further limited Texas municipalities' ability to manage orderly growth and development in areas surrounding the community.

- Update the chapter to reflect legislative changes (SB 2038, 88th Legislative Session) that allow property owners to petition for release from the ETJ.
  - Include discussion of the potential for future annexation of substandard developments.
  - Include discussion on the impact new ETJ development may have on existing ETJ residents.
- Remove Map 8.1 & Table 8.1
  - Due to several state legislative changes since 2019, this map and table are obsolete and no longer reflective of the City's approach to managing and anticipating growth.
- Clarify how the 11 criteria for annexation (listed under Table 8.1) would be used to evaluate a request for voluntary annexation.

CHAPTER 9: COLLABORATIVE PARTNERSHIPS

While no changes to the City's current strategy or approach to partnerships were recommended, stakeholders across multiple feedback channels emphasized that maintaining collaborative relationships should remain a high priority, particularly with Texas A&M University.

- Continue to maintain strong intergovernmental partnerships and stay agile to legislative changes impacting planning tools.

CHAPTER 10: PLAN IMPLEMENTATION

- Clearly outline in the Comprehensive Plan and UDO Annual Review which action items have dedicated funding sources and specify their funding timeframes.
- Update Table 10.1 Action Plan & Funding Sources
  - Re-evaluate the category each action item is sorted into: (1) Ongoing and (2) Strategic; add text that explains the difference between the two categories
  - Action Item 3.12 is repeated in the Implementation Plan; replace second entry with action item 3.13.
  - Rewrite action items:
    - To combine items that are essentially the same in terms of desired outcome and implementation.
      - Example: Action Item 9.3 & 9.5 are assigned to the City Manager's Office and both focus on maintaining a consistent relationship with the university through ongoing meetings and committees. In each reporting update, staff provide almost identical information for both items, indicating that they are essentially the same in implementation.
    - To clarify the item's intent and align with specific staff responsibilities for implementation.
      - Example: Action Item 5.1 is carried out by City Parks & Recreation staff through sports and special events programming. However, the current wording includes three parts, also involving Economic Development & Tourism and promoting special districts as places to live, work, and play. Staff consider this action item to represent two distinct tasks that should be separated and assigned to the appropriate City departments.

- Reassign action items:
  - To align with updates to the organizational structure or naming conventions.
    - Dissolution of the Community Services Department: Action items previously assigned to the Community Services Department should be redistributed to Planning & Development Services, the Fire Department, and Economic Development.
  - To accurately reflect the department leading implementation of the action item
    - Example: Action Item 2.7 - Reassign this action item to the Planning & Development Services Department. In practice, the planning department reviews development plans to ensure required parks and mobility connections are incorporated during development. The implementation plan should be updated to reflect this practice.
    - Example: Action Item 9.6 – Reassign this action item to Neighborhood Services. In the implementation plan, this action item is assigned to both Community Services and Neighborhood Services, while in the project management software it is assigned solely to Community Services. However, both departments agree that this initiative is led and managed by Neighborhood Services.

ACKNOWLEDGEMENTS

Thank you to the citizens, civic organizations, and community leaders who participated in this evaluation and appraisal process. This report would not be possible without your input and support.

A special thanks to the following contributors for their many hours of service in preparing this report.

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

EXISTING CONDITIONS REPORT

2019-2023



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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.

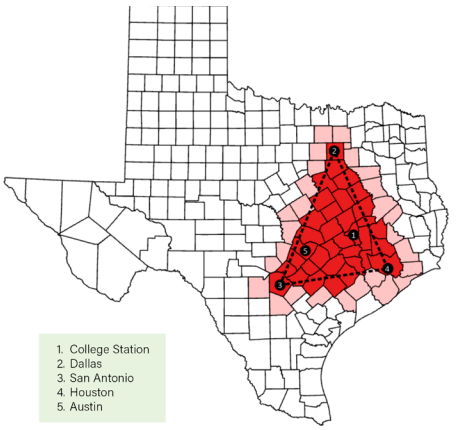


Figure 1:The cities and counties in or near the Texas Triangle, a megaregion of the U.S. state of Texas; Source: Planning and Development Services 2024

Location

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.



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."

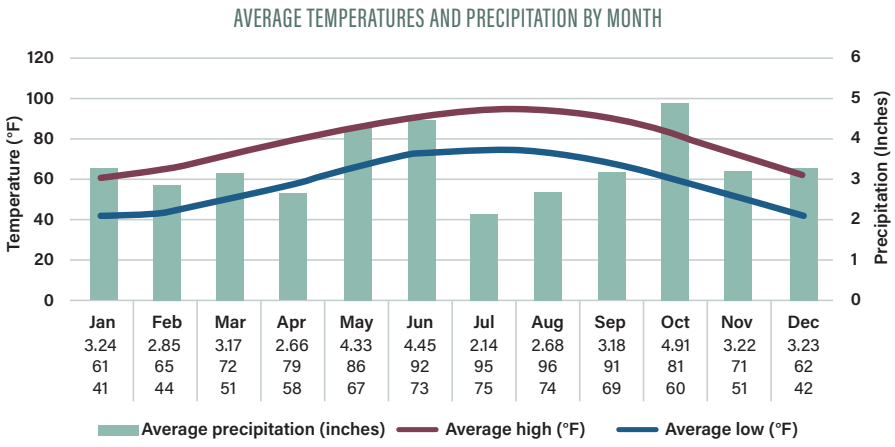




NATURAL ENVIRONMENT

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).



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

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.

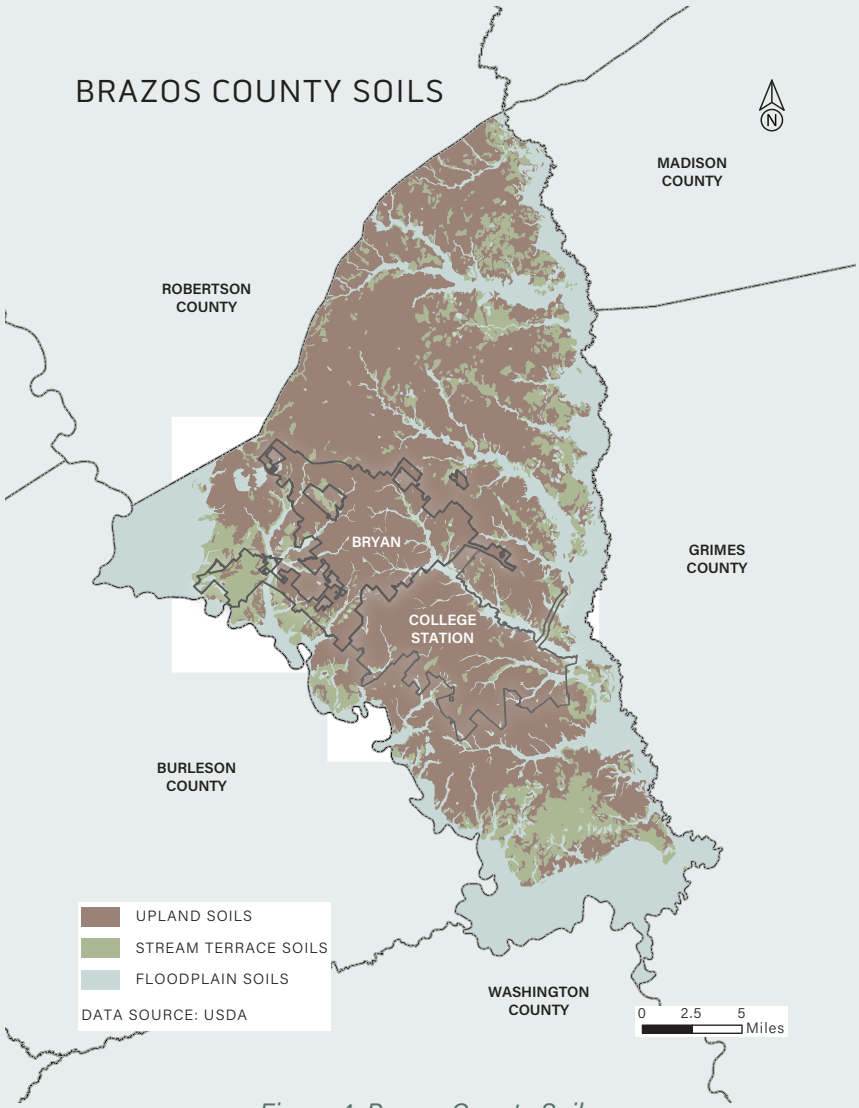


Figure 4: Brazos County Soils

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).

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.

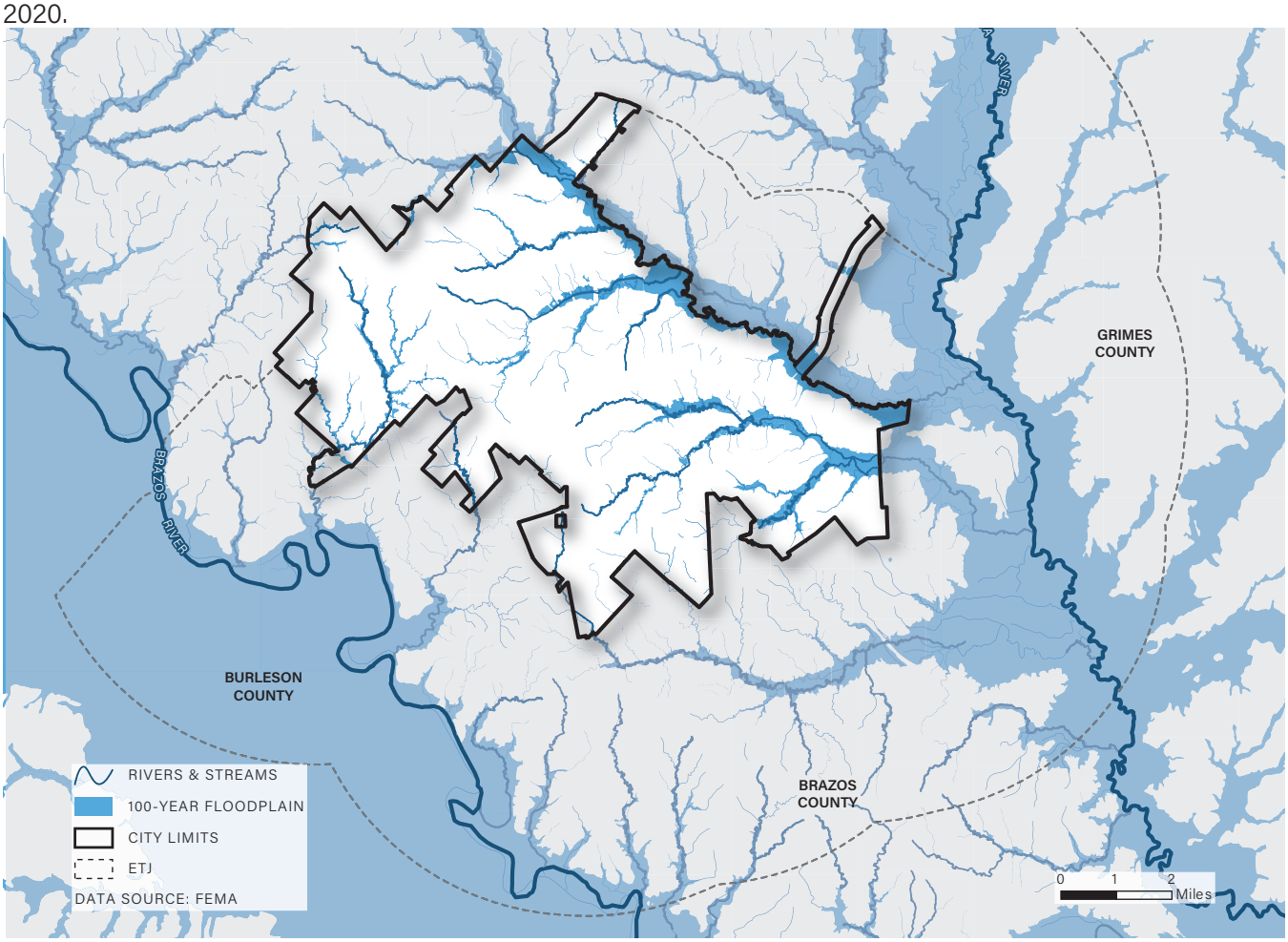


Figure 5: Floodplain Map of College Station



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.

Table 2: College Station Population 2009-2023; Source: Planning and Development Services

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.

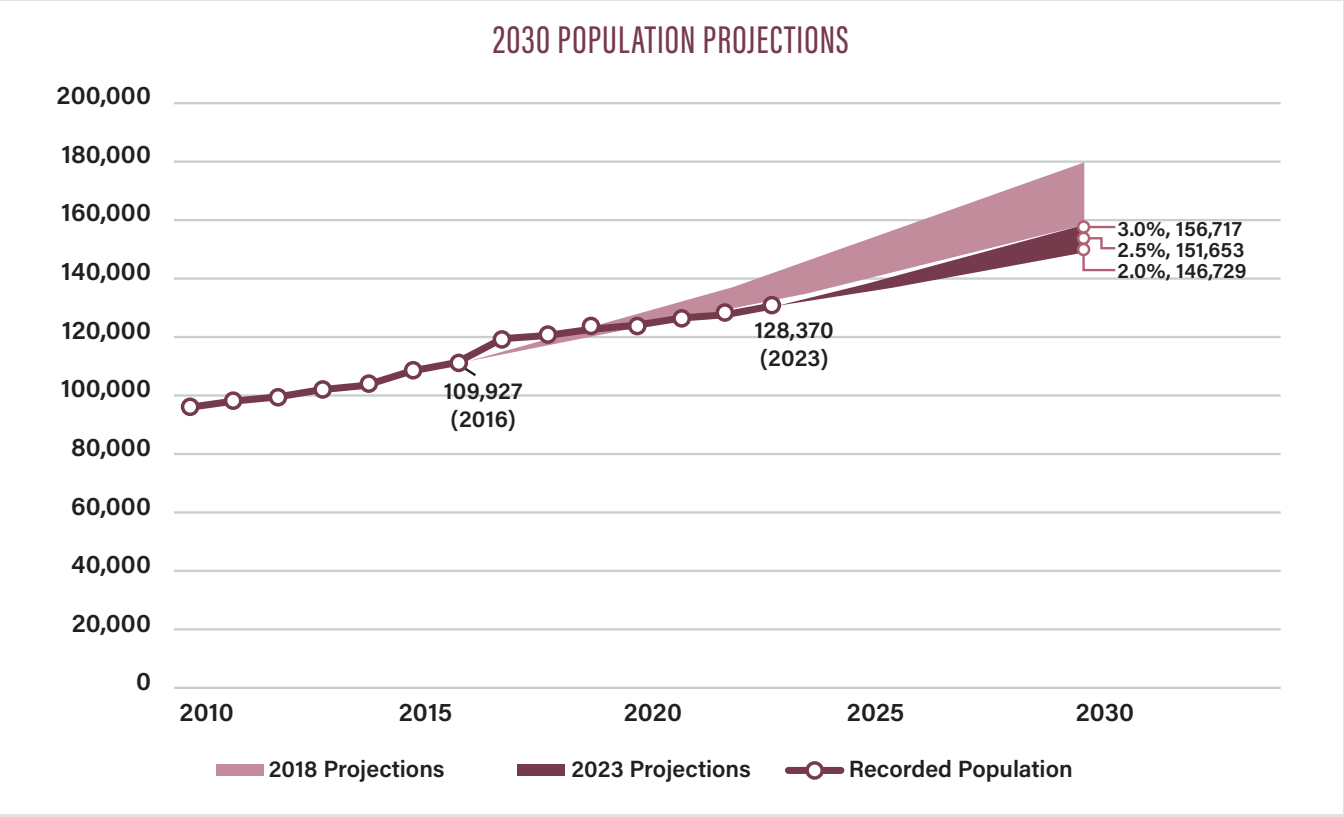


Figure 6: 2030 Population Projections for College Station; Source: Planning and Development Services

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.

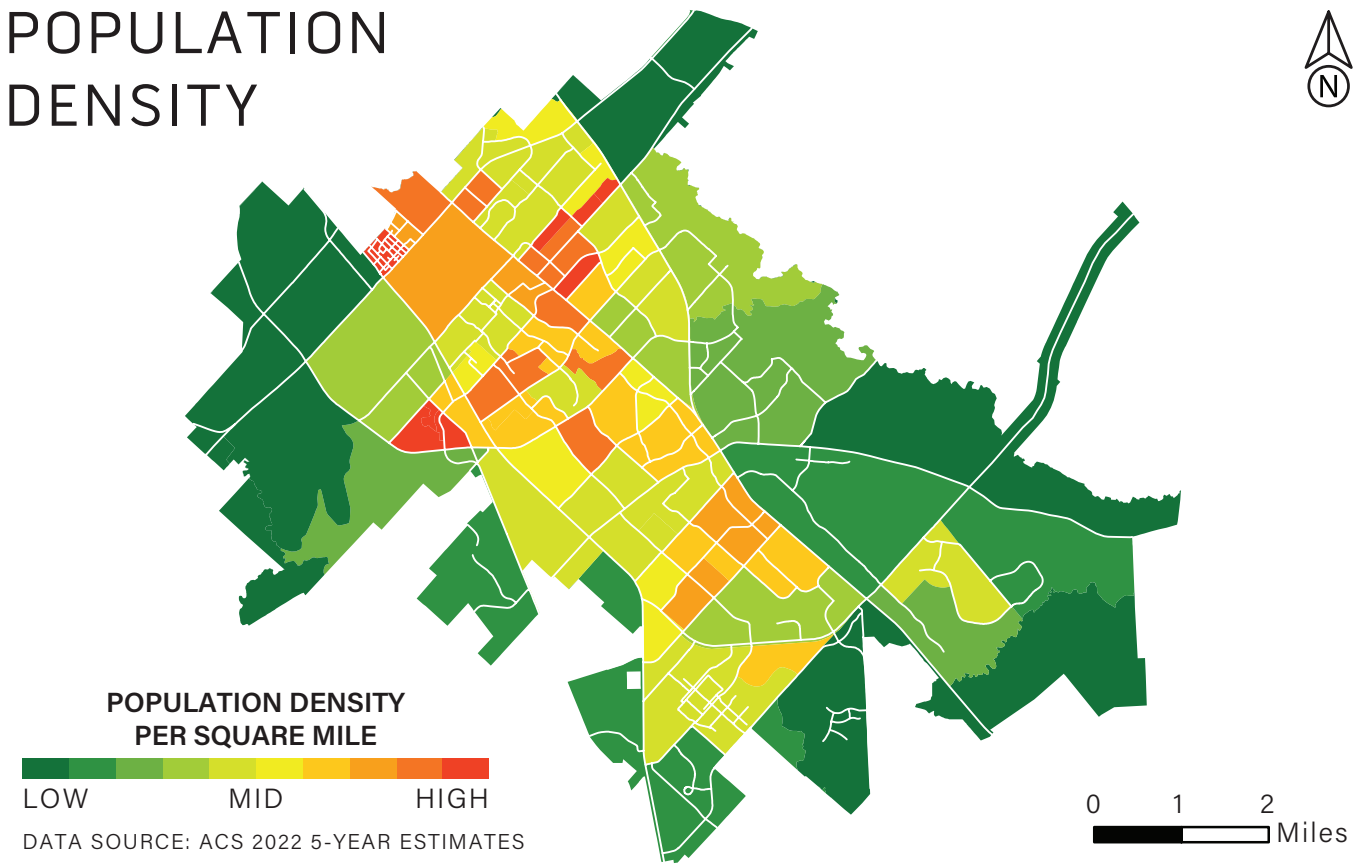


Figure 7: Population Density by Block Group, 2022 5-Year Estimate

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.

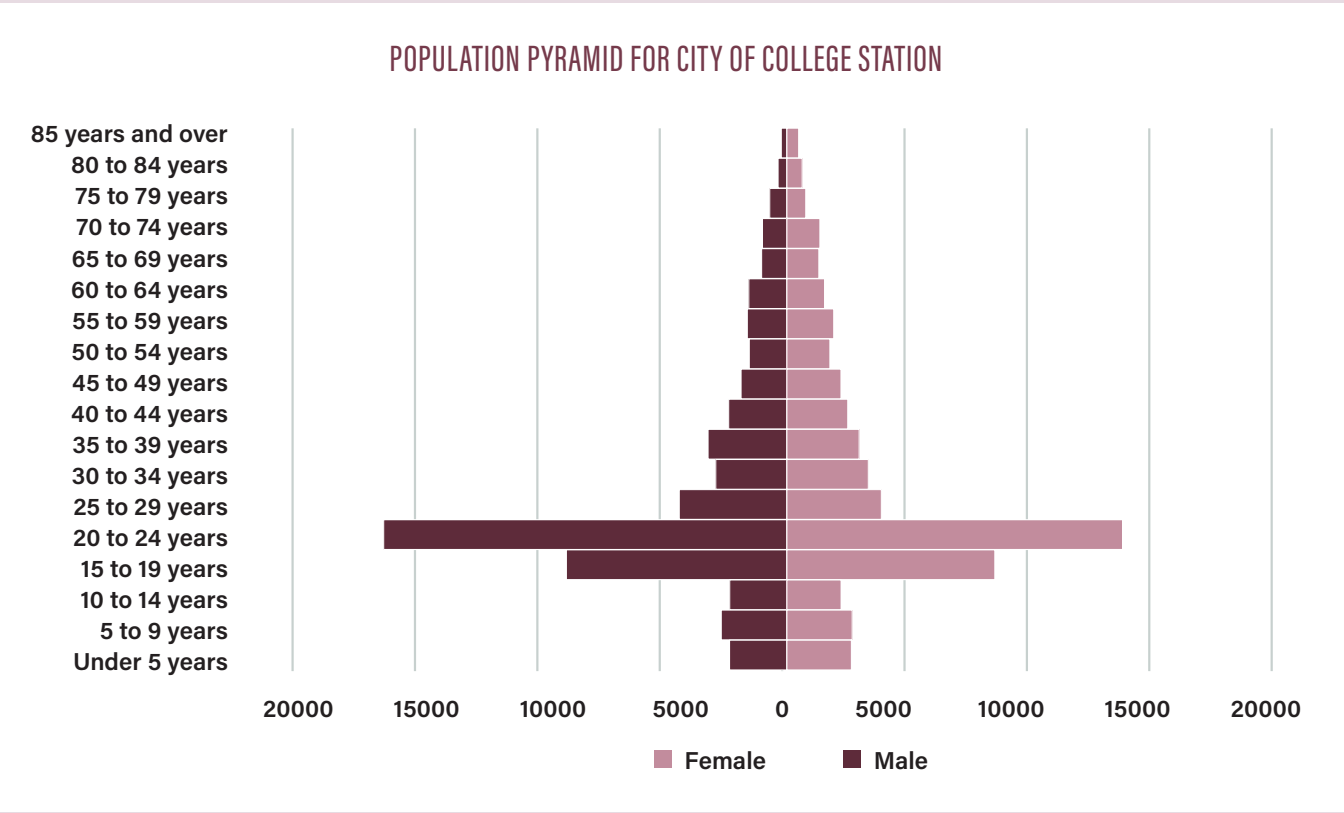


Figure 8: College Station Population Pyramid. 2023 1-Year Estimate

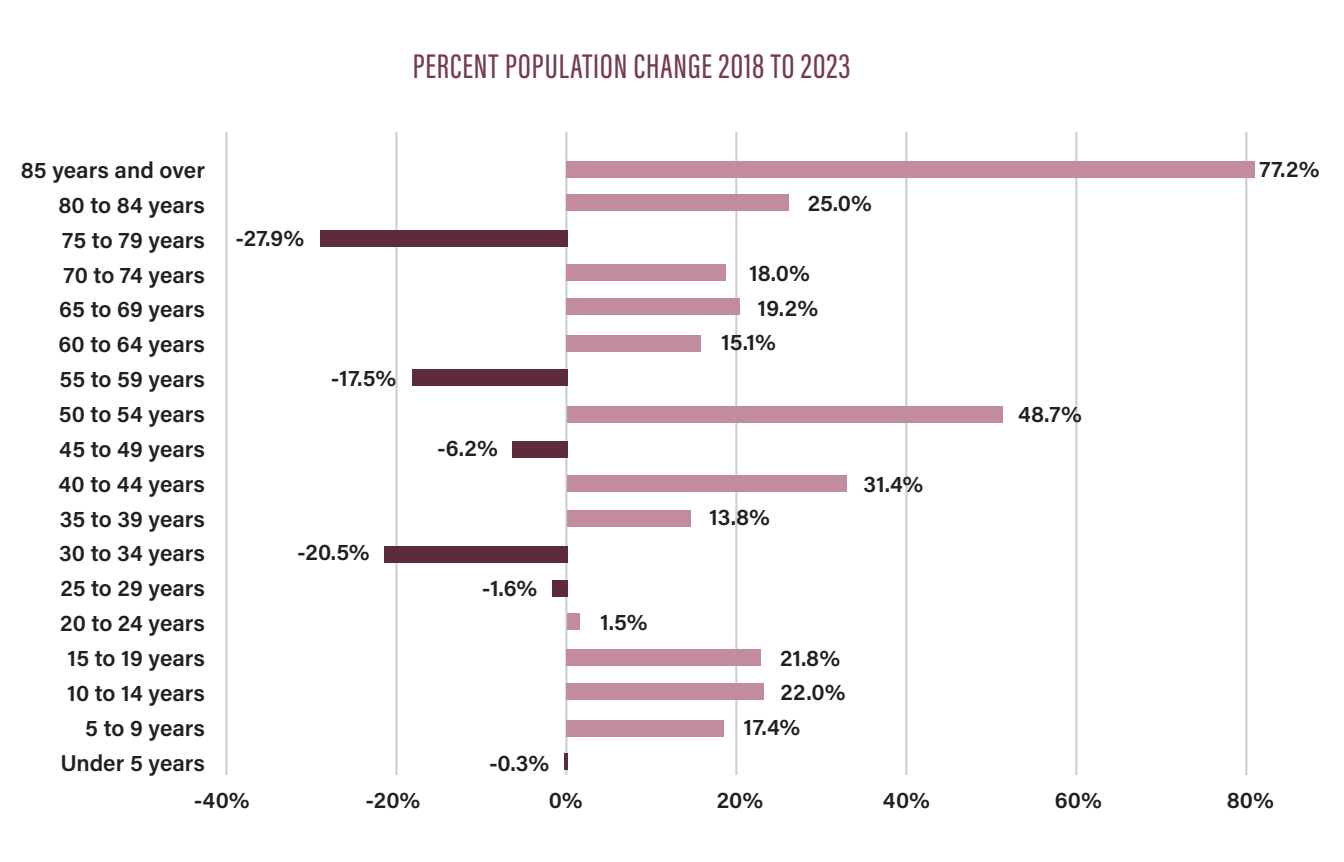


Figure 9: Percent Population Change by Age Category 2018-2023; Source: U.S. Census Bureau

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.

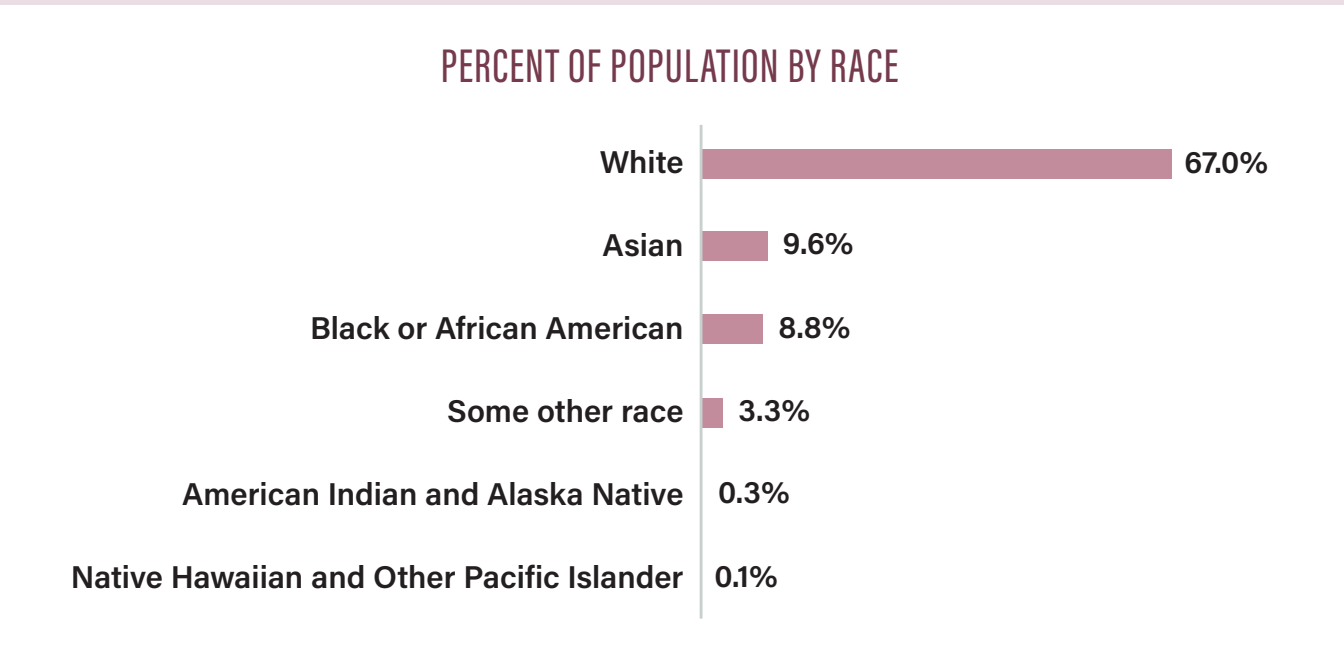


Figure 10: 2023 Race and Ethnicity; Source: U.S. Census Bureau, ACS 2023 5-Year Estimates

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.

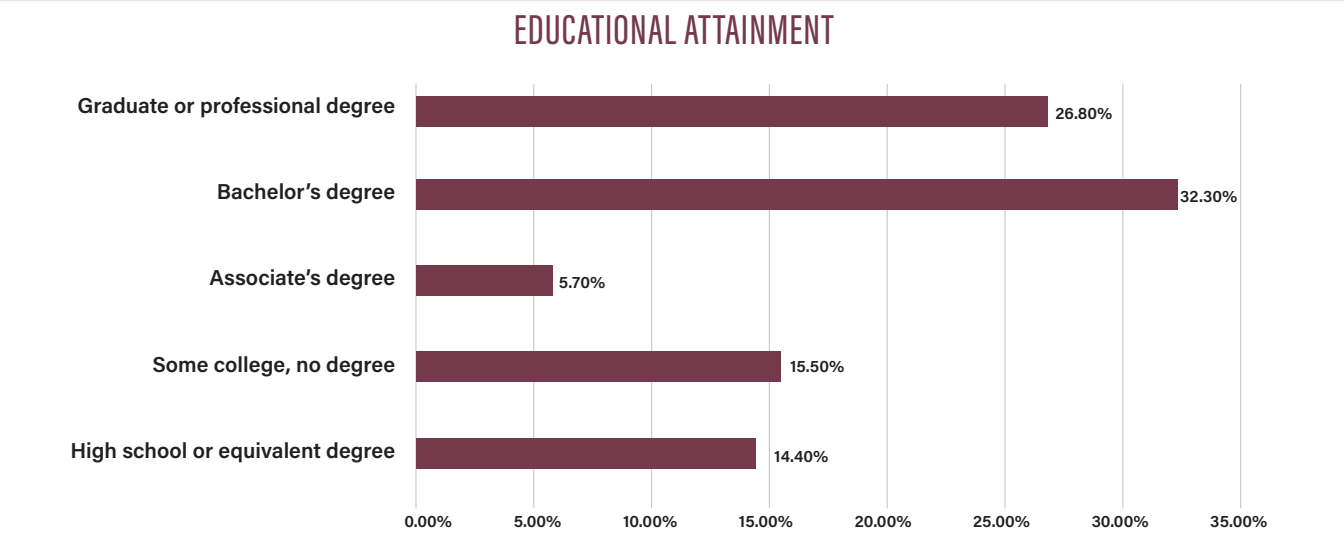


Figure 11: Educational Attainment; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

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.

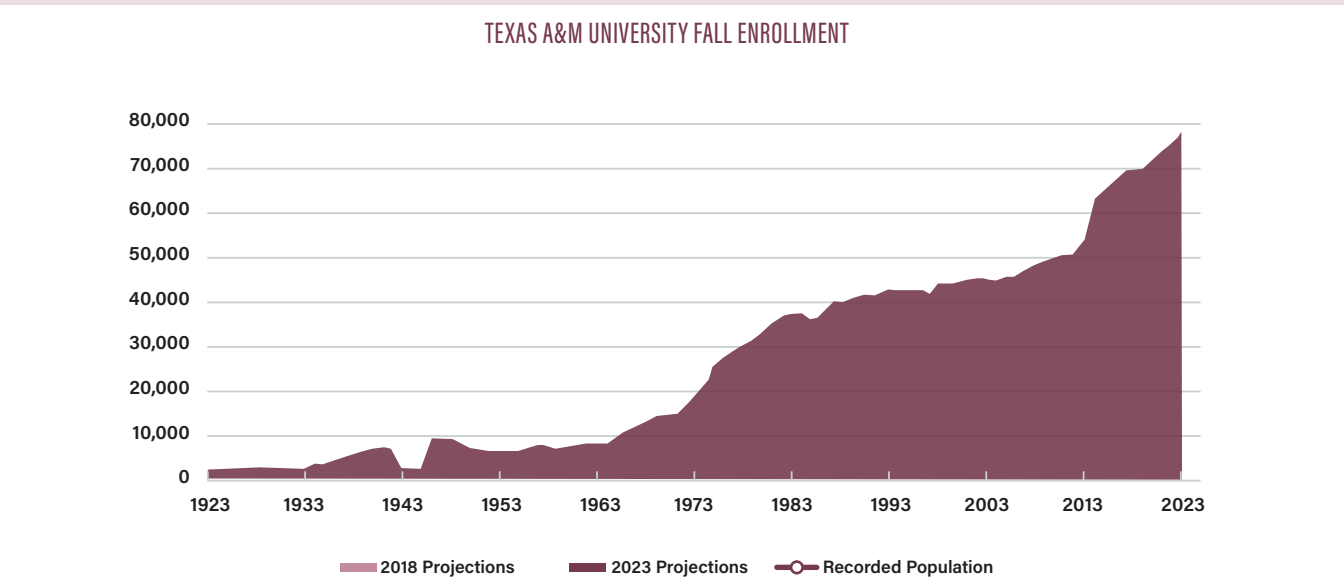


Figure 12: exas A&M University Fall Enrollment; Source: Texas A&M University Office of Academic and Business Performance Analytics: Note: In 2013, Texas A&M added the School of Law campus enrollment to its enrollment counts. In 2014, the university added Galveston, Qatar, and other campuses to the enrollment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



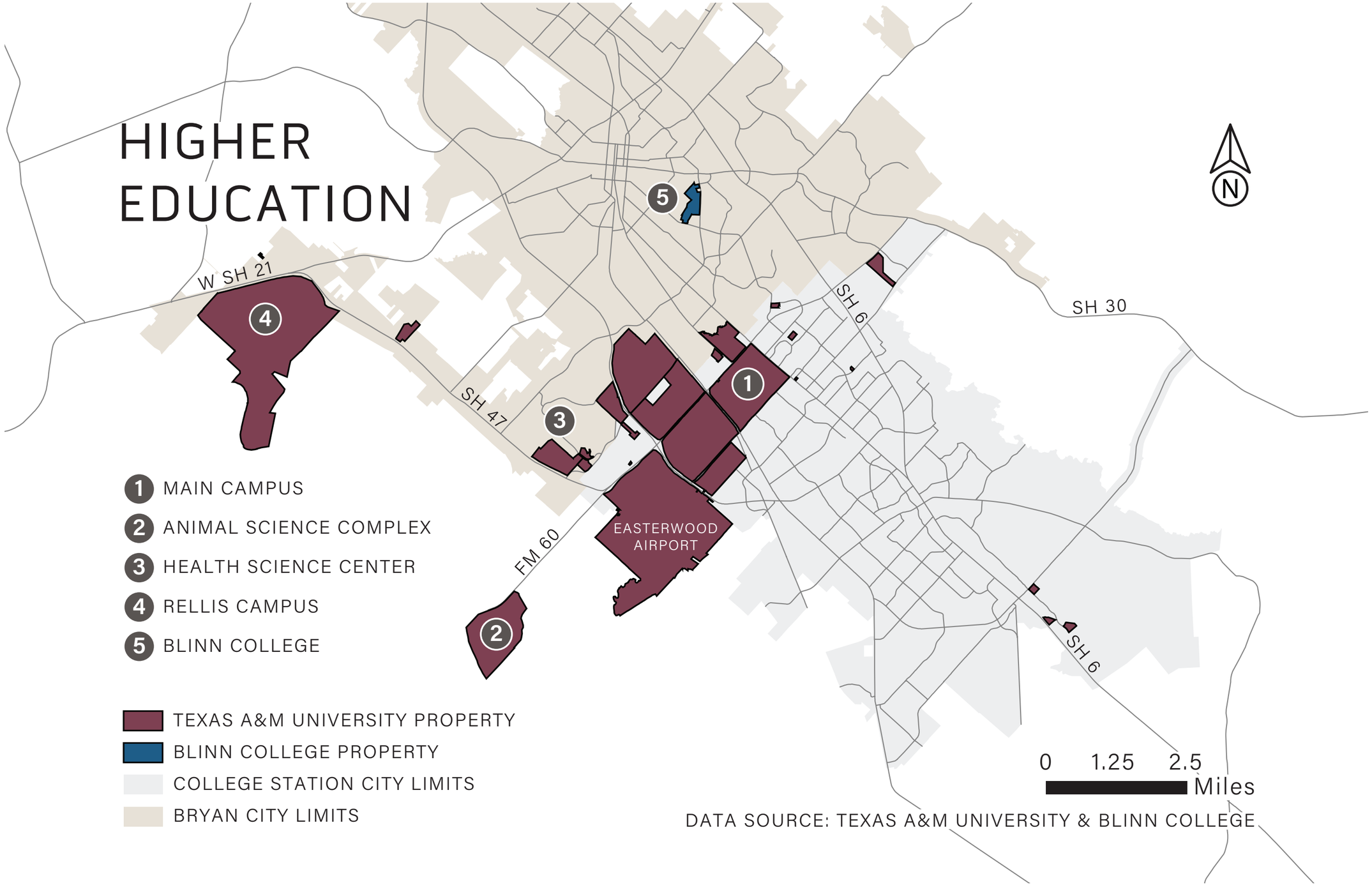
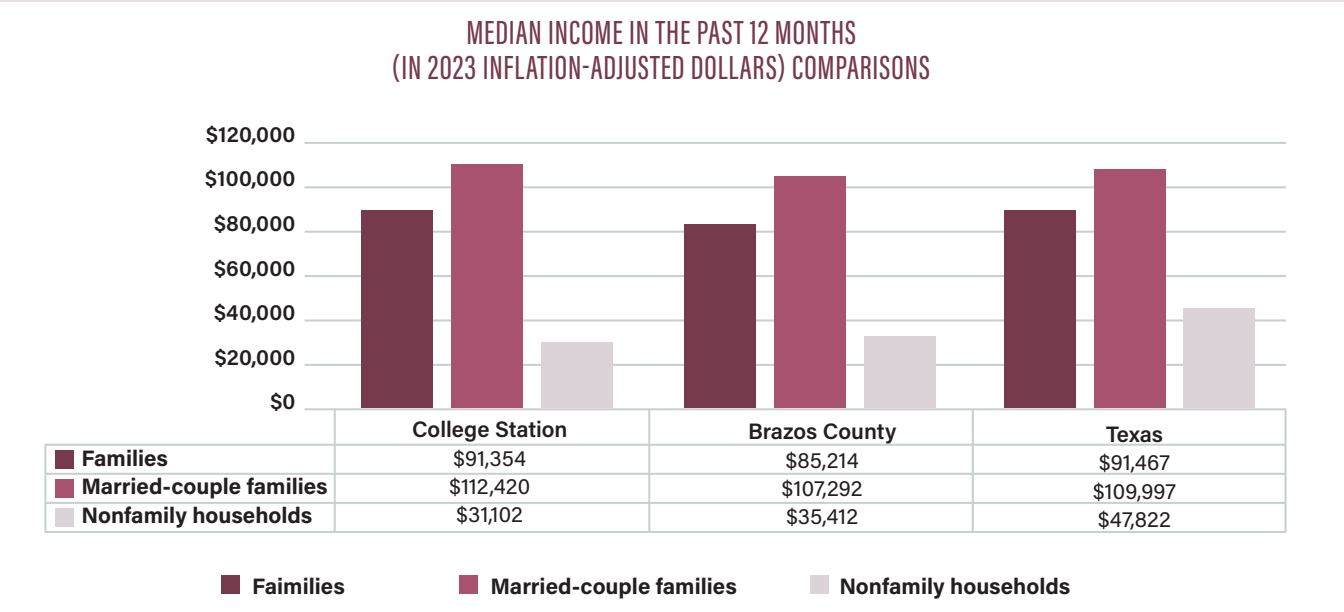


Figure 13: Map of Texas A&M University Property; Source: Planning and Development Services

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.



	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

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."

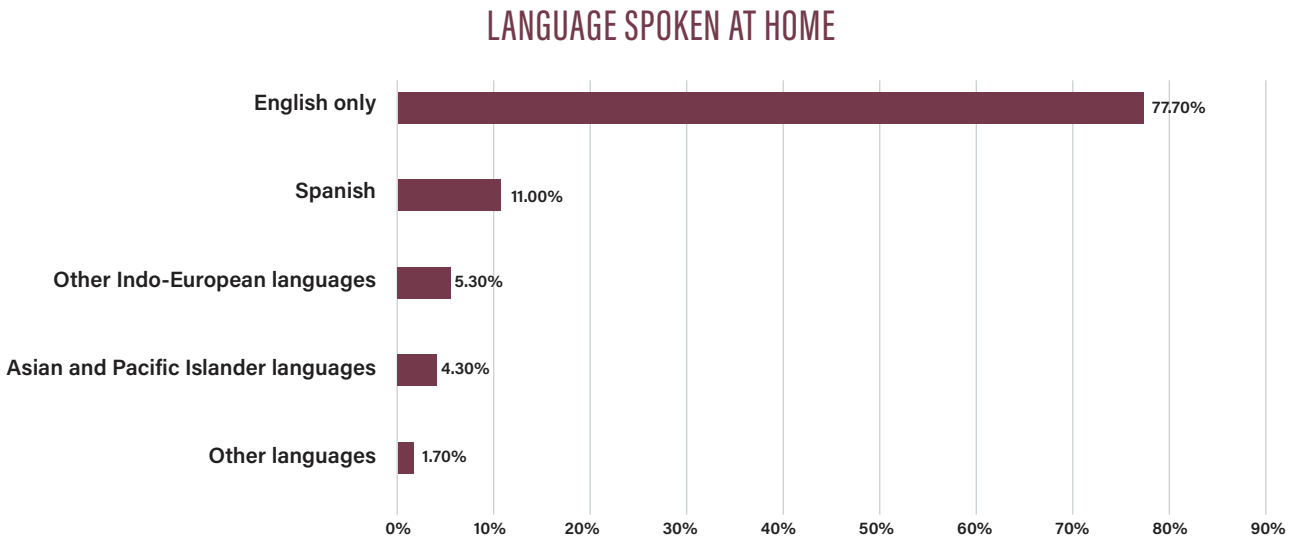


Figure 15: Language Spoken at Home; Source: U.S. Census Bureau, ACS 2023 1-Year Estimate

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

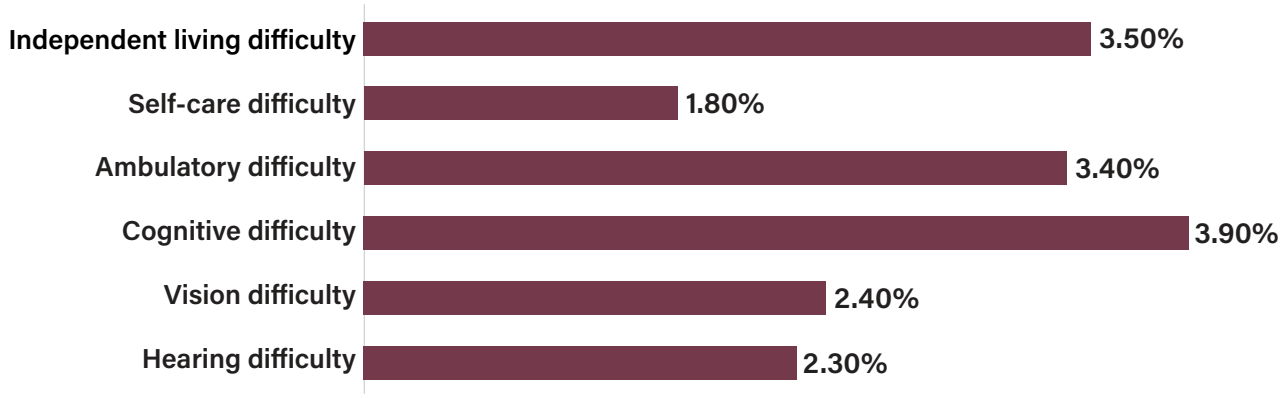


Figure 16: Population with a Disability by Type; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

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.

FAMILY AND NONFAMILY HOUSEHOLDS

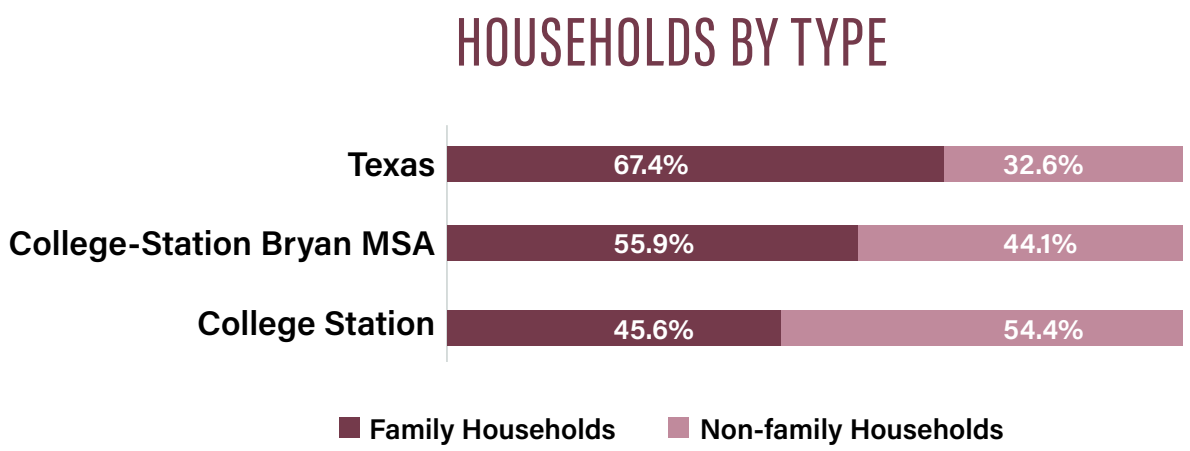


Figure 17: Households by Type; Source: U.S. Census Bureau

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

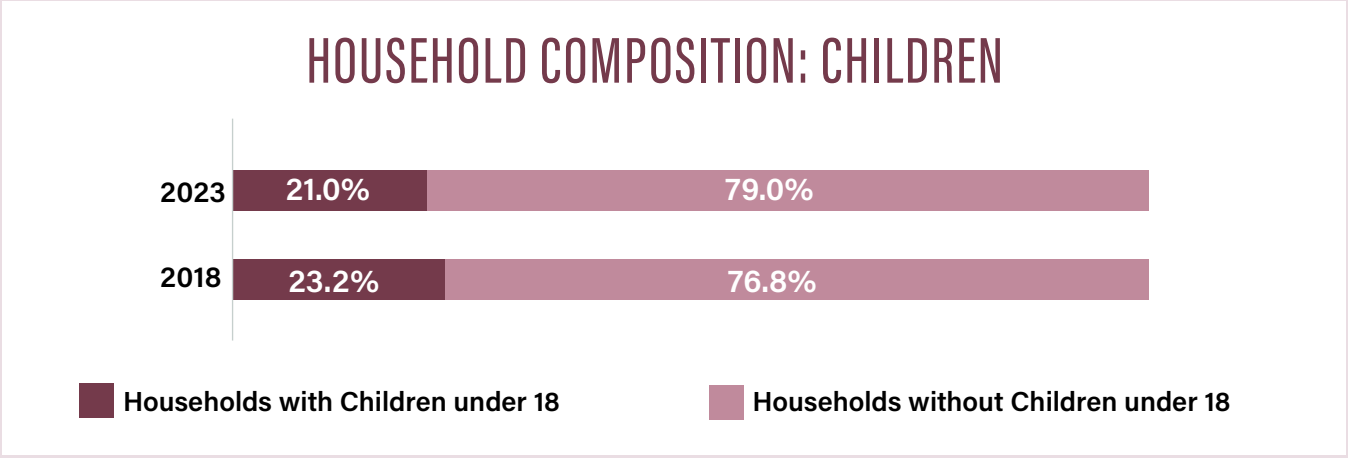


Figure 18: Household Composition – Children, Source: U.S. Census Bureau

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.

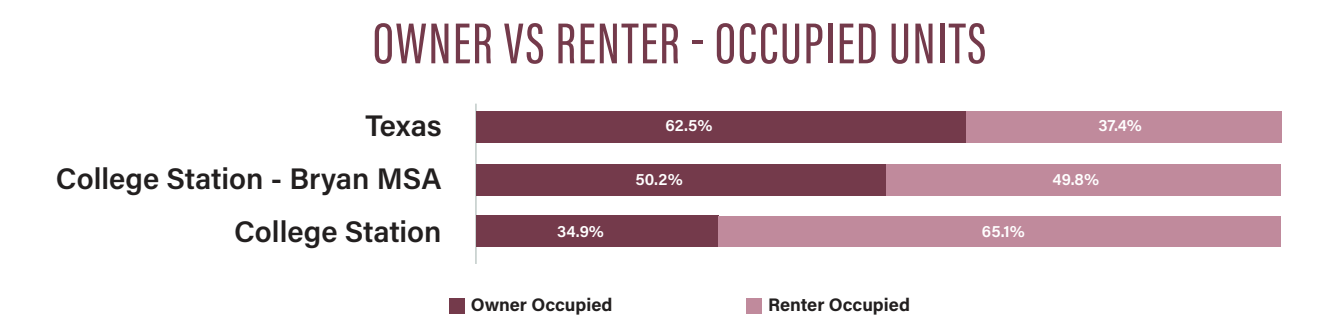


Figure 19: Owner vs Renter Occupied Housing Units Comparisons; Source: U.S. Census Bureau ACS 2023 1-Year Estimates

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.

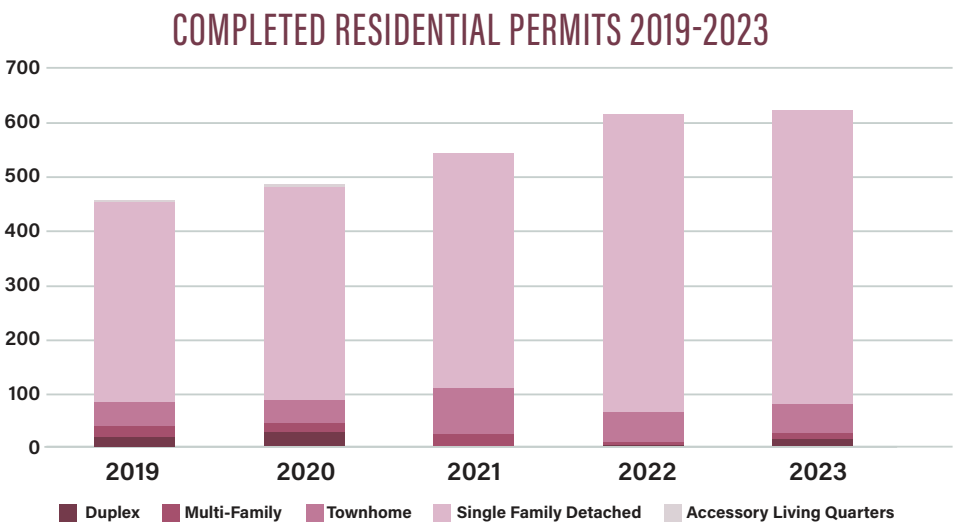


Figure 20: Completed Residential Permits by Type 2019-2023; Source: Planning and Development Services

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.

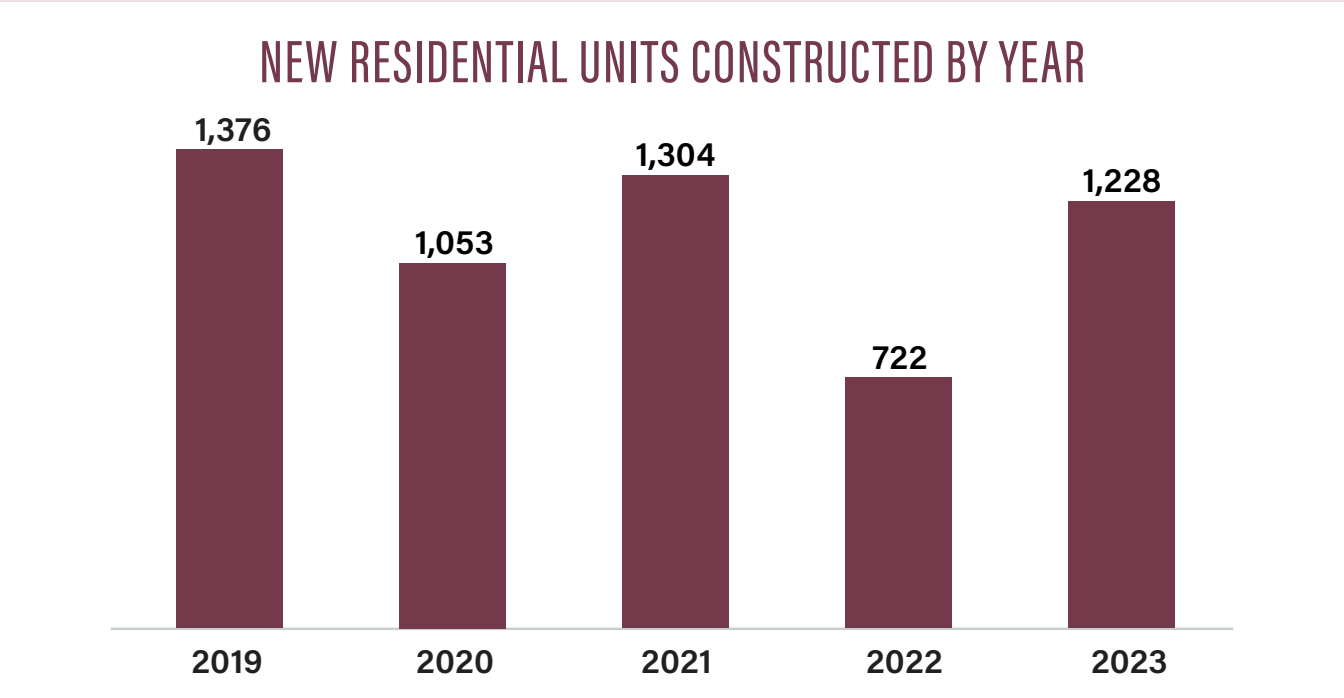


Figure 21: New Residential Units Constructed by Year; Source: Planning and Development Services

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

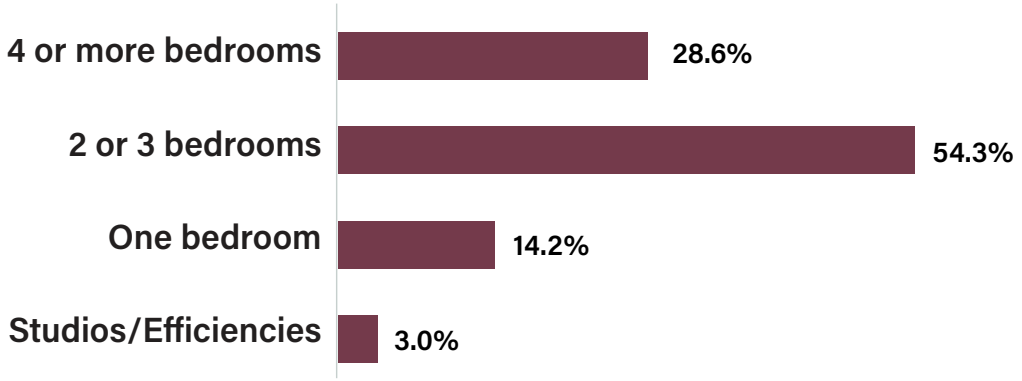


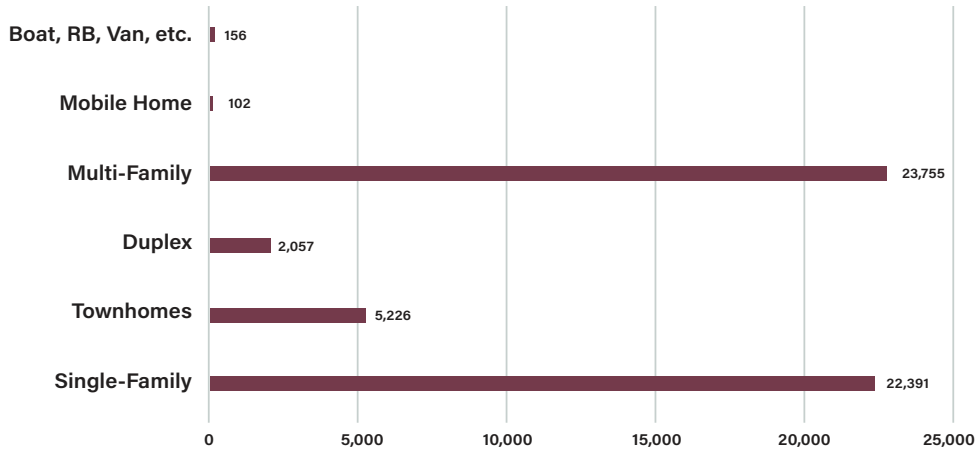
Figure 22: Housing Units by Bedroom Count; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

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



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

HOUSING OCCUPANCY STATUS

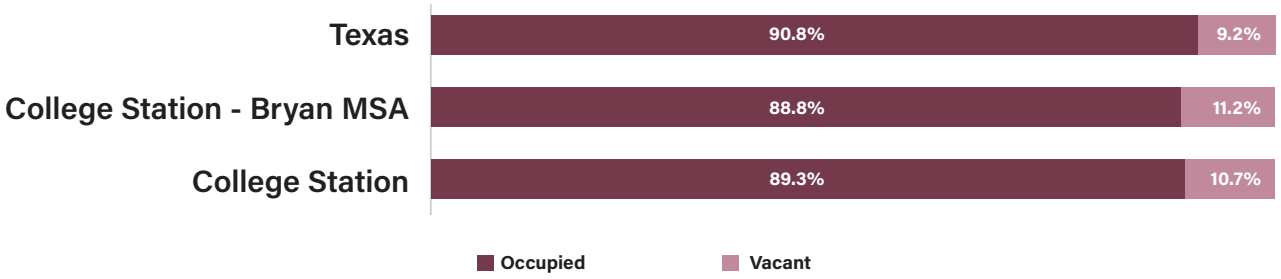
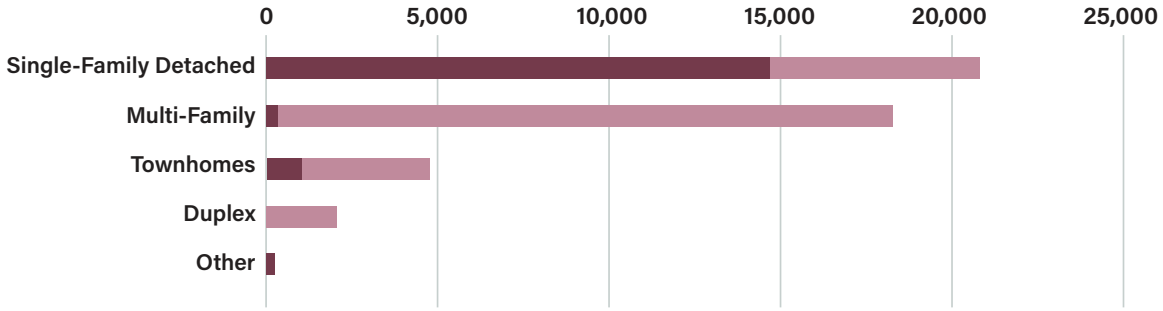


Figure 24: Housing Occupancy Status Comparisons; Source: U.S. Census Bureau ACS 2023 1-Year Estimate

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.

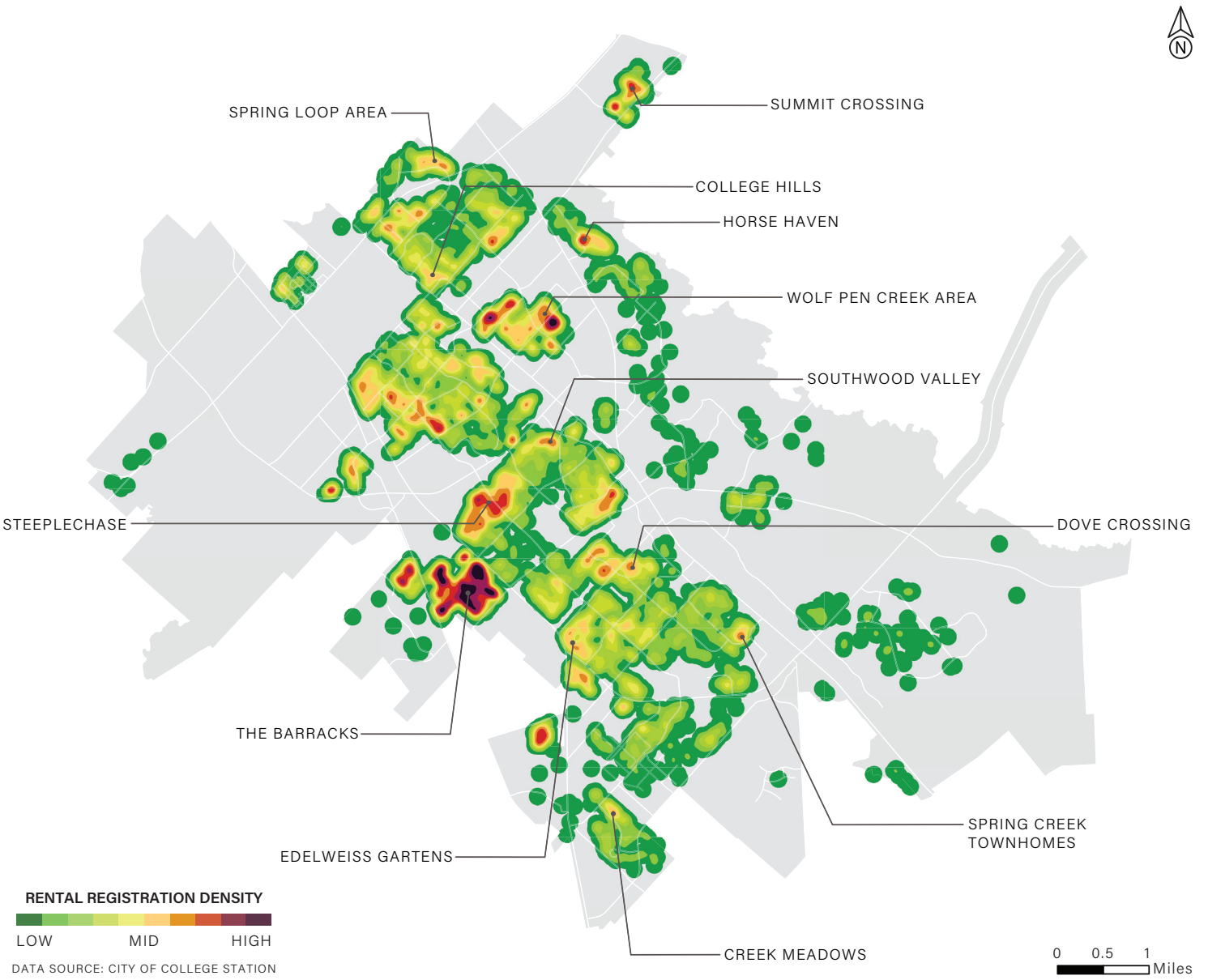


Figure 26: Rental Registration Density; Source: City of College Station

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%

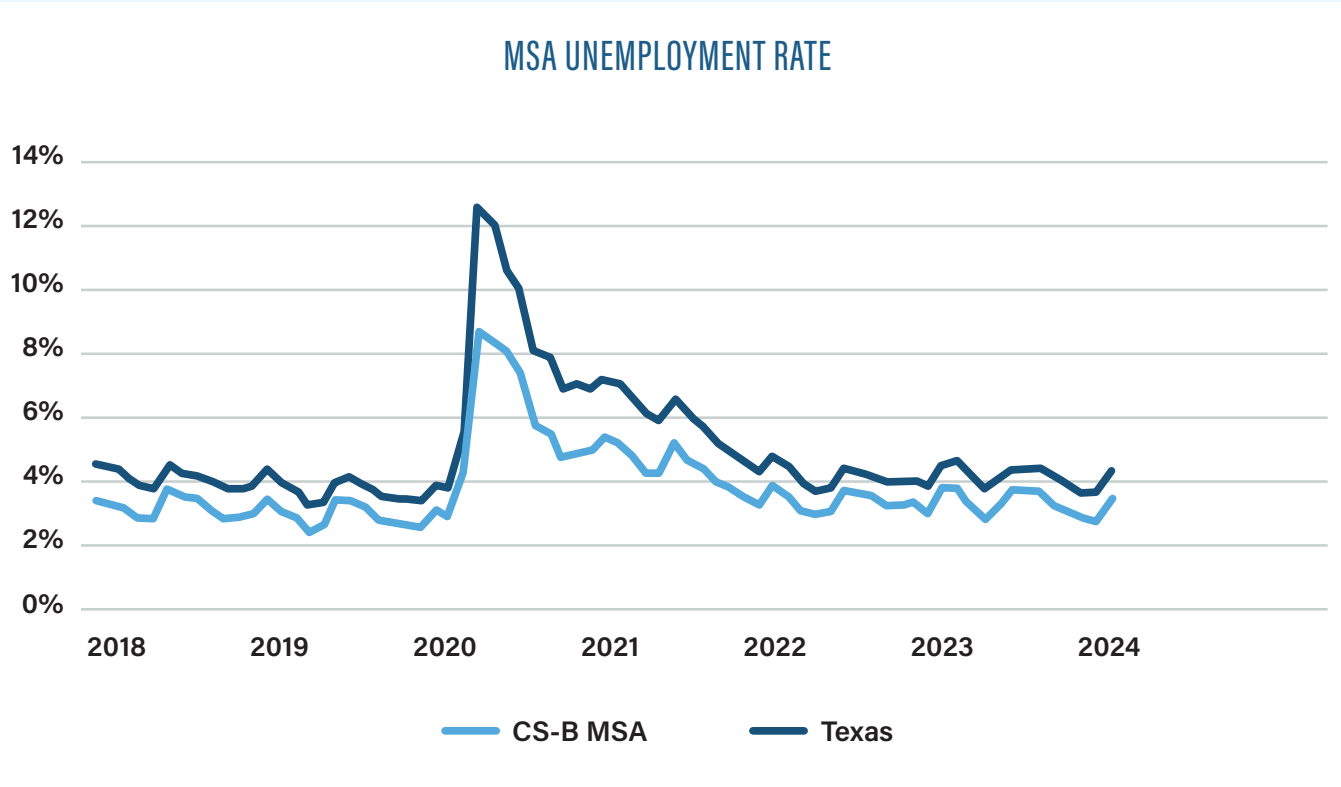


Figure 27: College Station-Bryan MSA Unemployment Rate 2018-2024; Source: Bureau of Labor Statistics, 2024

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%

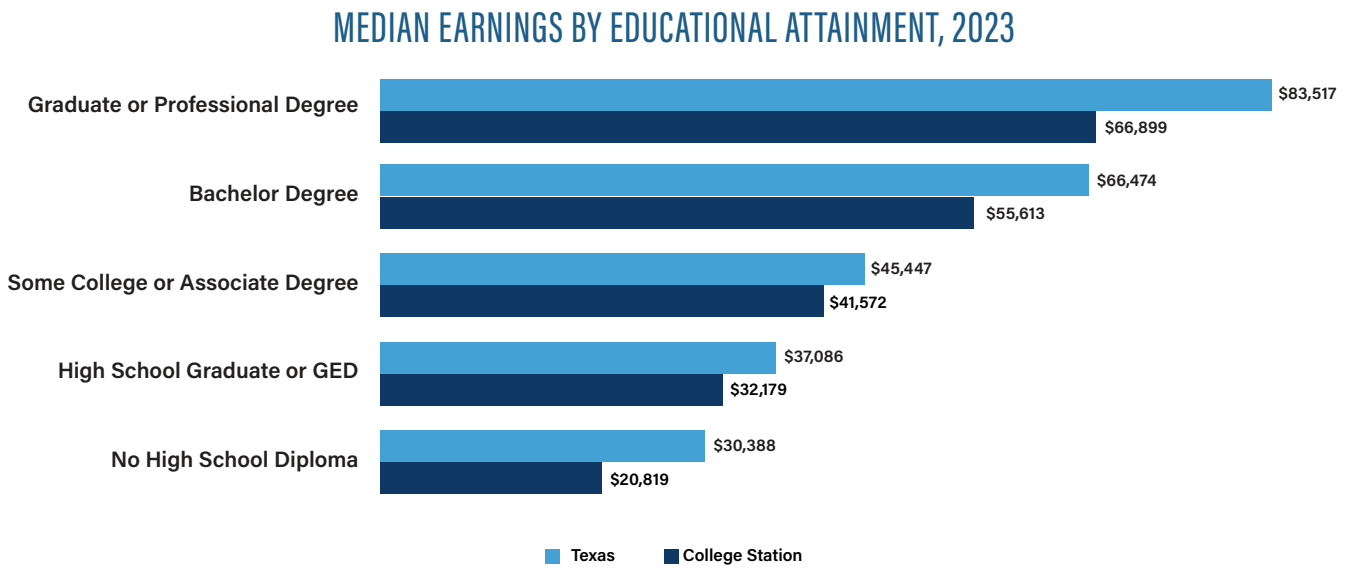


Figure 28: Median Earnings in the Past 12 Months; 2023 ACS 1-Year Estimate, US Census Bureau

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.

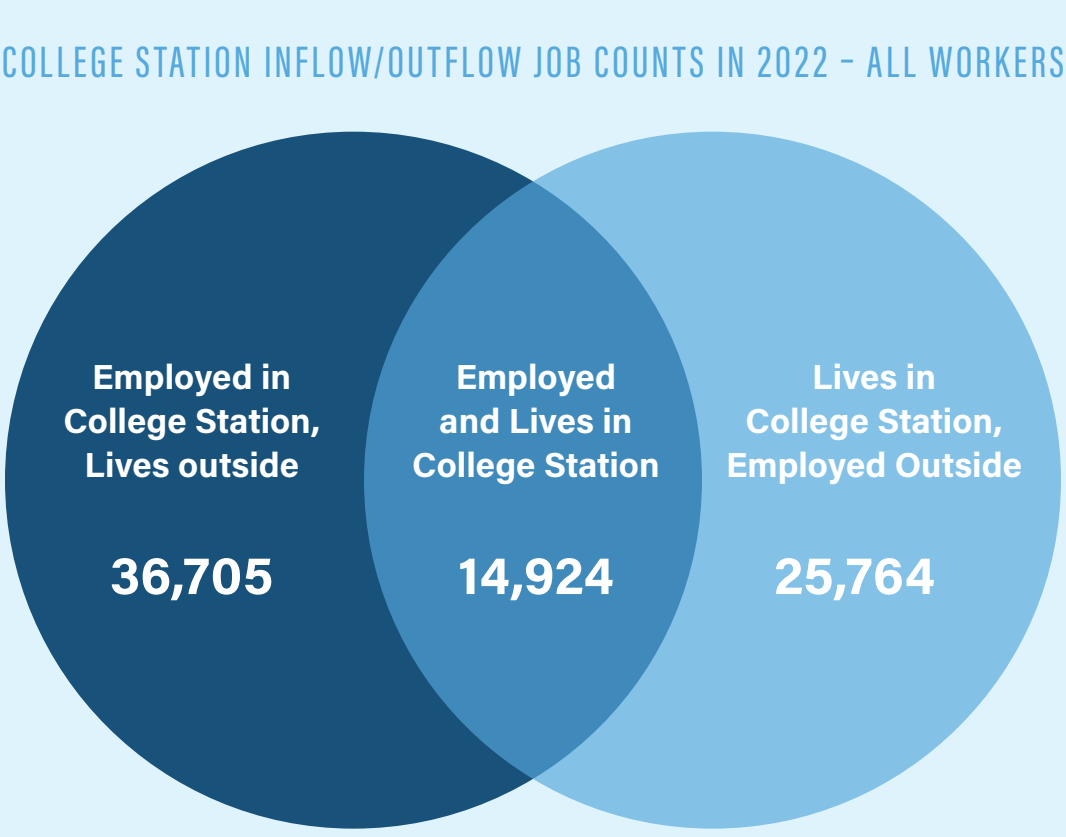


Figure 29: College Station, TX Inflow/Outflow Jobs Counts (Primary Jobs); Longitudinal Employer-Household Dynamics, US Census Bureau

Table 14: 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

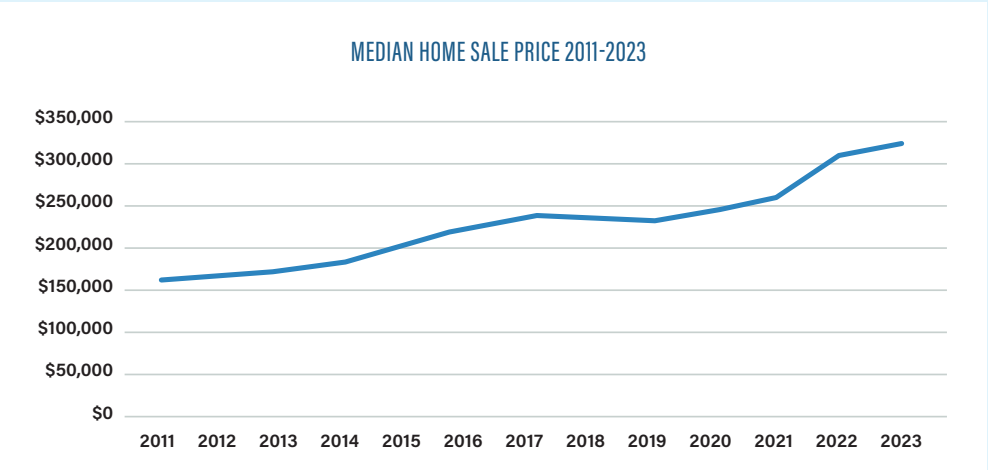


Figure 30: Median Home Sale Price 2011-2023; Source: Texas Real Estate Center

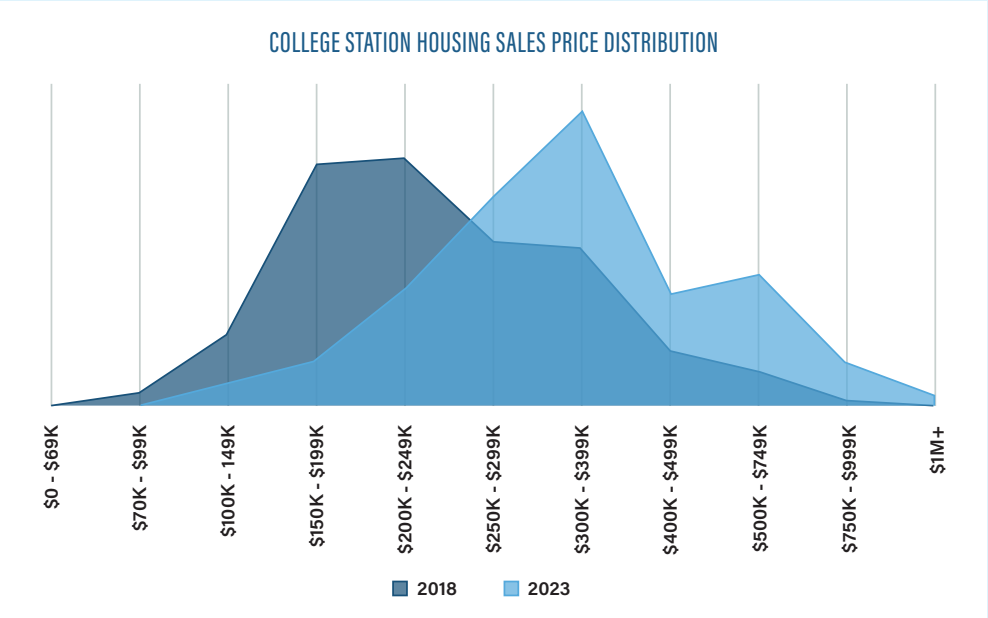


Figure 31: College Station Housing Sales Price Distribution 2018 vs 2023; Source: Texas Real Estate Center

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.

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.

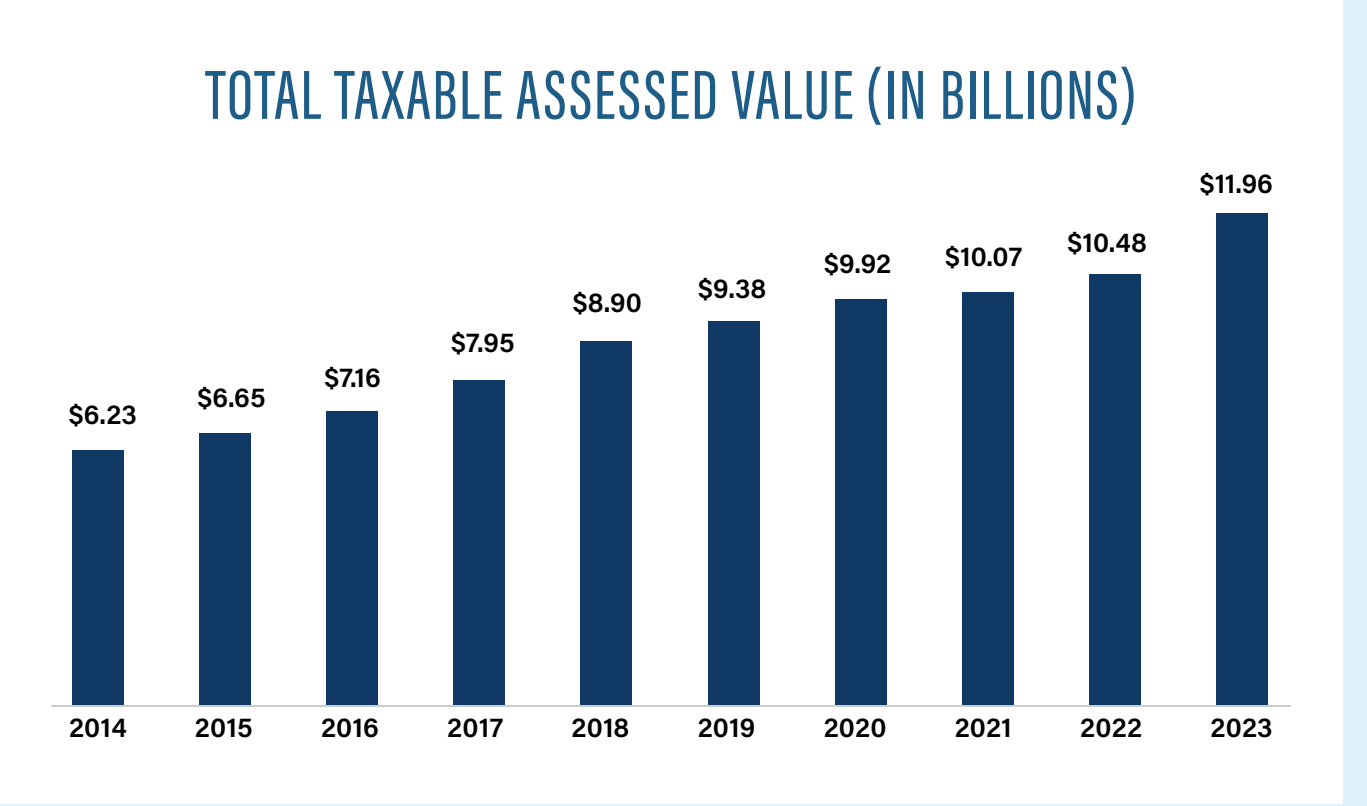
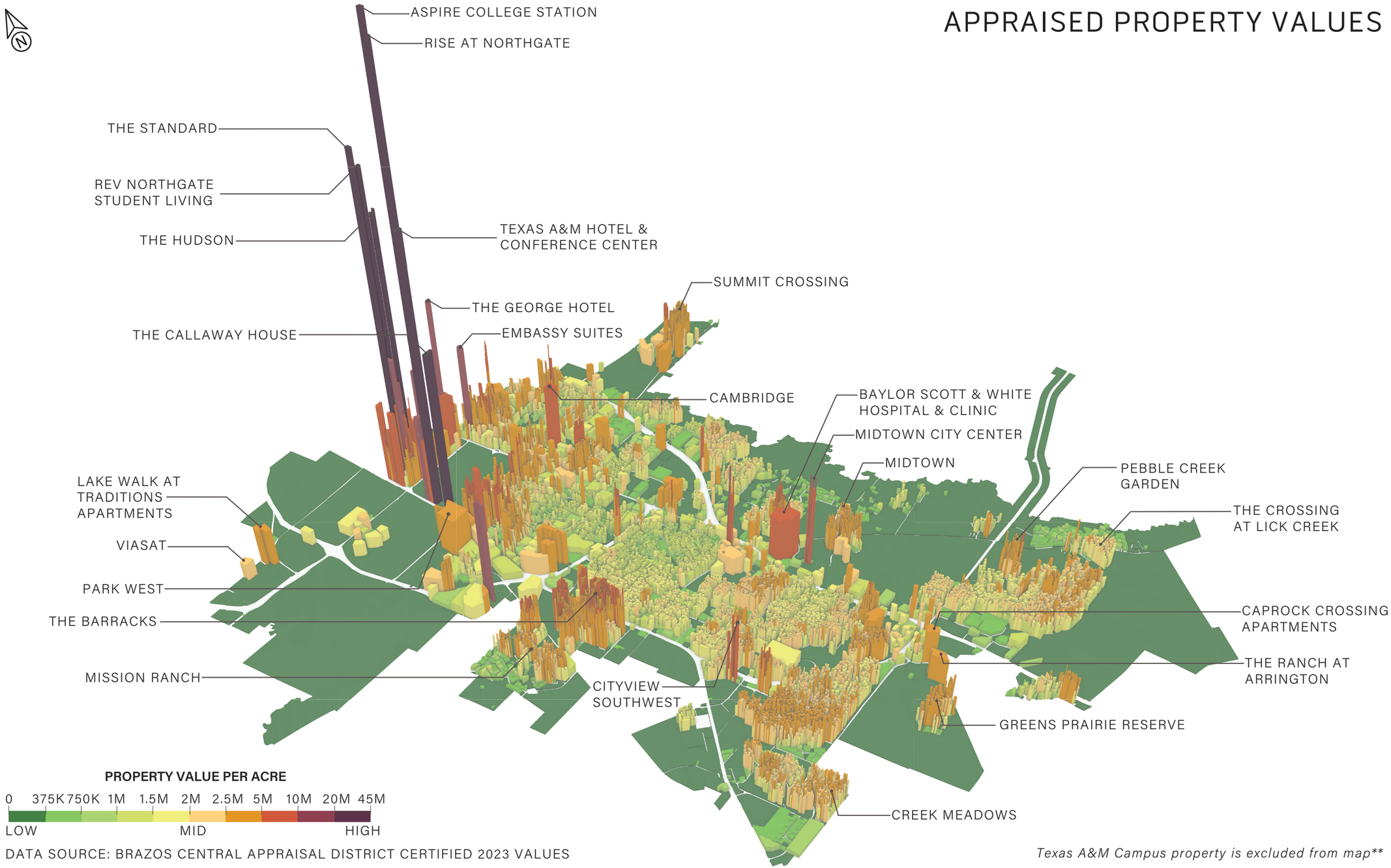


Figure 32: Total Taxable Assessed Value 2014-2023; City of College Station 2023 ACFR

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



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

Table 15: City Property Tax Rate Over Time; Source: Brazos County Appraisal District

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%.

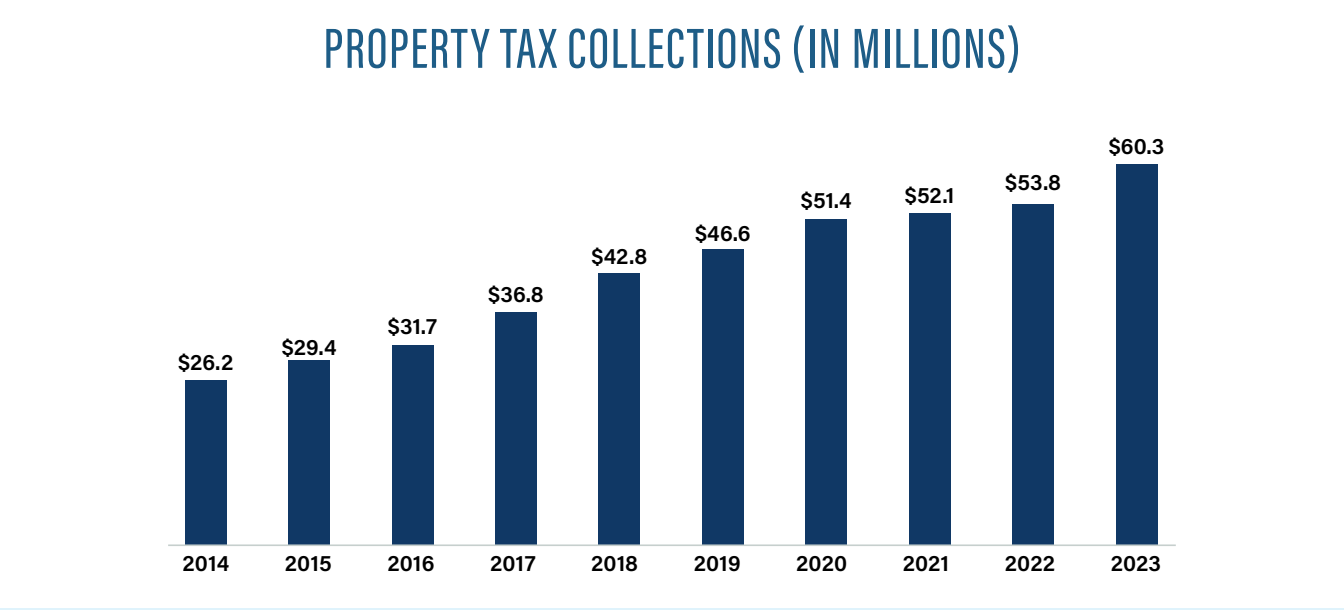


Figure 34: Property Tax Collections within Fiscal Year of the Levy; Source: City of College Station 2023 ACFR

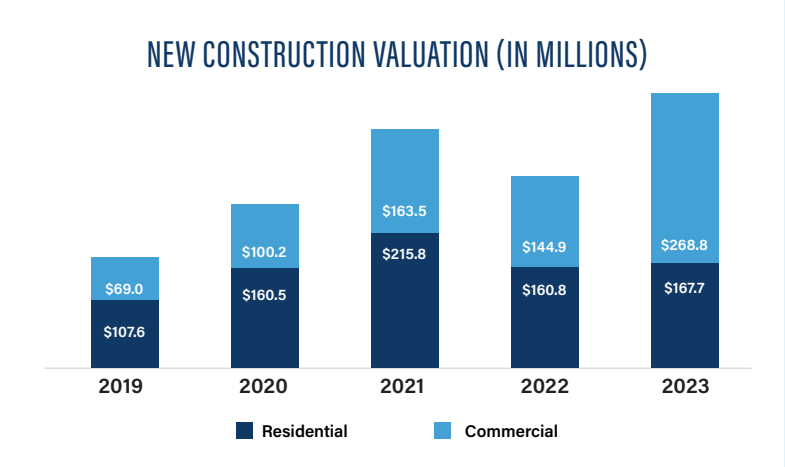


Figure 35: New Construction Valuation; Source: Planning & Development Services

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.

Table 16: Residential Valuation by Residential Type 2019-2023

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).

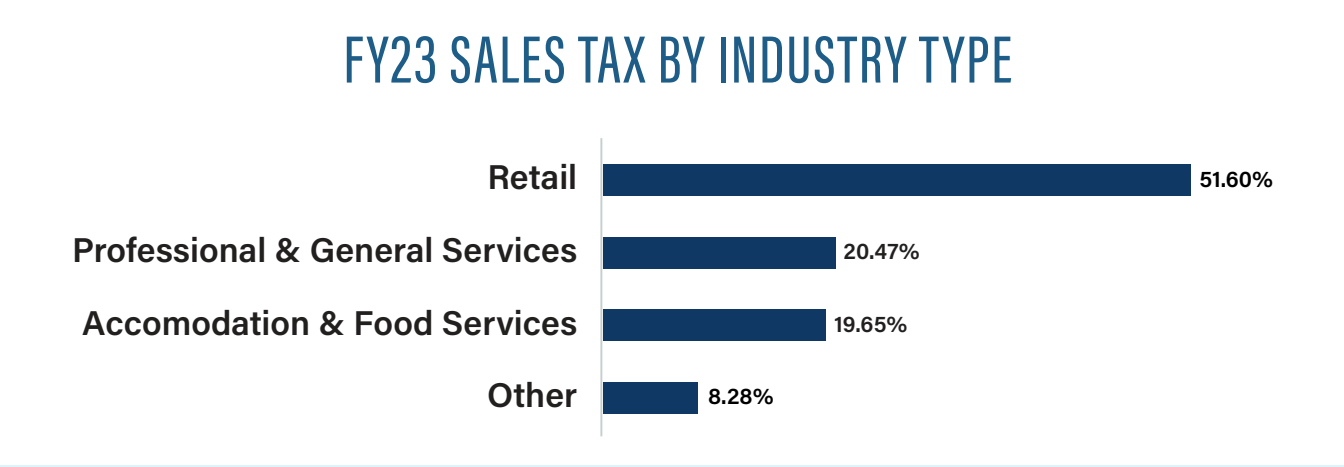
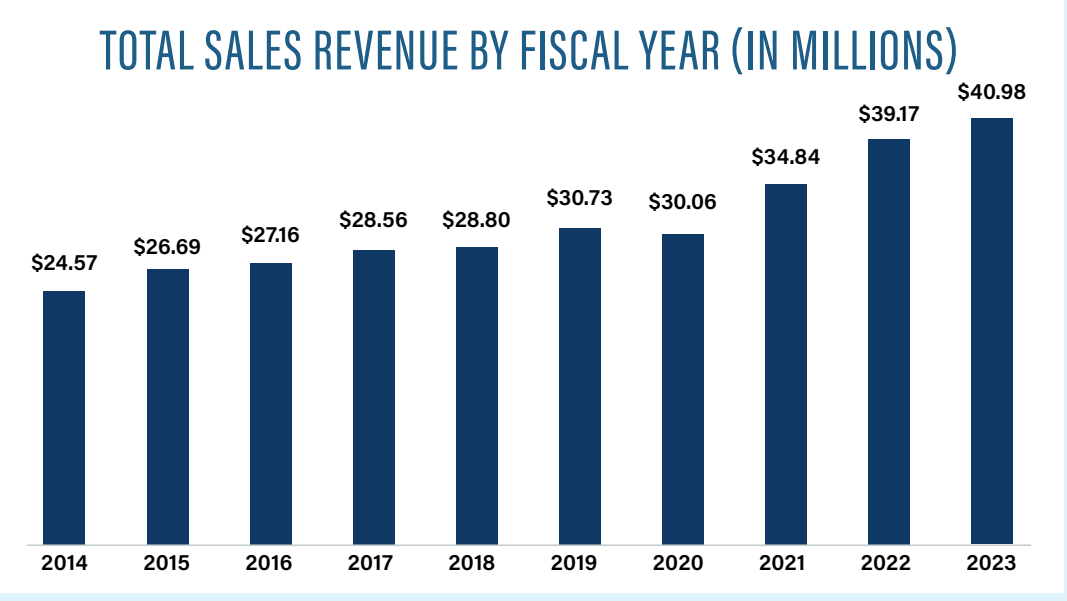


Figure 36: Sales Tax by Industry Type; City of College Station 2023-2024 Approved Annual Budget



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.



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.

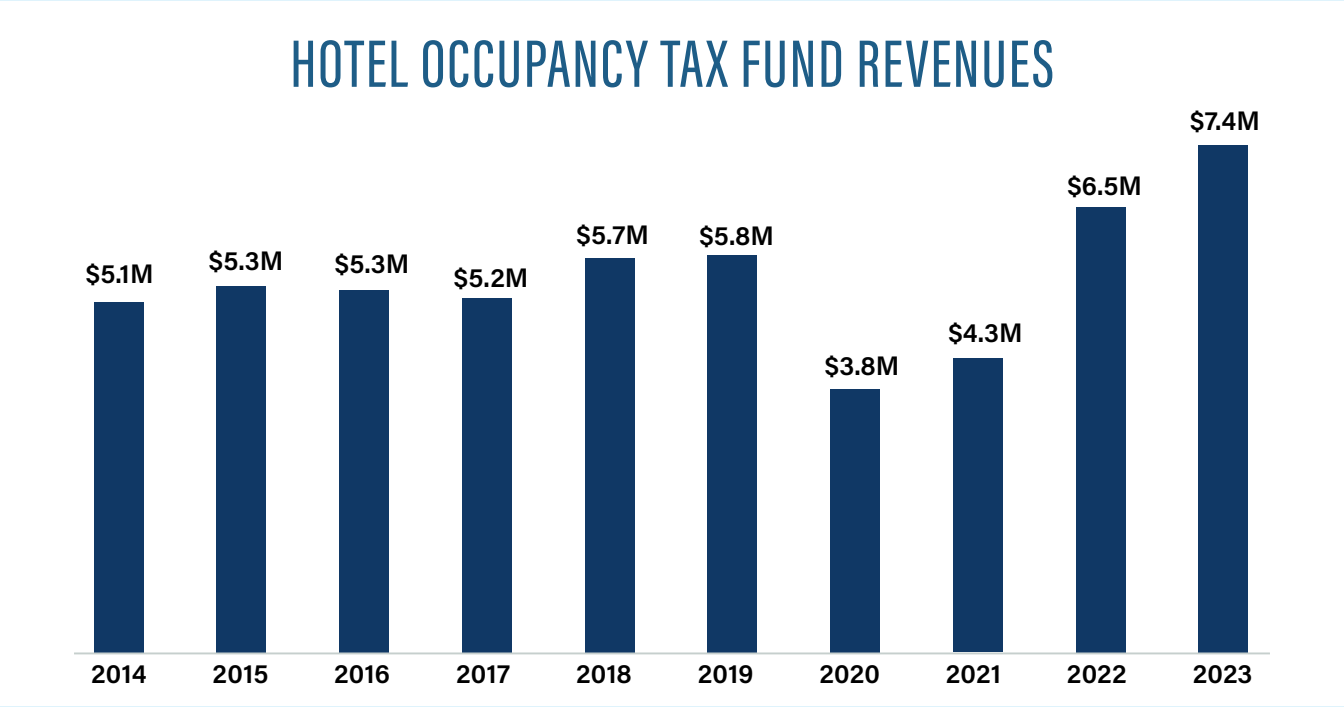


Figure 39: Hotel Occupancy Tax Fund Revenues; City of College Station ACFR 2023

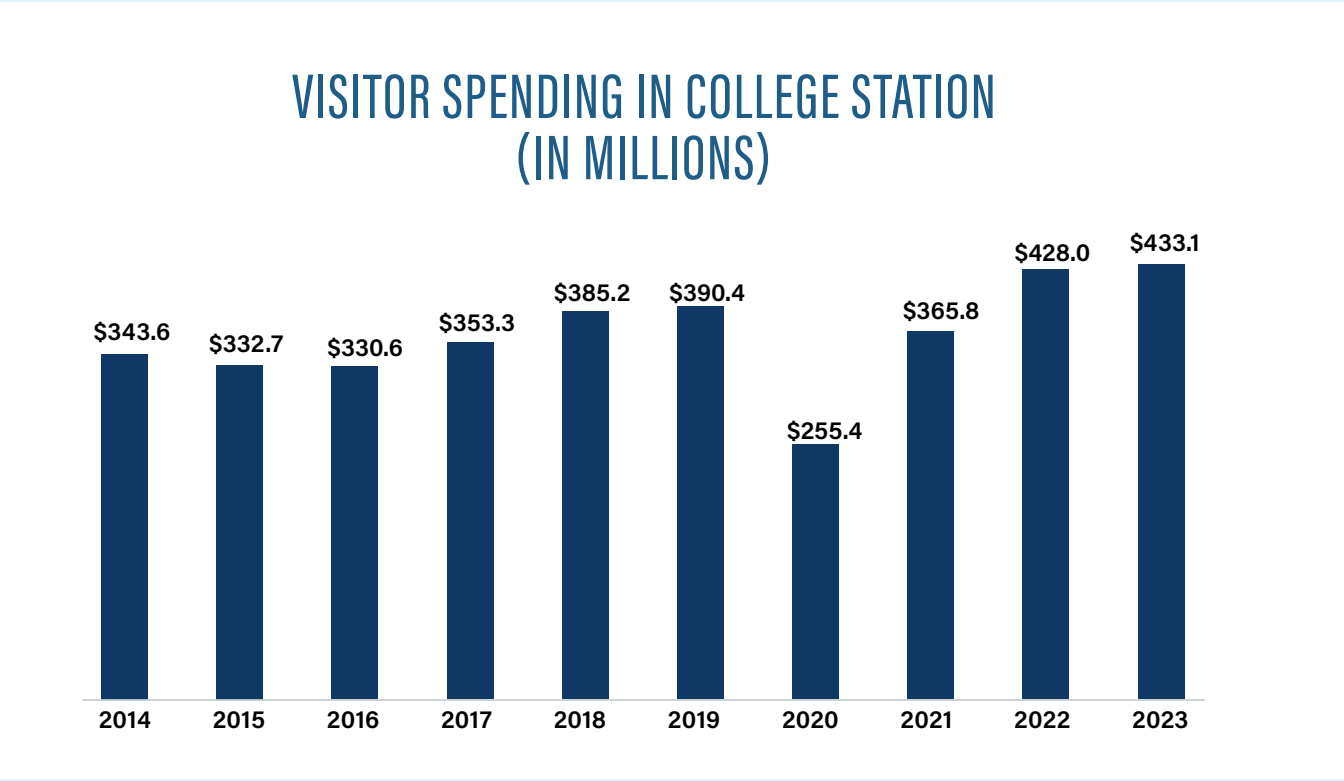


Figure 40: Total Direct Travel Spending;
Office of the Governor – Economic Development & Tourism

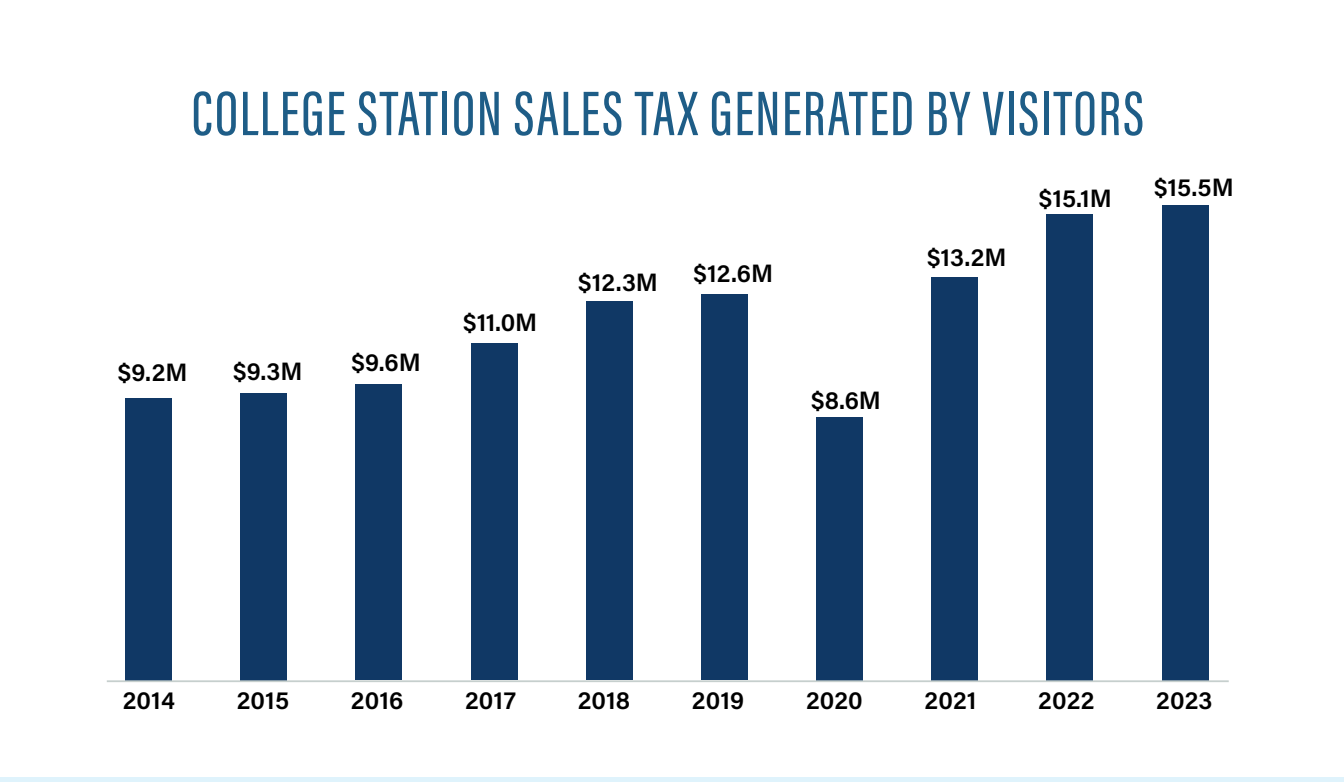


Figure 41: Local Tax Receipts Generated by Travel Spending;
Office of the Governor – Economic Development & Tourism

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

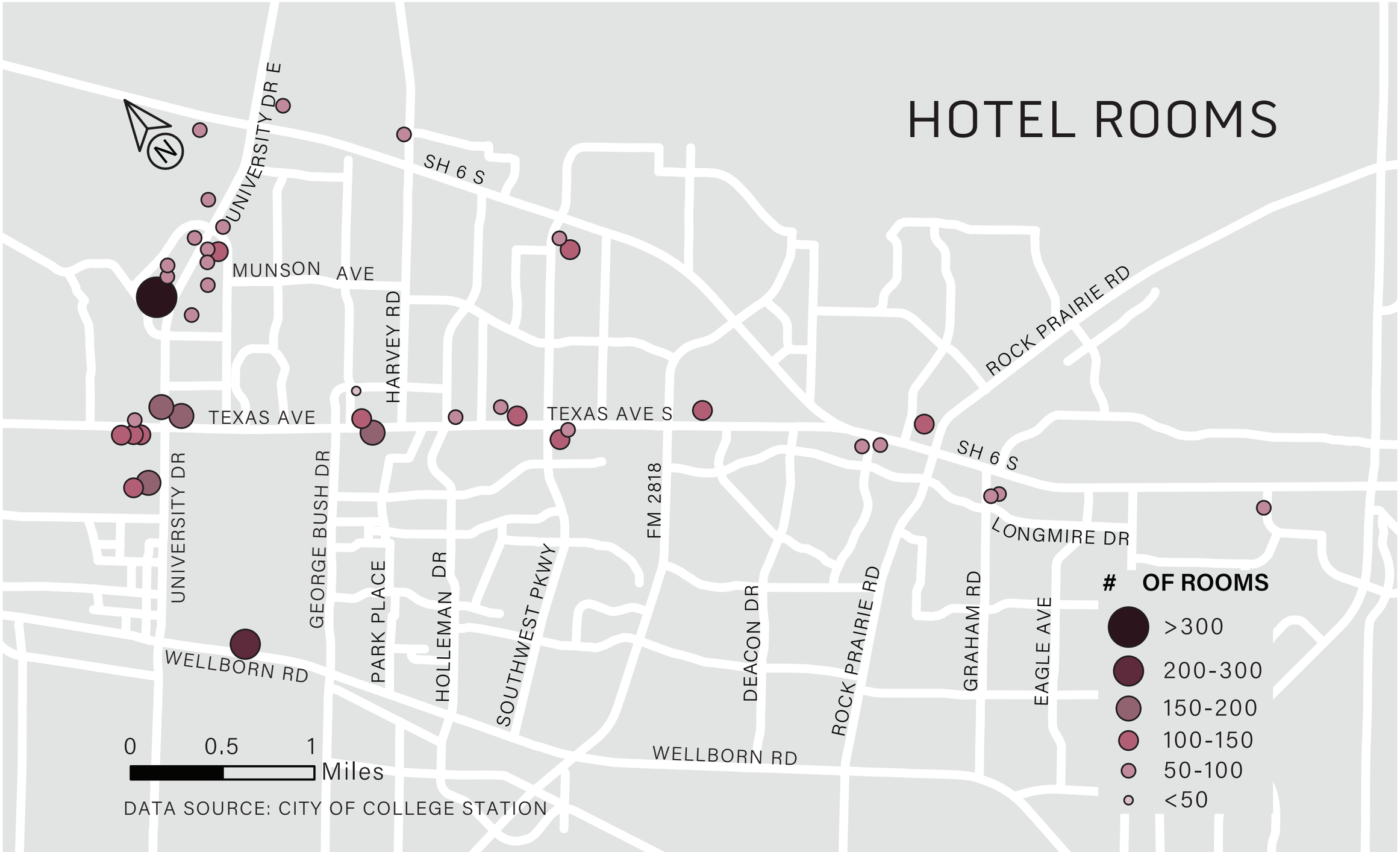


Figure 42: Hotel Rooms by Number of Rooms; Source: City of College Station



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.

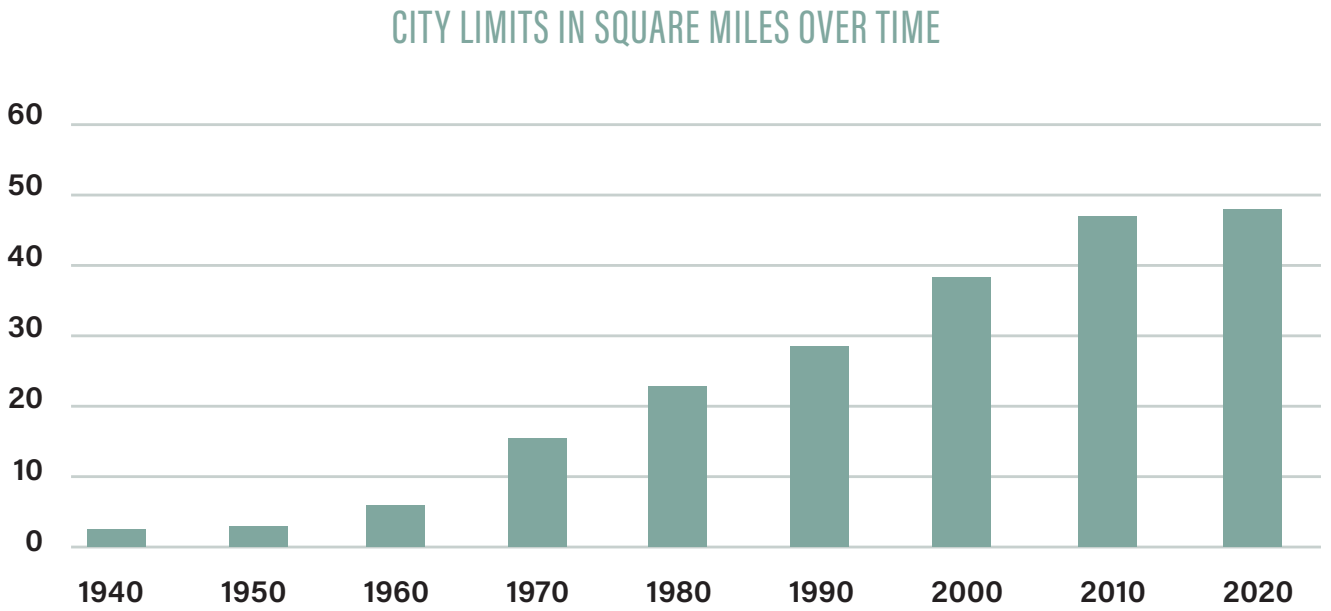


Figure 43: Growth of College Station's City Limits (1940-2020); Source: City of College Station

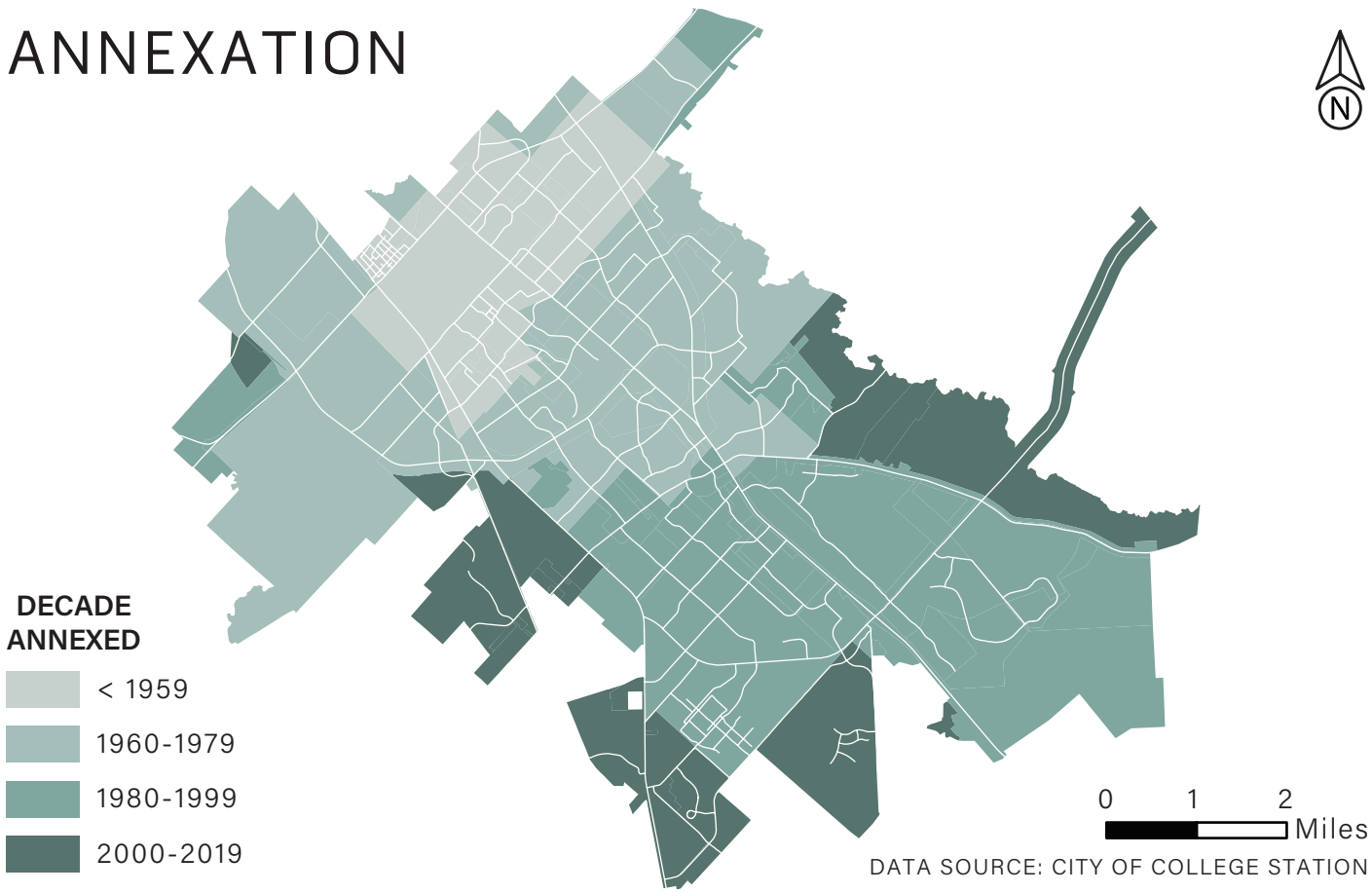


Figure 44: Annexation by Decade Map; Source: City of College Station

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.

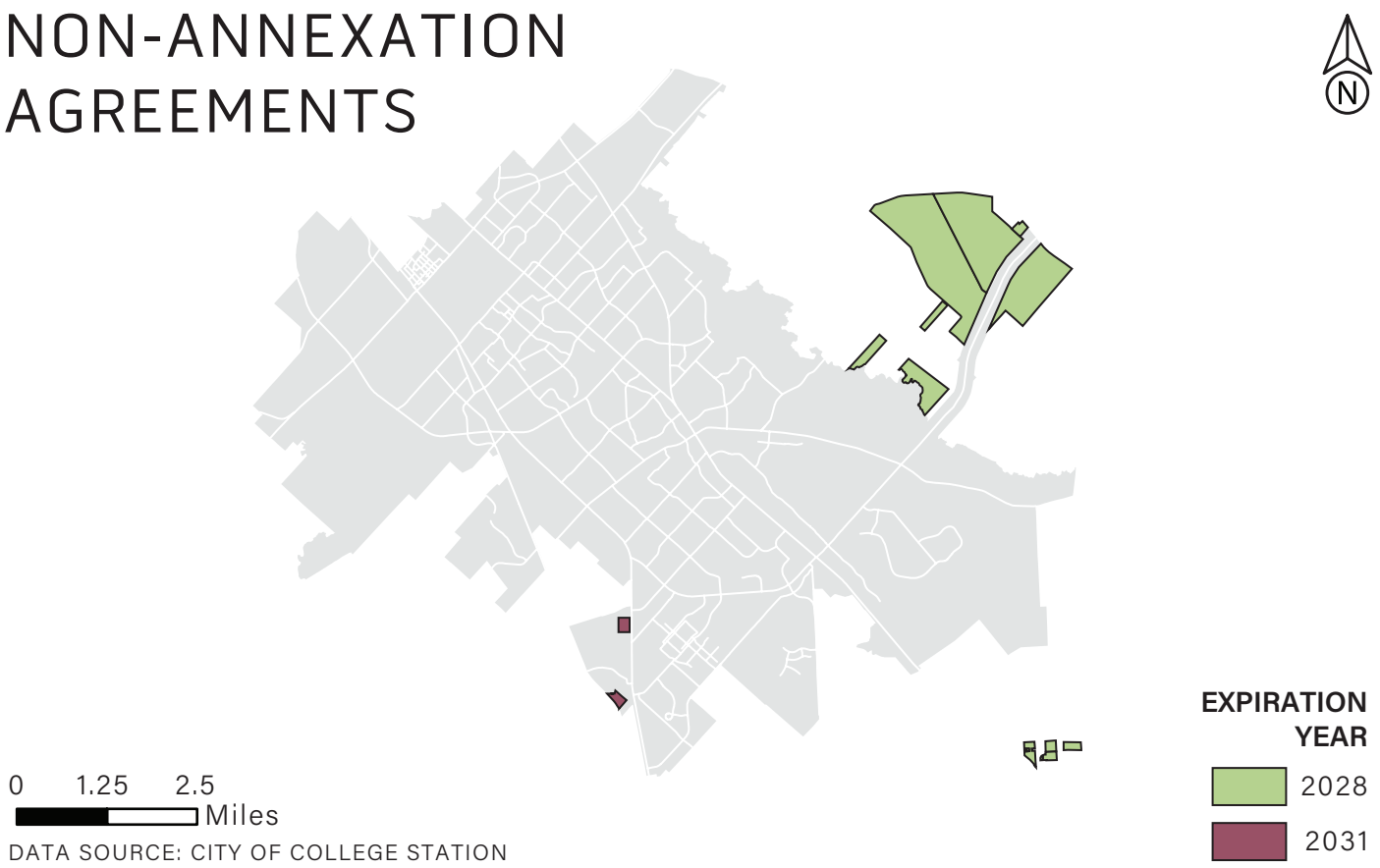


Figure 45: Non-Annexation Agreements Map; Source: City of College Station

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.

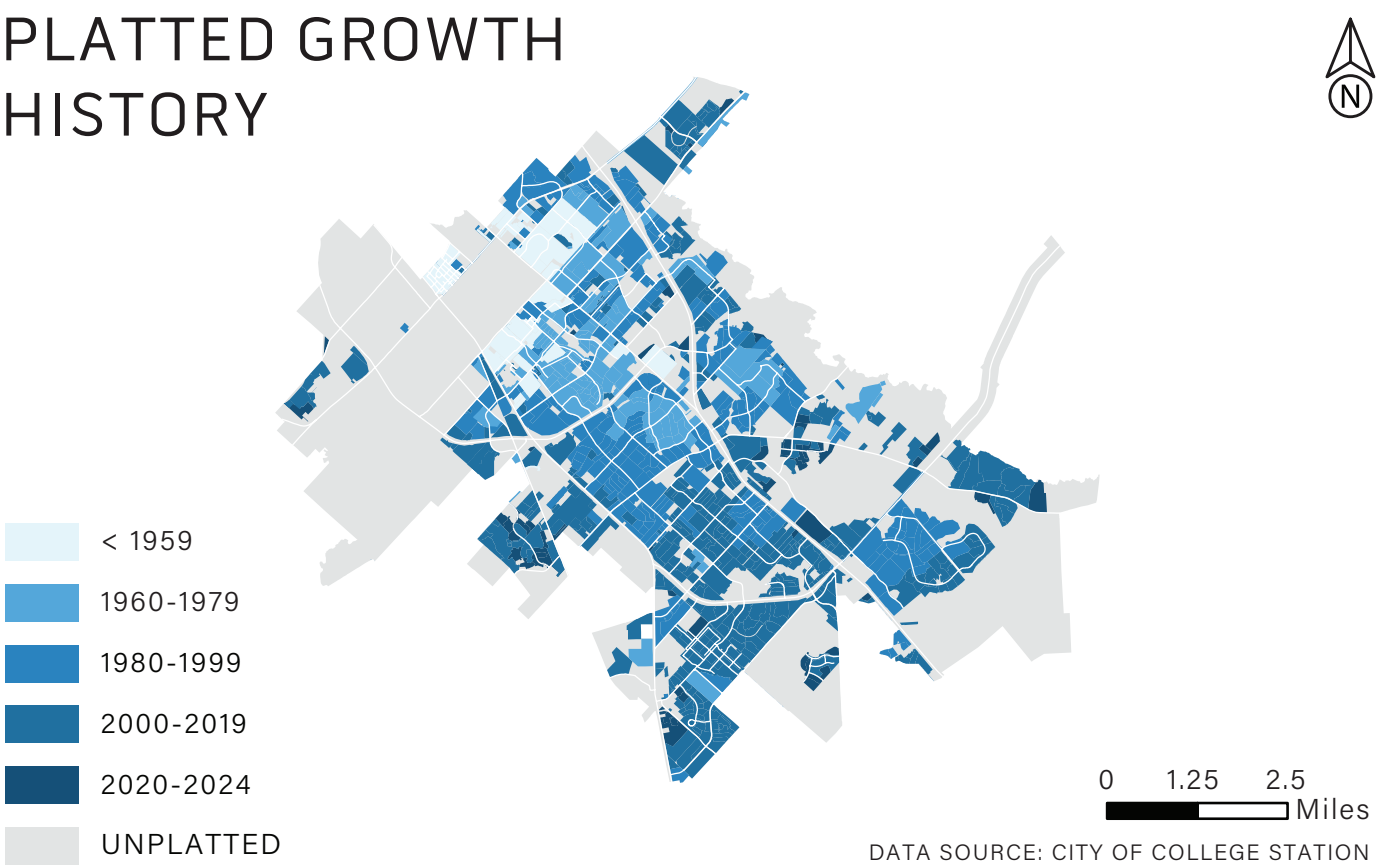


Figure 46: Platted Growth Over Time; Source: City of College Station

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.

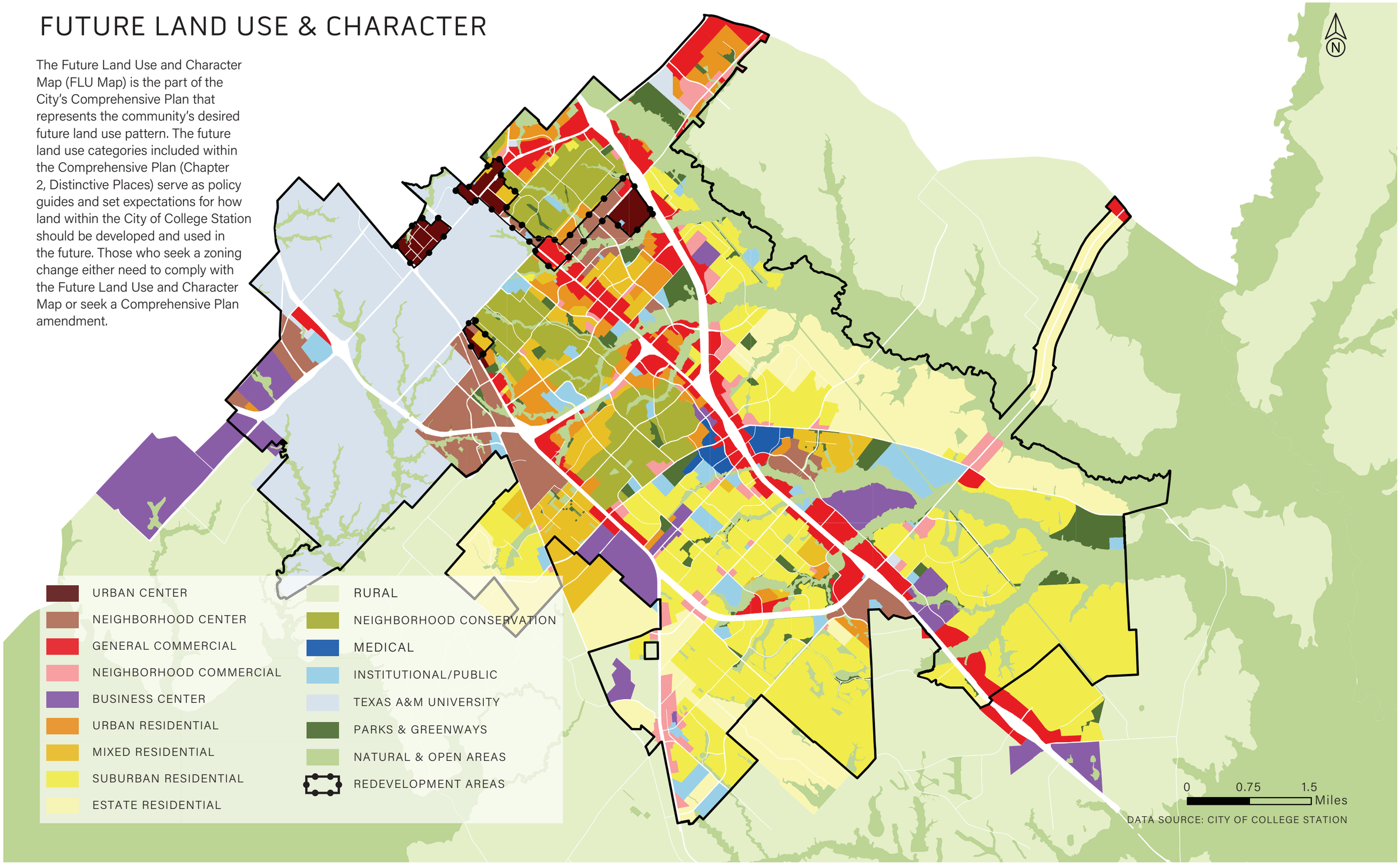


Figure 47: Future Land Use and Character Map; Source City of College Station

Table 18: Acres of Future Land Use by Type; Source: Planning and Development Services

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%

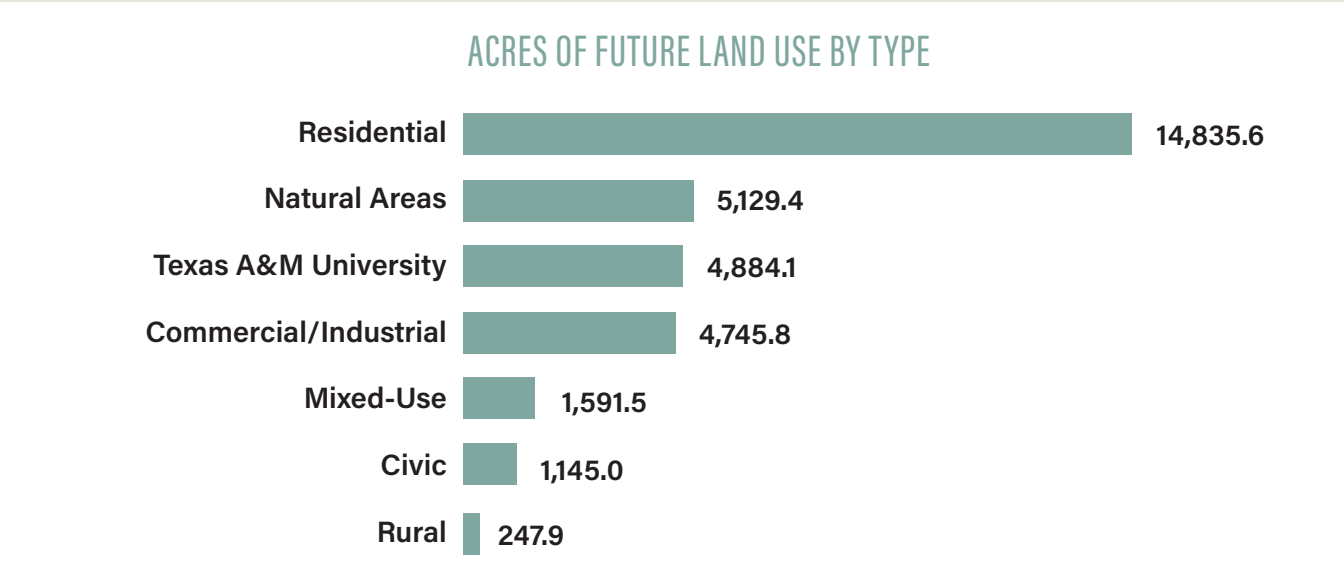


Figure 48: Acres of Future Land Use by Type; Source: Planning and Development Services

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.

Table 21: Comparisons of Future Land Use and Zoning by Category

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

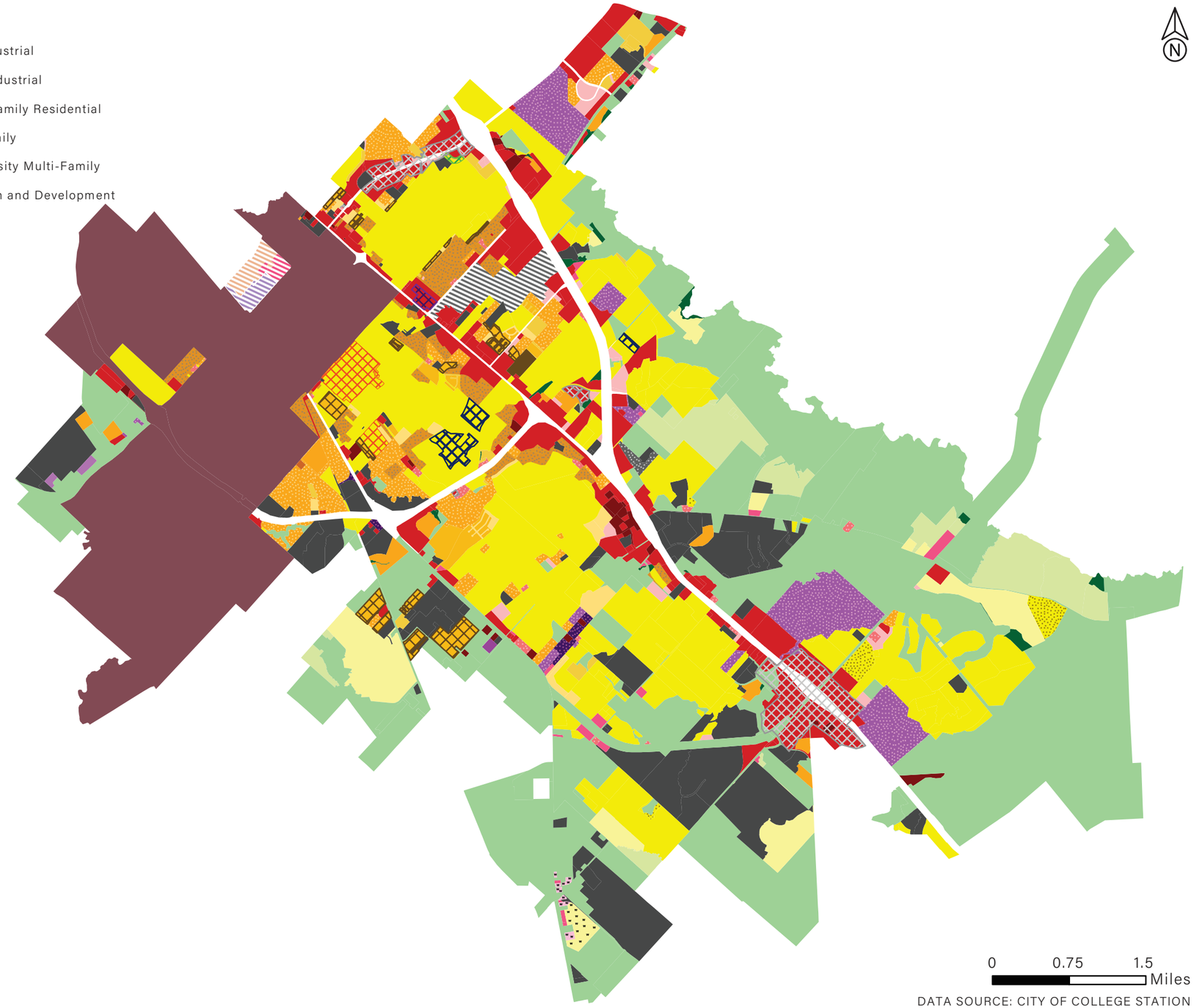


Figure 49: Zoning Map of College Station, Texas; Source: City of College Station

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%

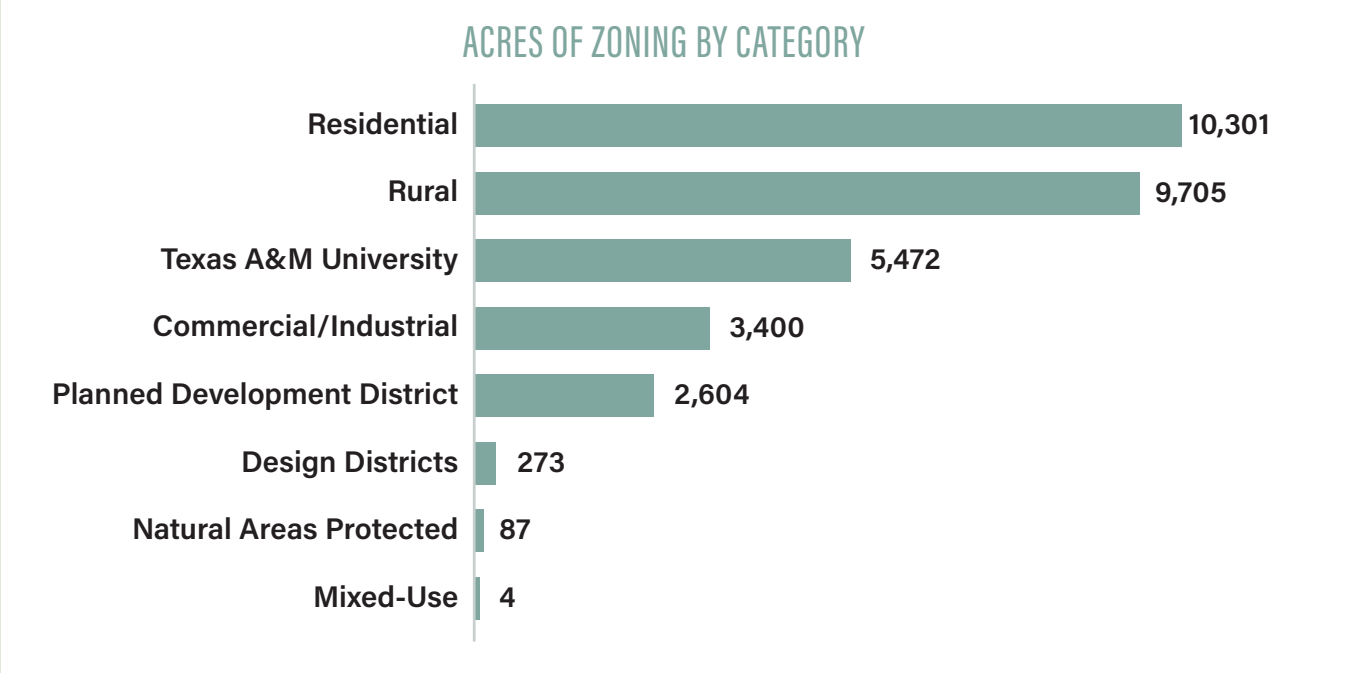


Figure 50: Acres of Zoning by Category; Source: Planning and Development Services

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%

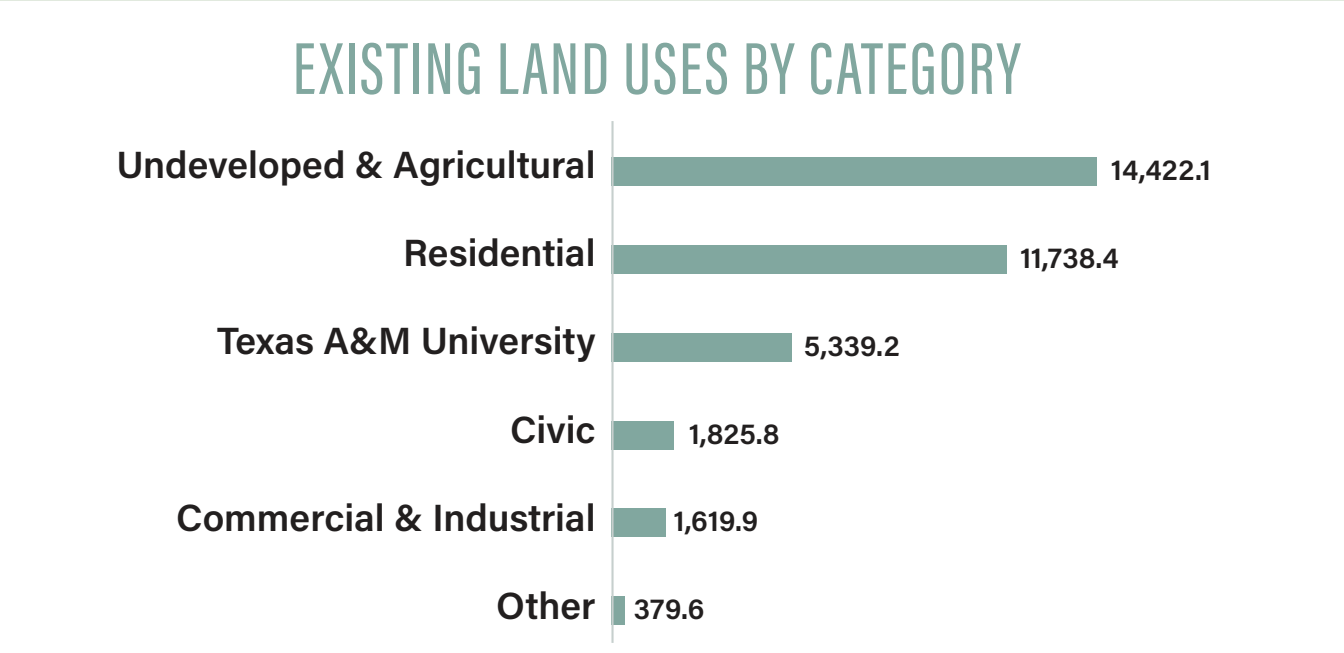


Figure 51: Existing Land Uses by Category; Source: Planning and Development Services

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

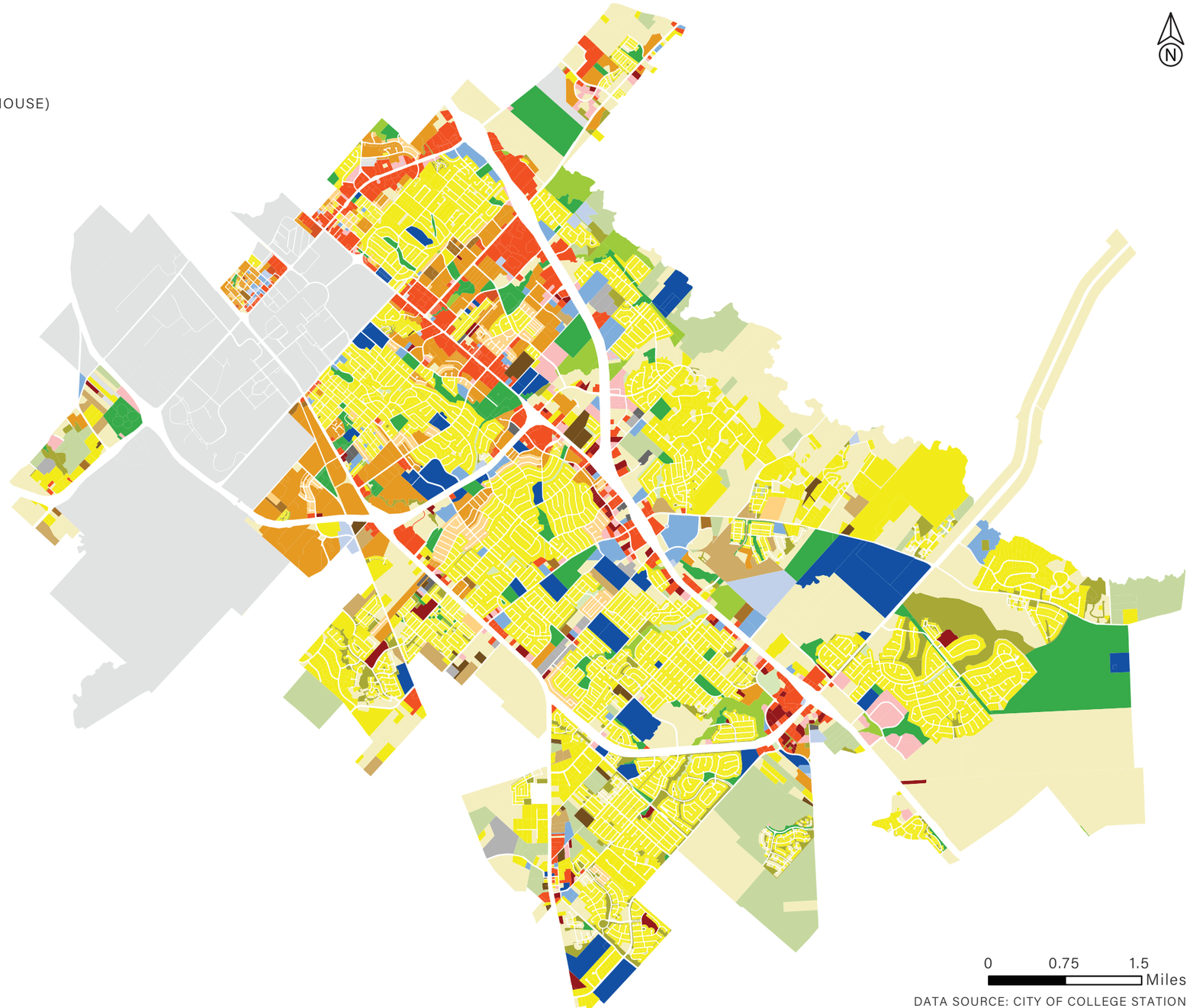


Figure 52: Existing Land Uses; Source: City of College Station

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%

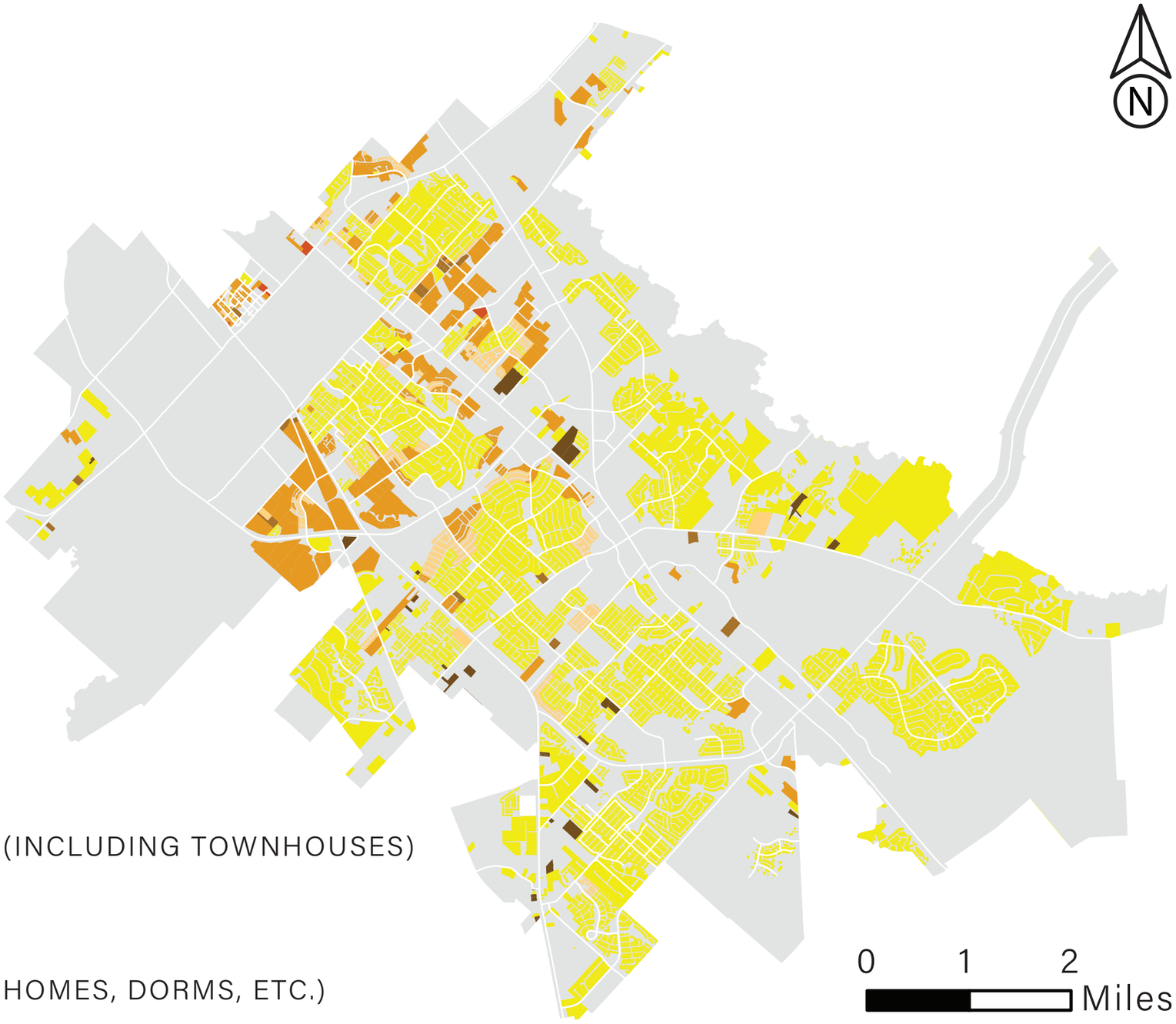


Figure 53: Existing Residential Uses by Type; Source: City of College Station

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%

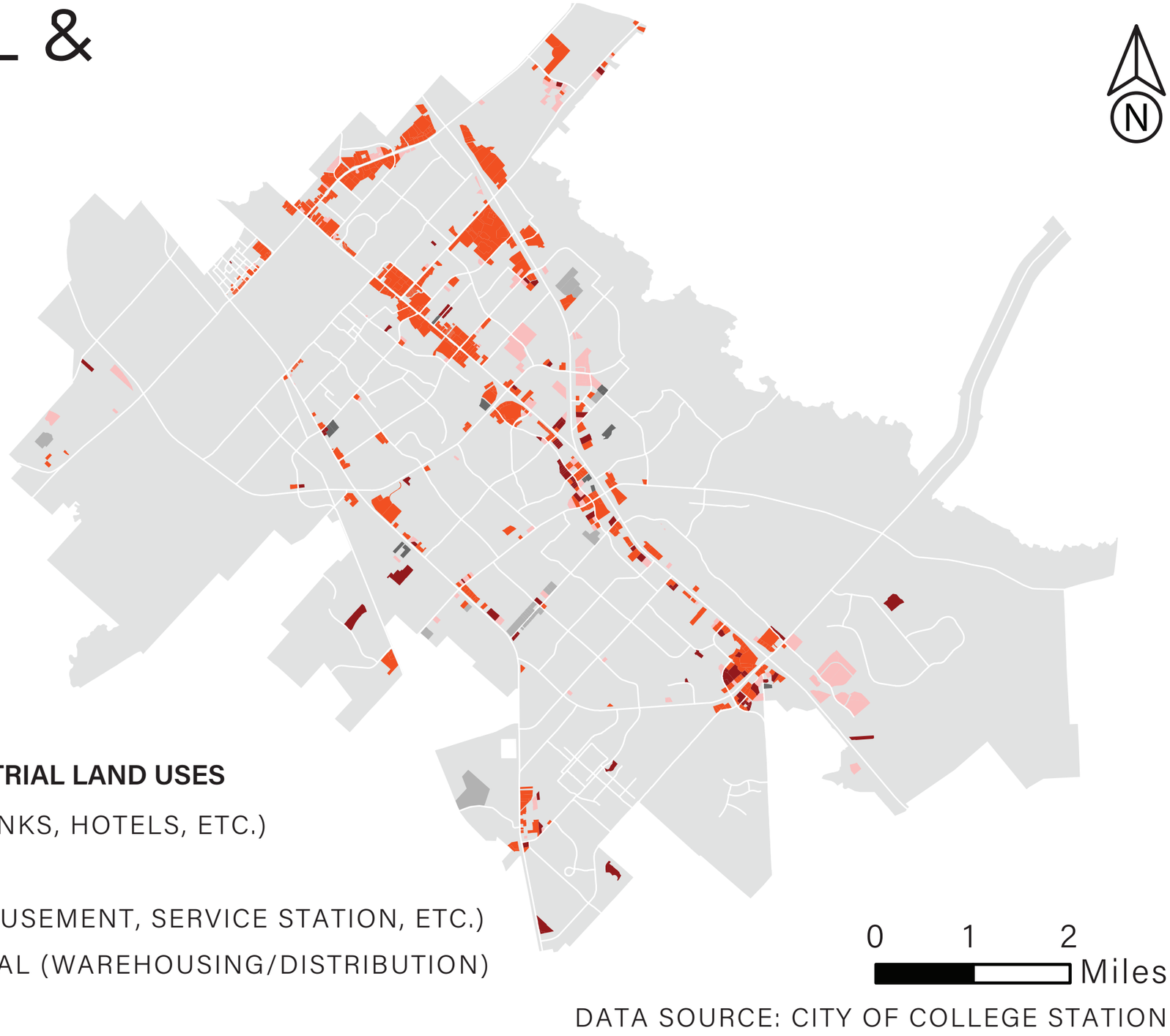


Figure 54: Existing Commercial and Industrial Land Uses; Source: City of College Station

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%



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%





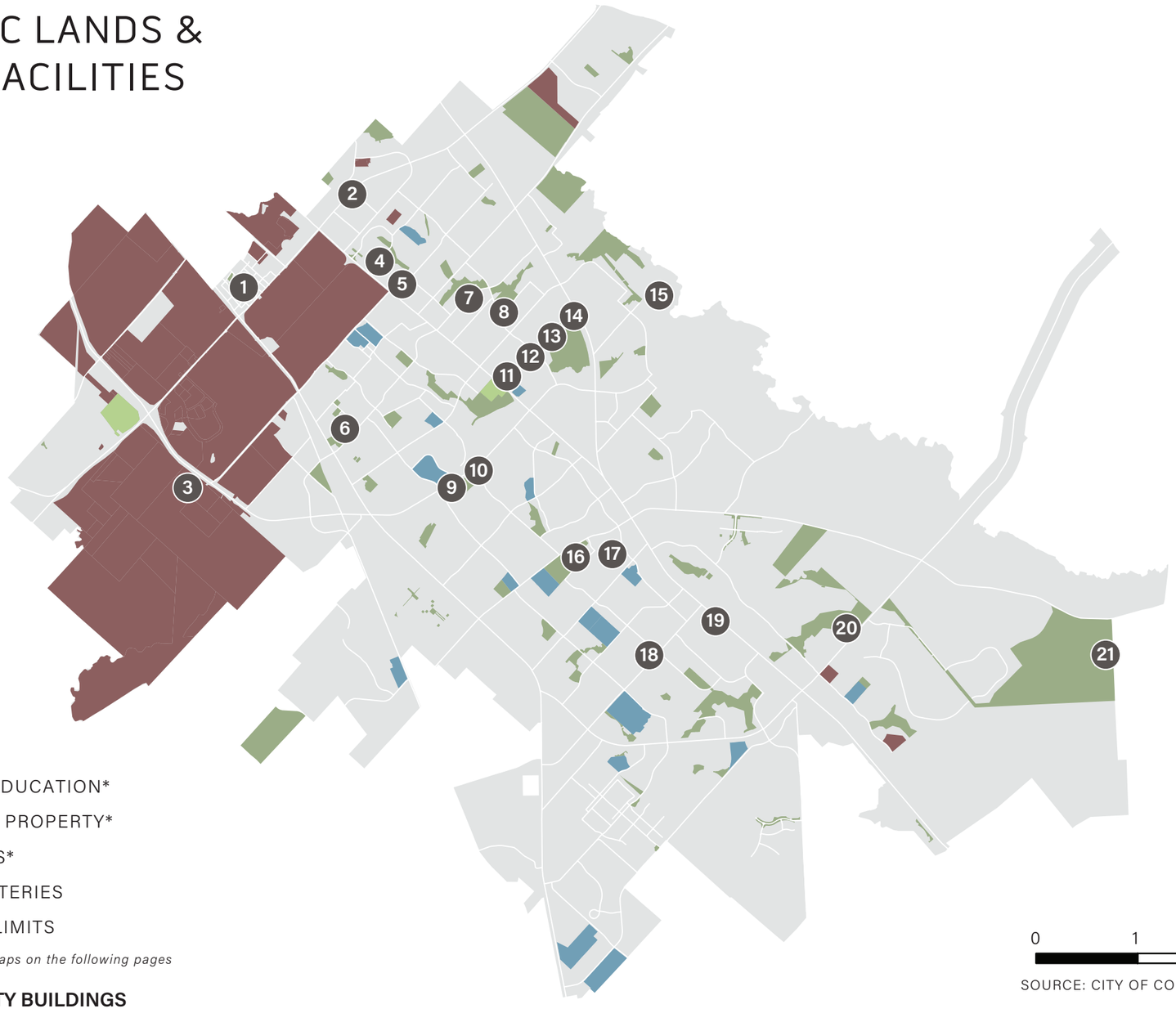
PUBLIC FACILITIES

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



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

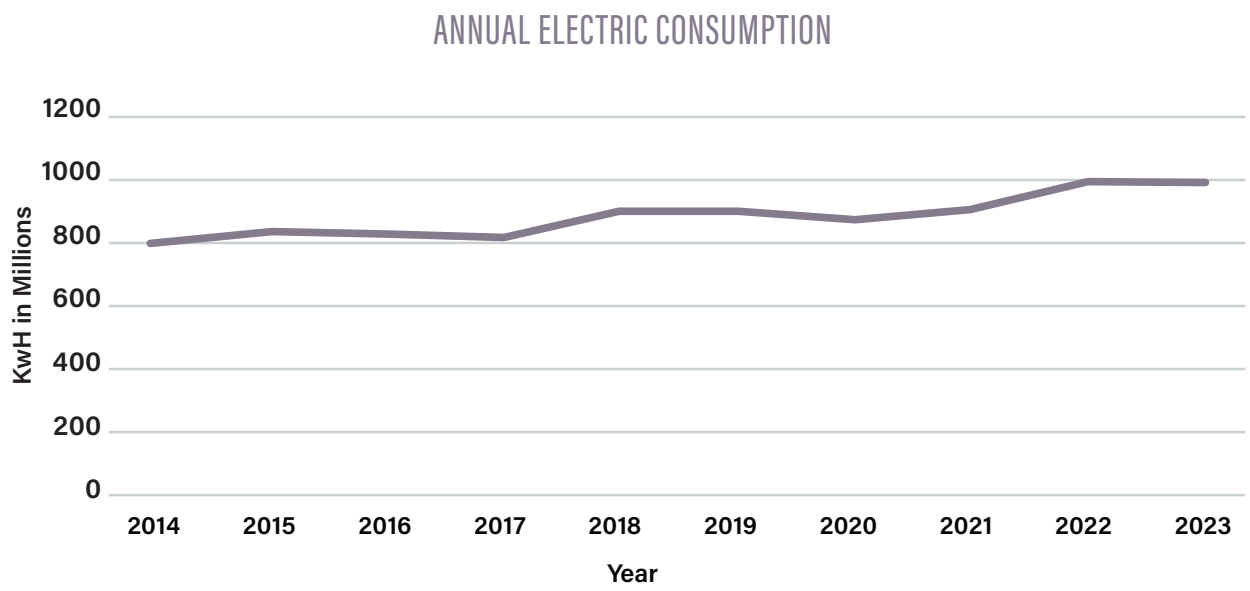


Figure 57: Annual Electric Consumption; Source: College Station Utilities

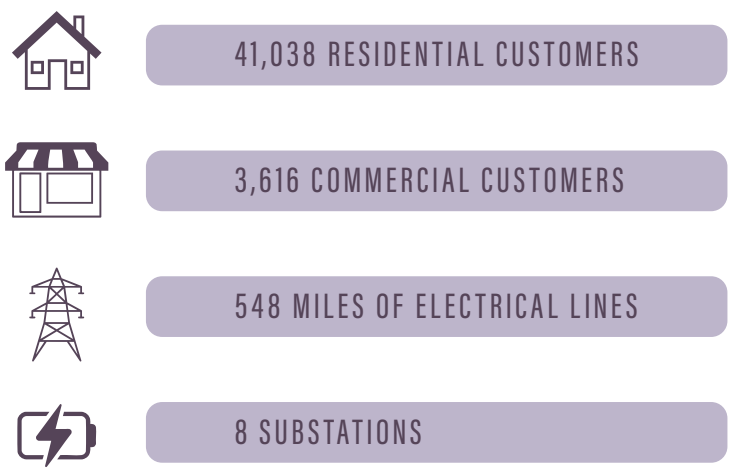


Figure 58: Electric Service Indicators

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.

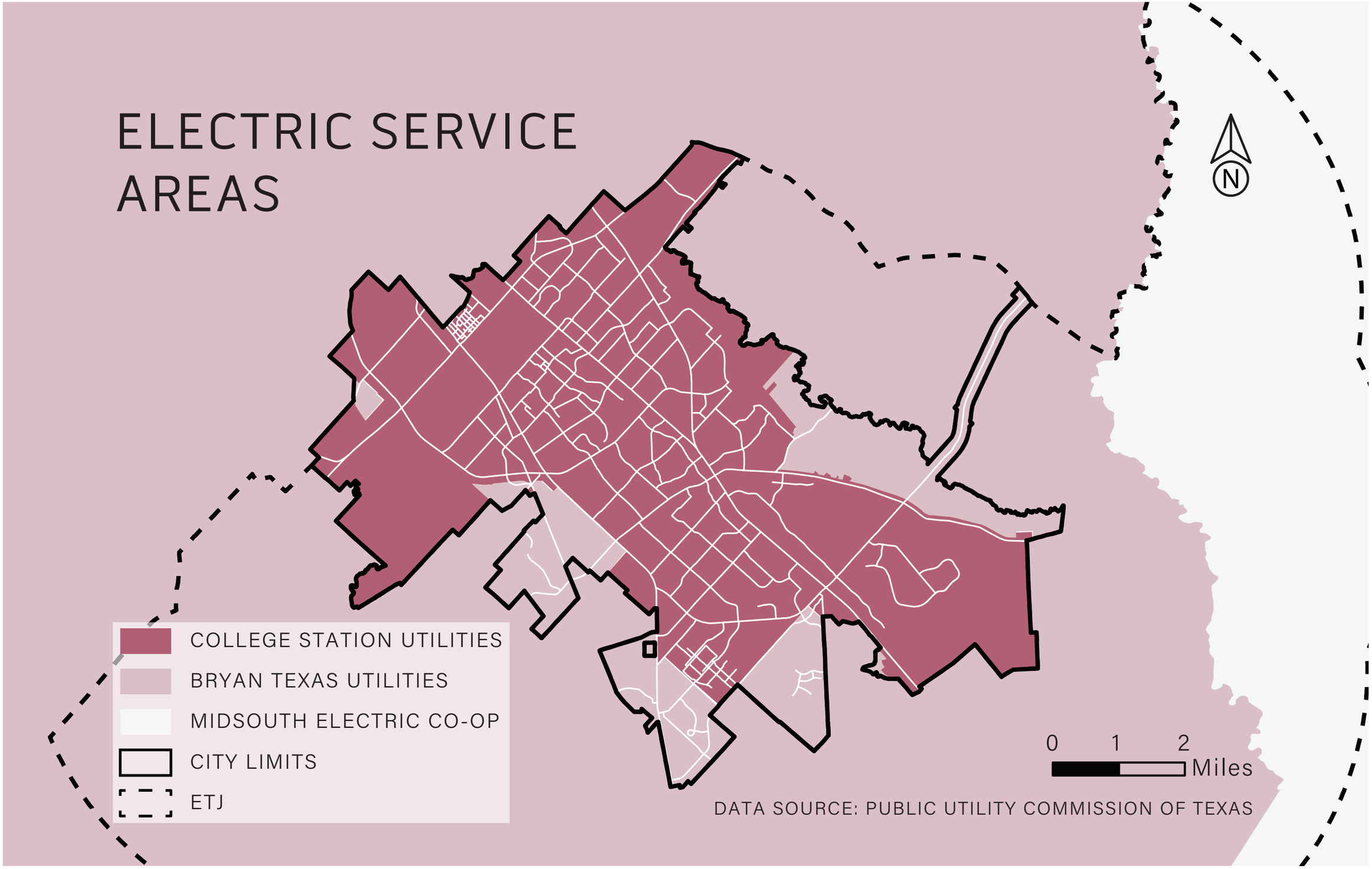


Figure 59: Electric Service Area Map; Source: Public Utility Commission of Texas

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.

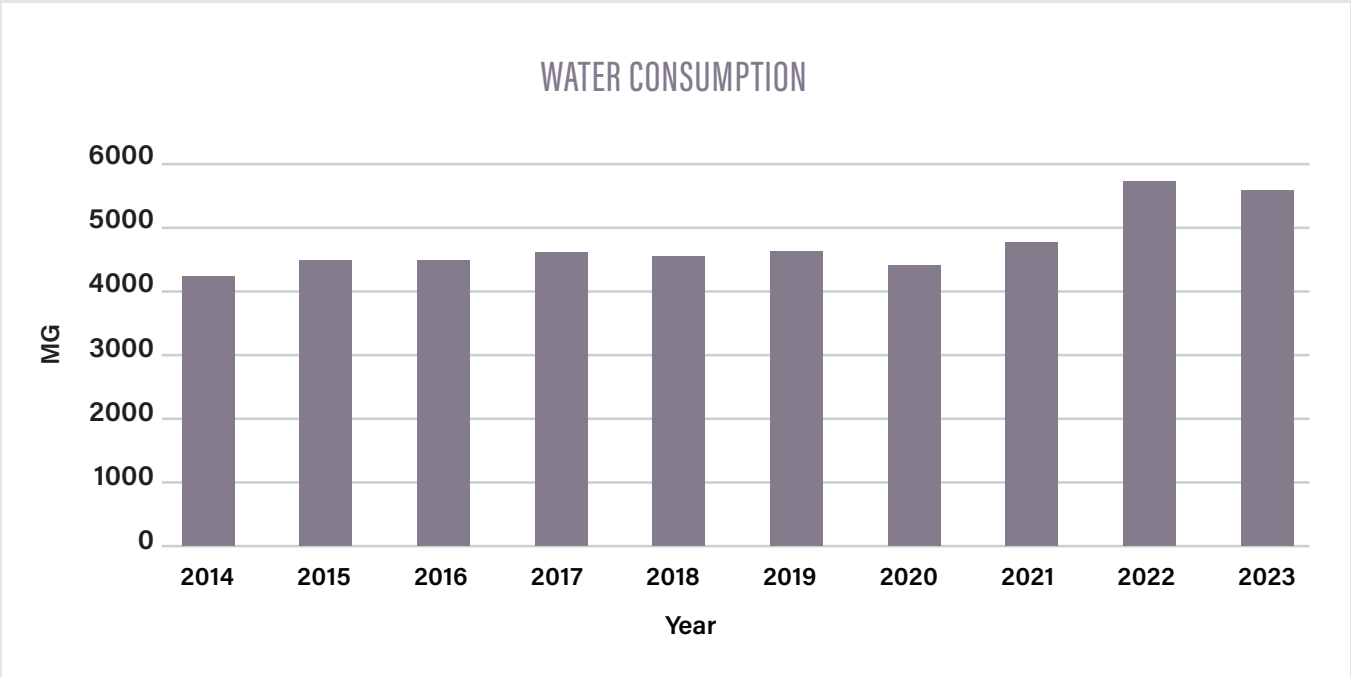


Figure 60: Water Consumption by Year; Source: College Station Water Services

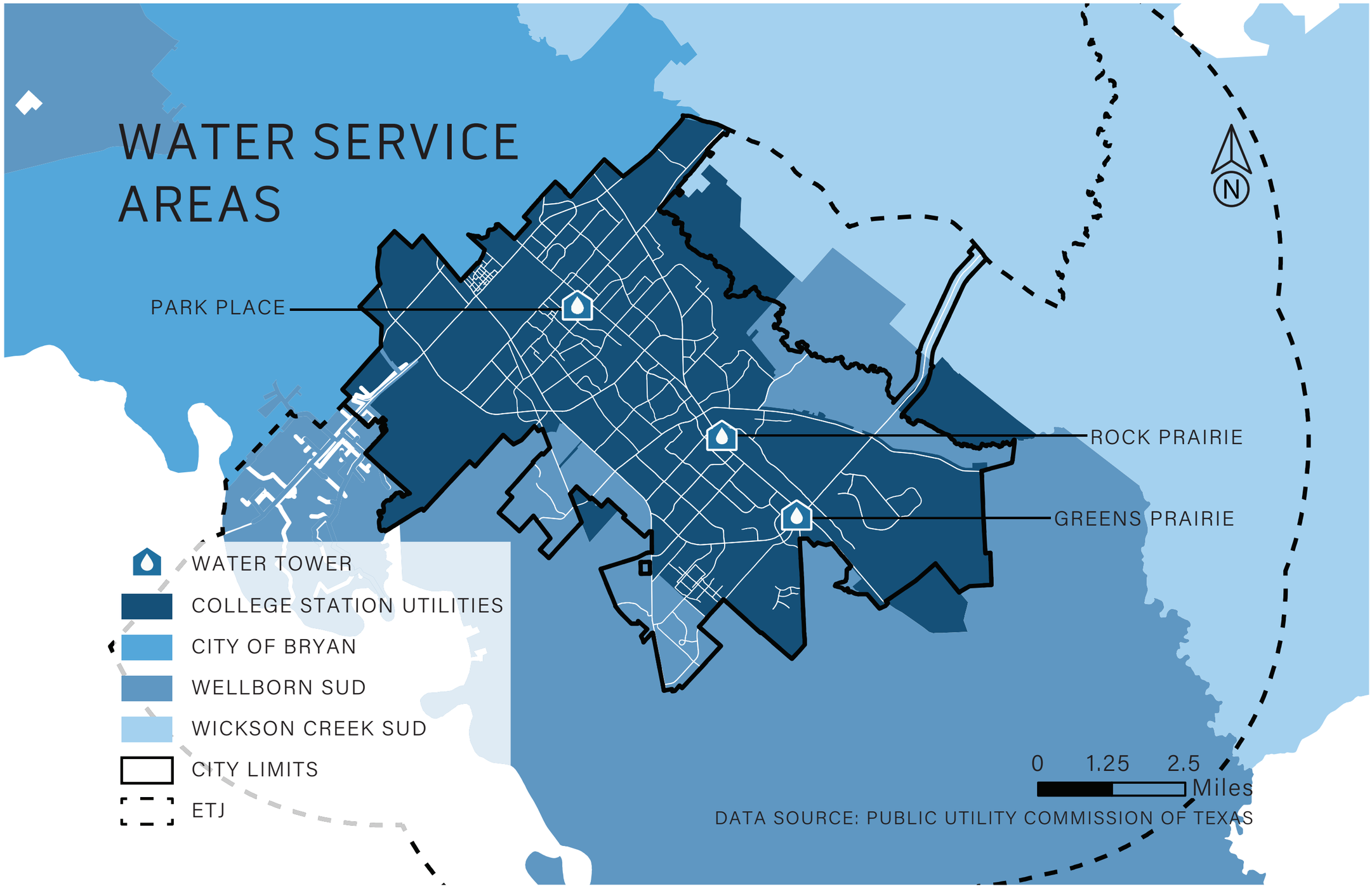


Figure 61: Water Service Areas; Source: Public Utility Commission of Texas

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.

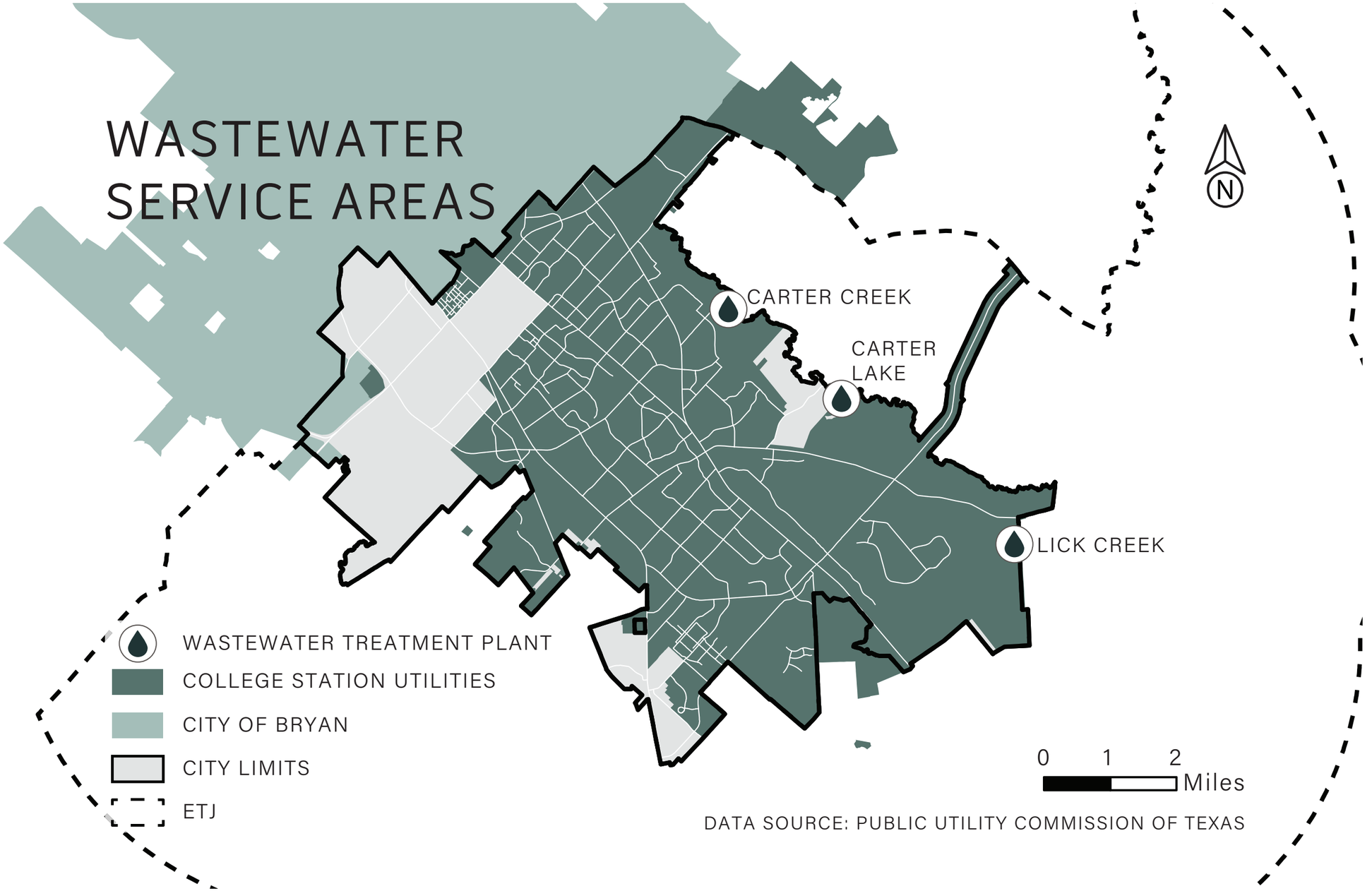


Figure 62: Wastewater Service Areas; Source: Public Utility Commission of Texas

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.

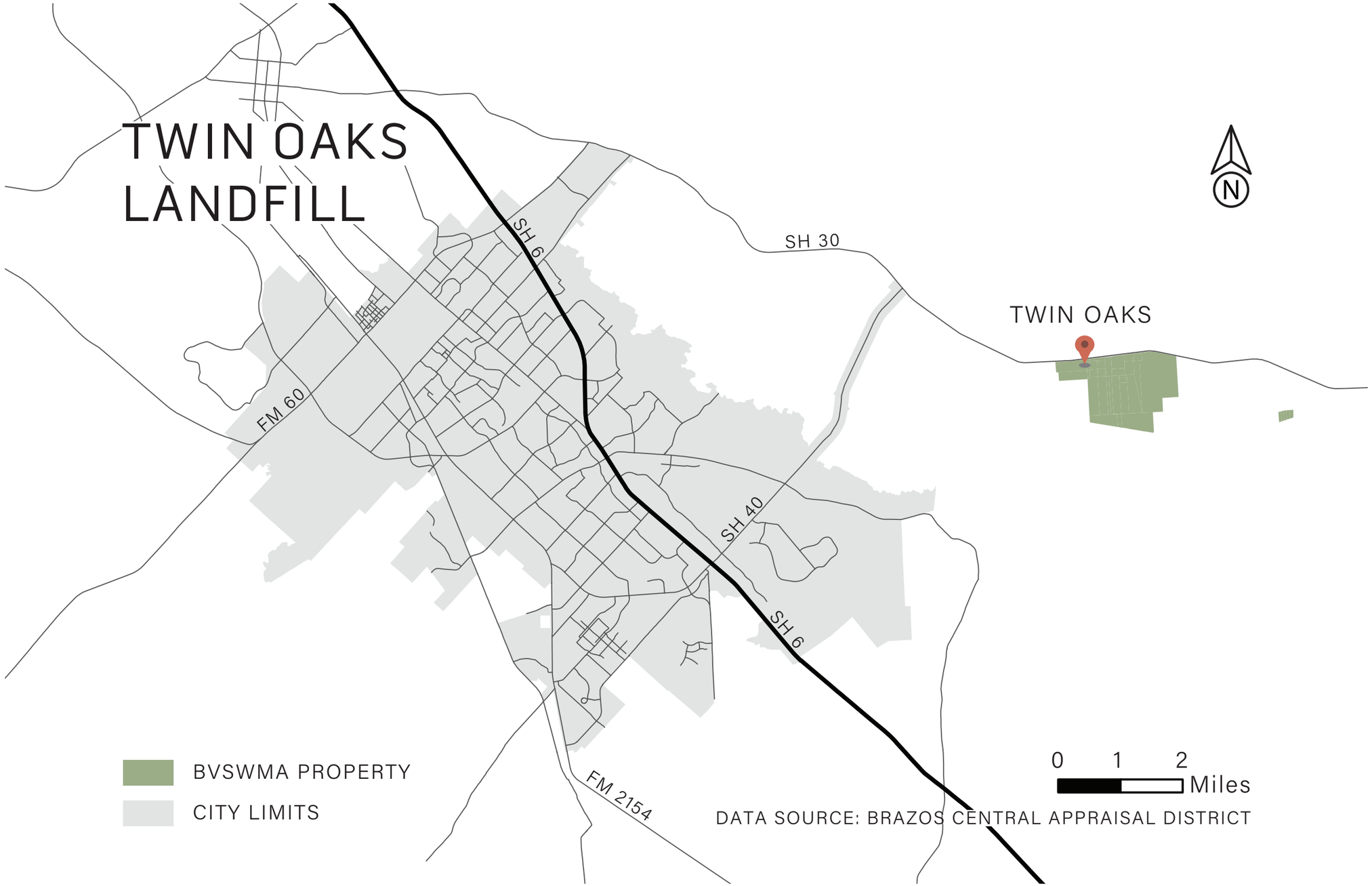
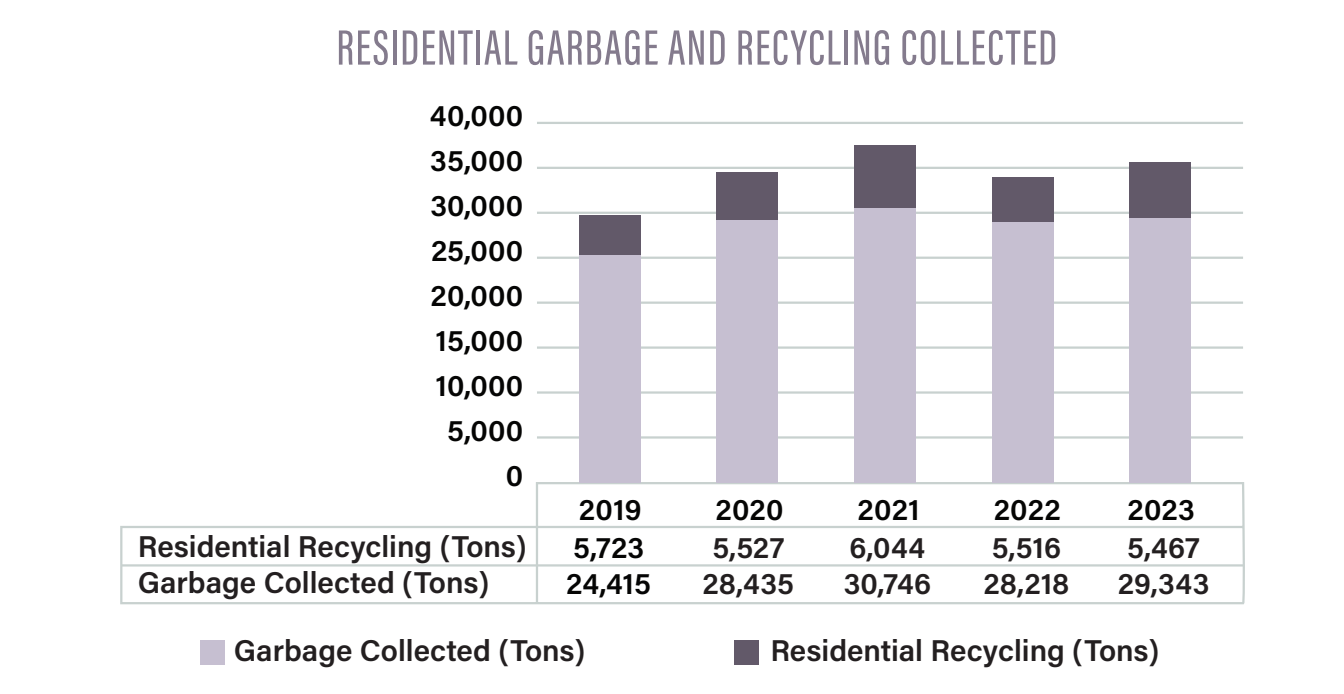


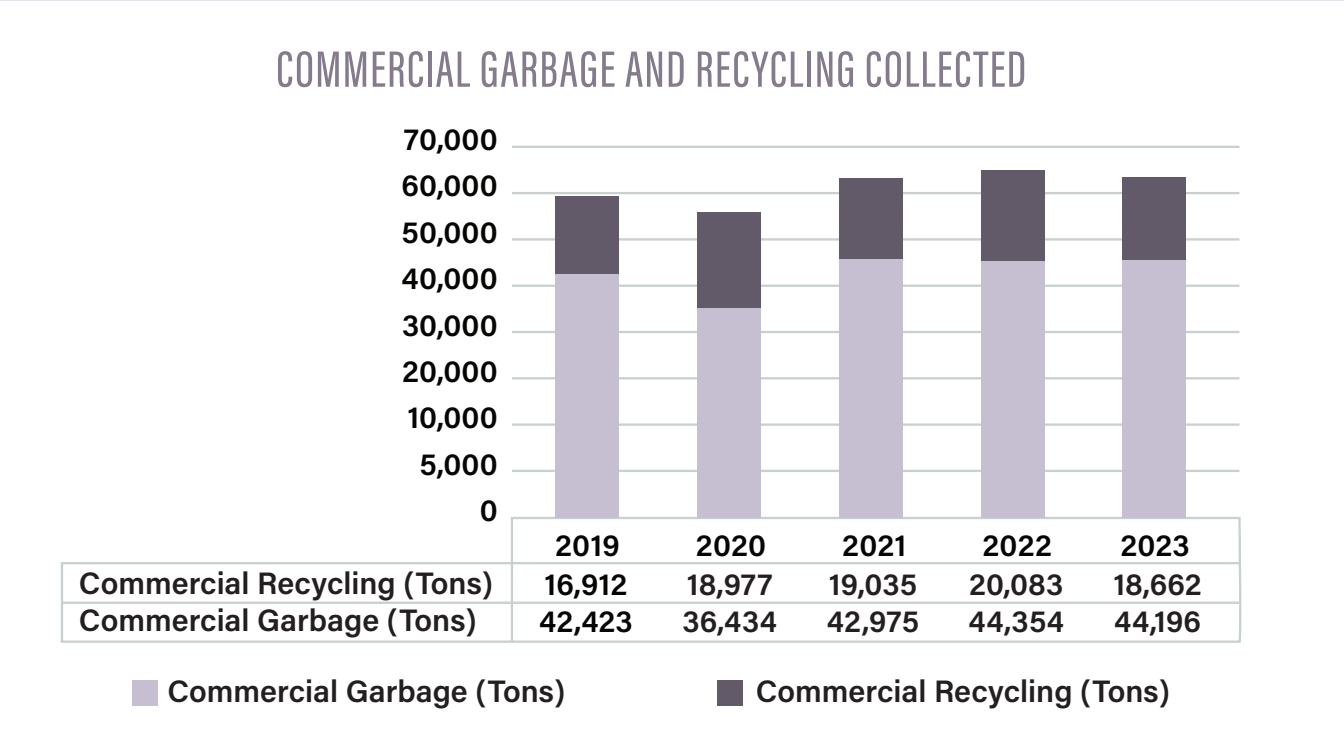
Figure 63: Twin Oaks Landfill; Source: Brazos Central Appraisal District

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.



	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

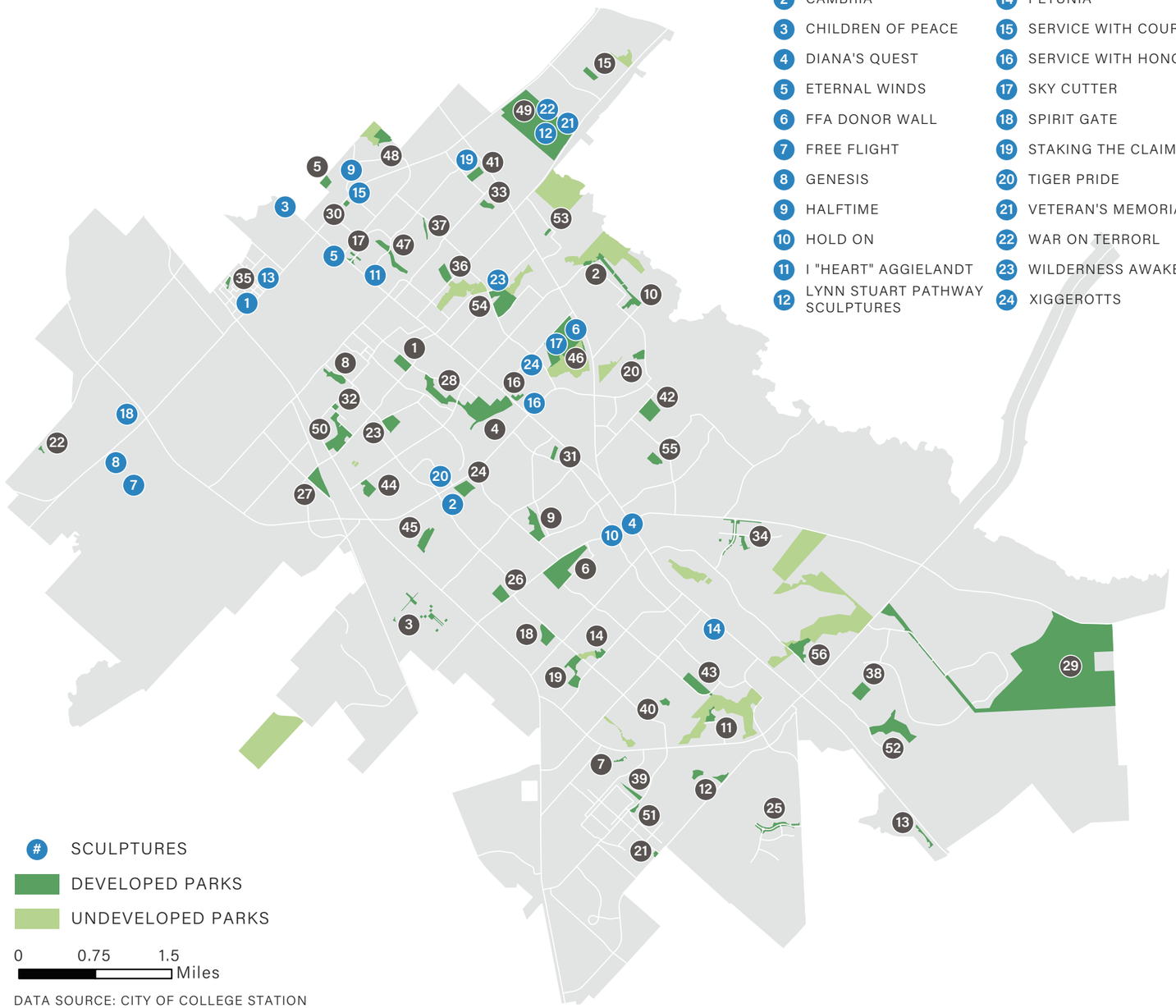
Figure 64: Residential Tons of Garbage and Recycling Collected by Year; Source: City of College Station



	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

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

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

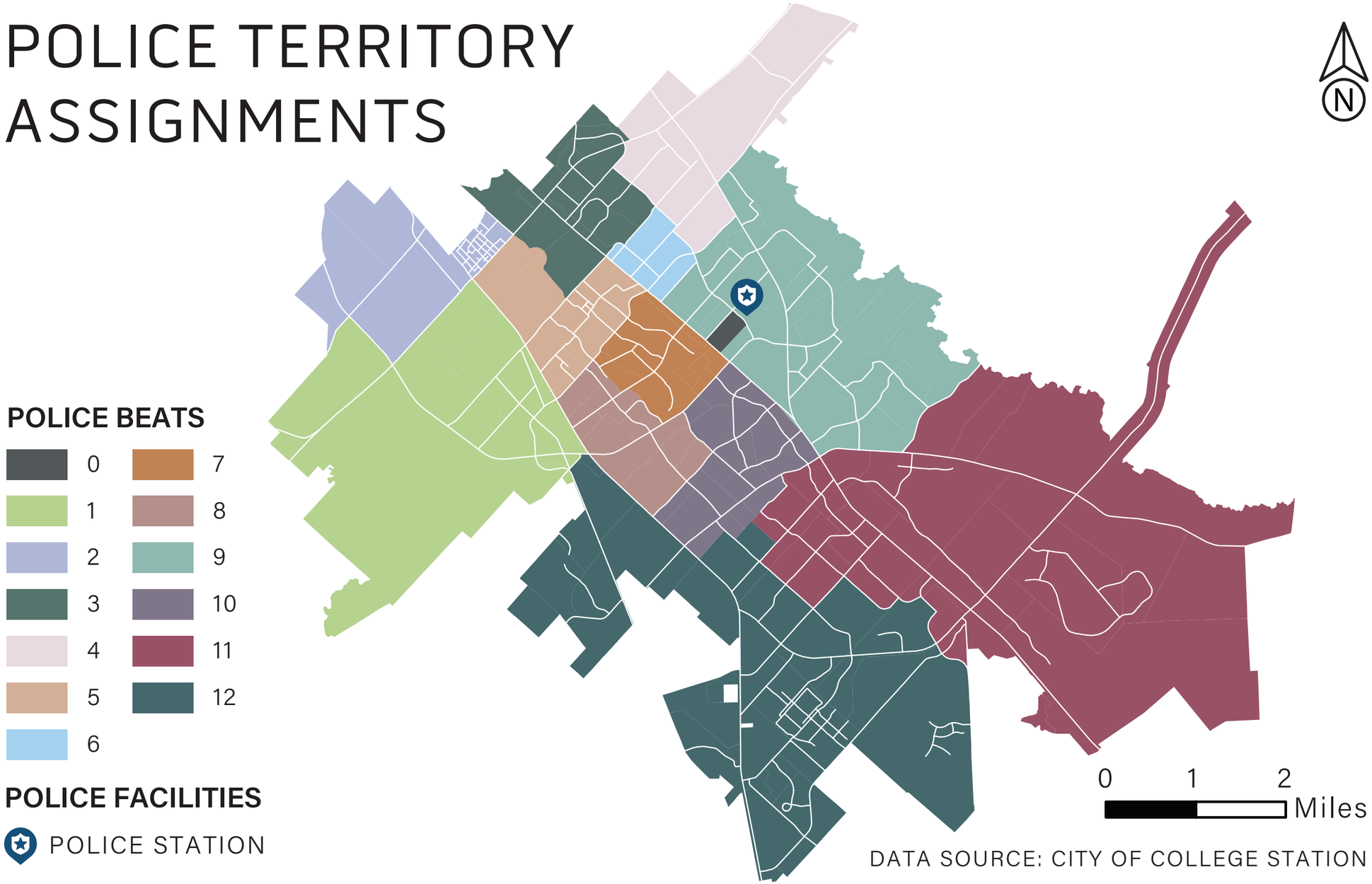


Figure 67: Police Beats Map; Source: City of College Station

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

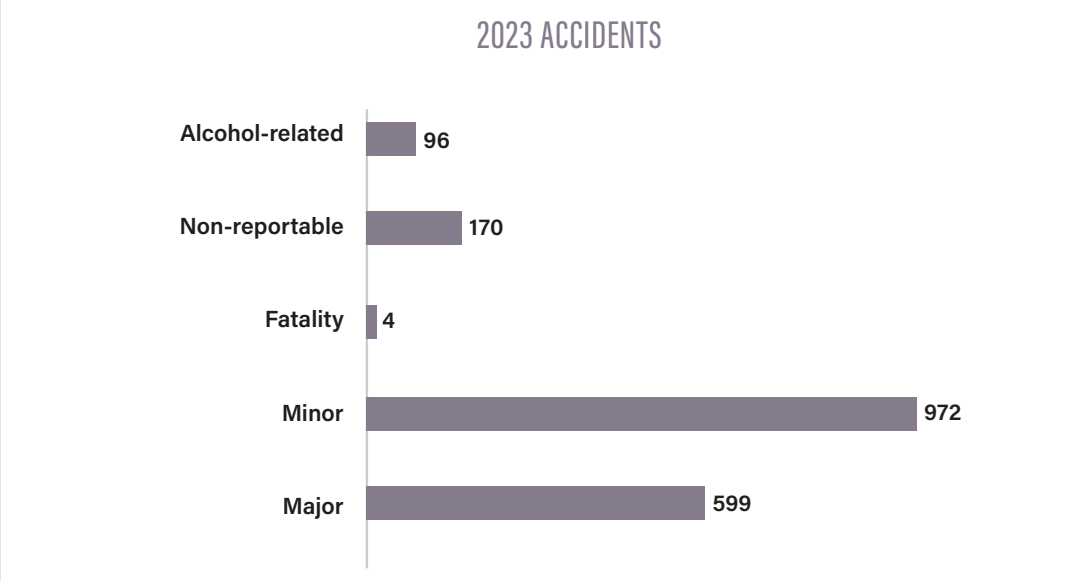


Figure 68: Traffic Accidents 2023; Source: City of College Station

ARRESTS AND CITATIONS

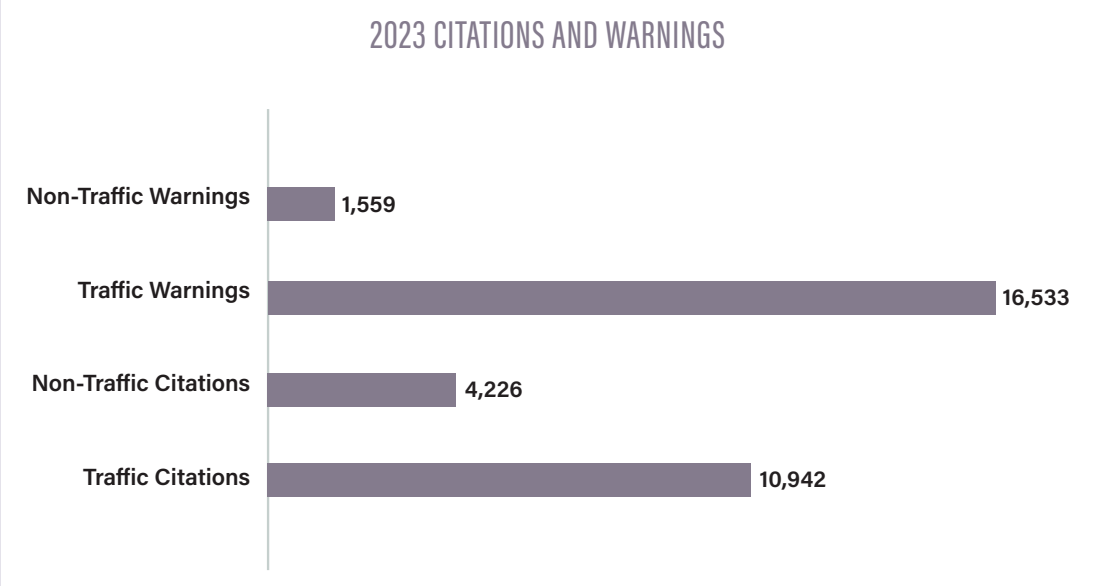


Figure 69: Citations and Warnings 2023; Source: City of College Station



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

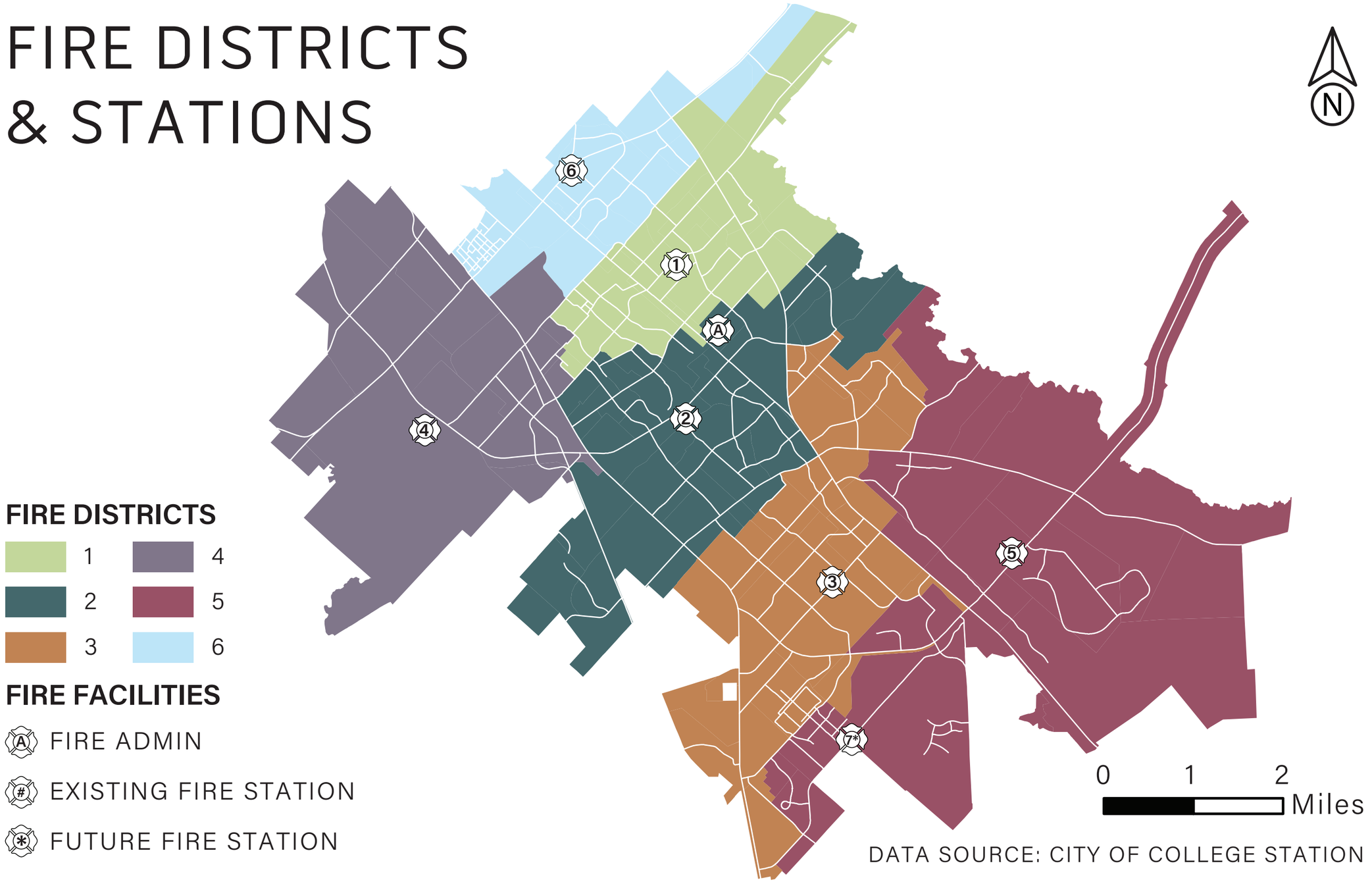


Figure 70: Fire Districts and Stations; Source: City of College Station

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).

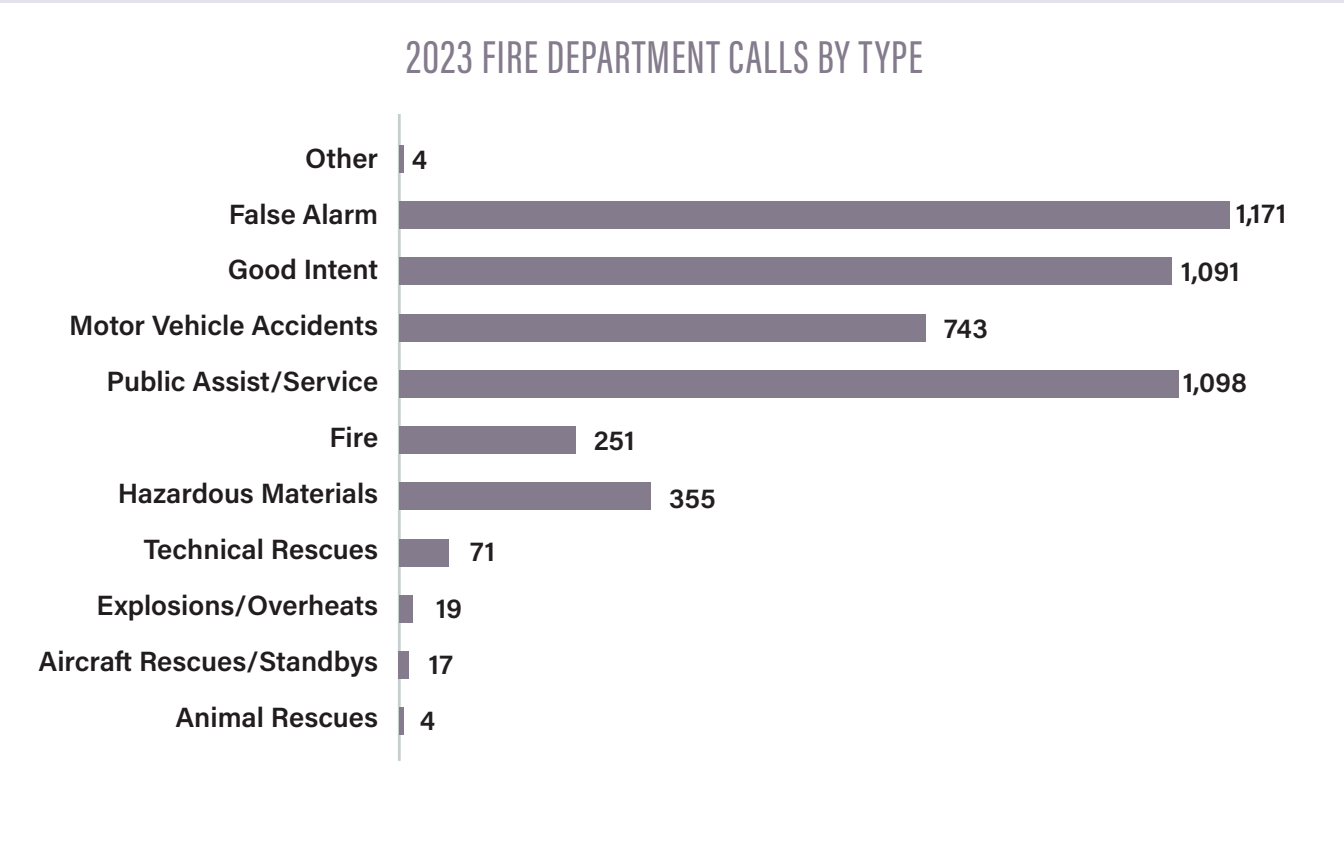


Figure 71: 2023 Fire Department Calls by Type; Source: City of College Station

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

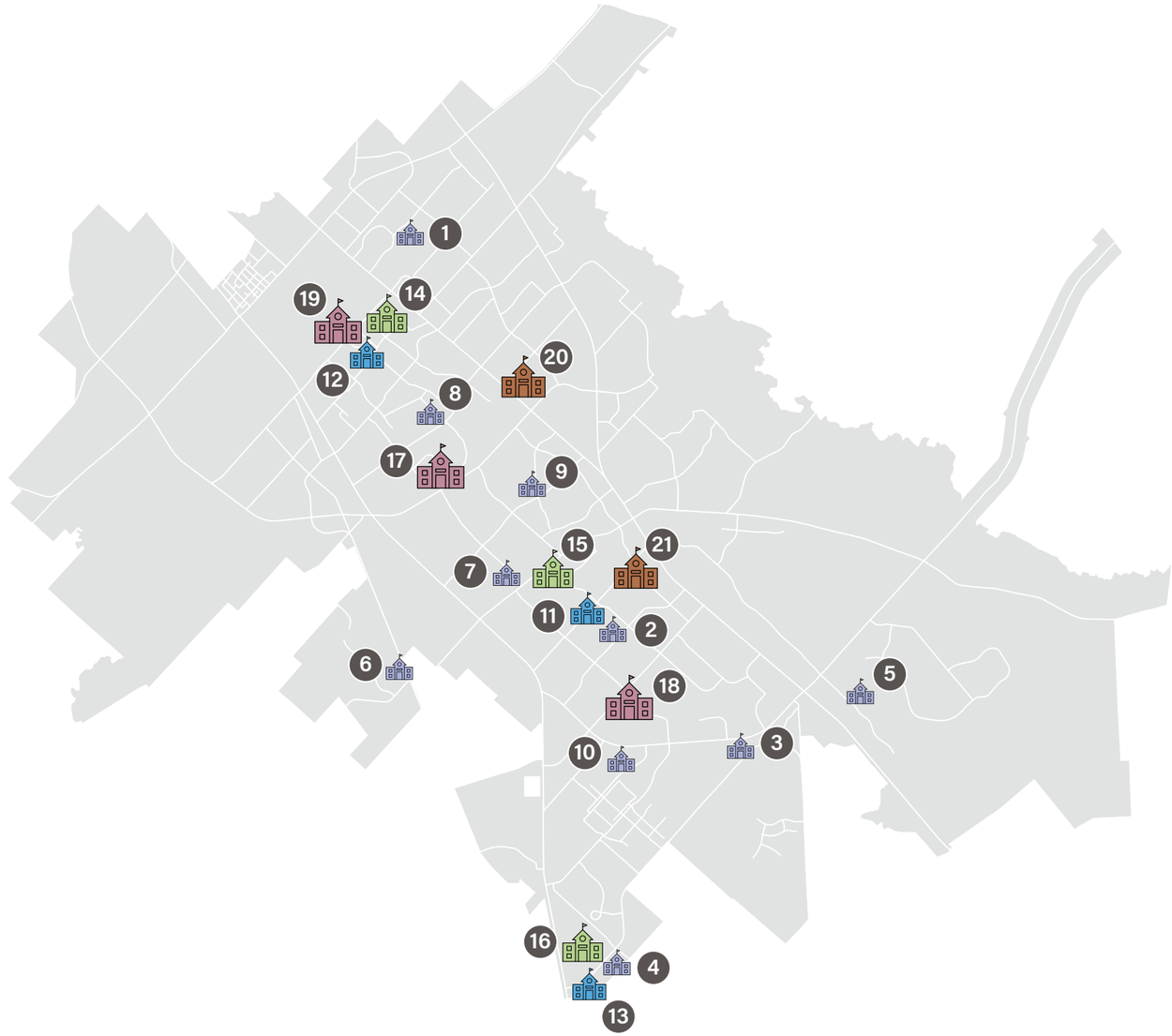


Figure 72: CSISD Facilities; Source: City of College Station

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.

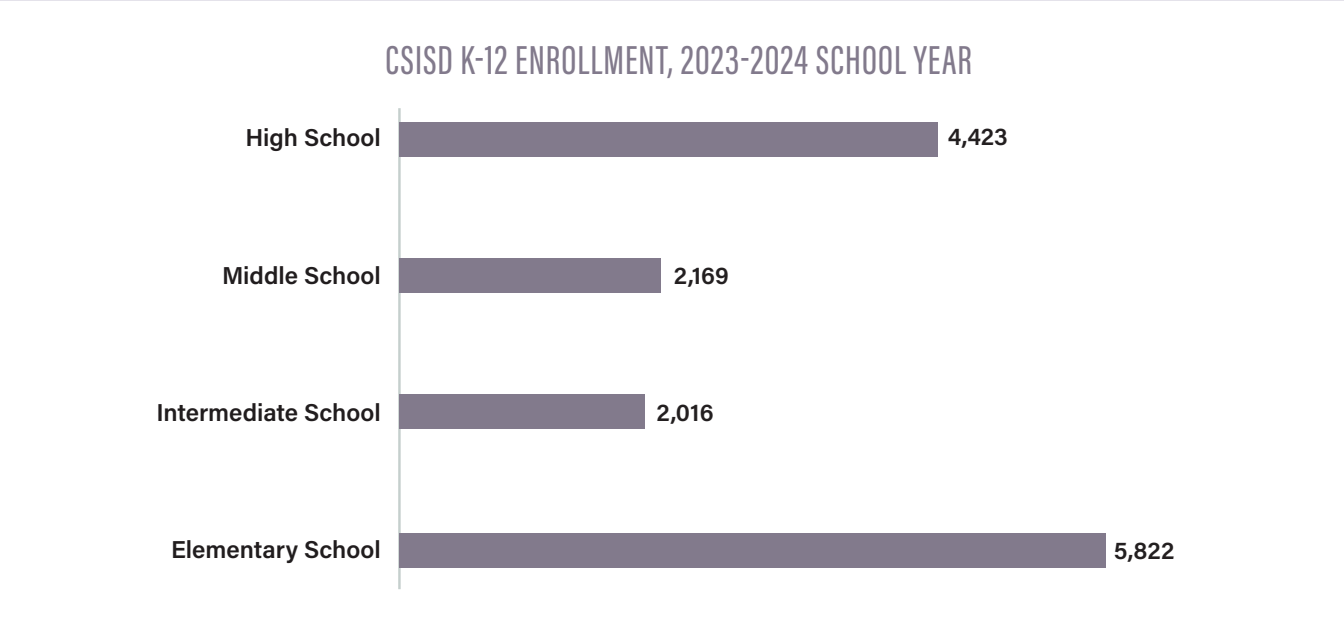


Figure 73: 2023-2024 K-12 Enrollment; Source: College Station Independent School District

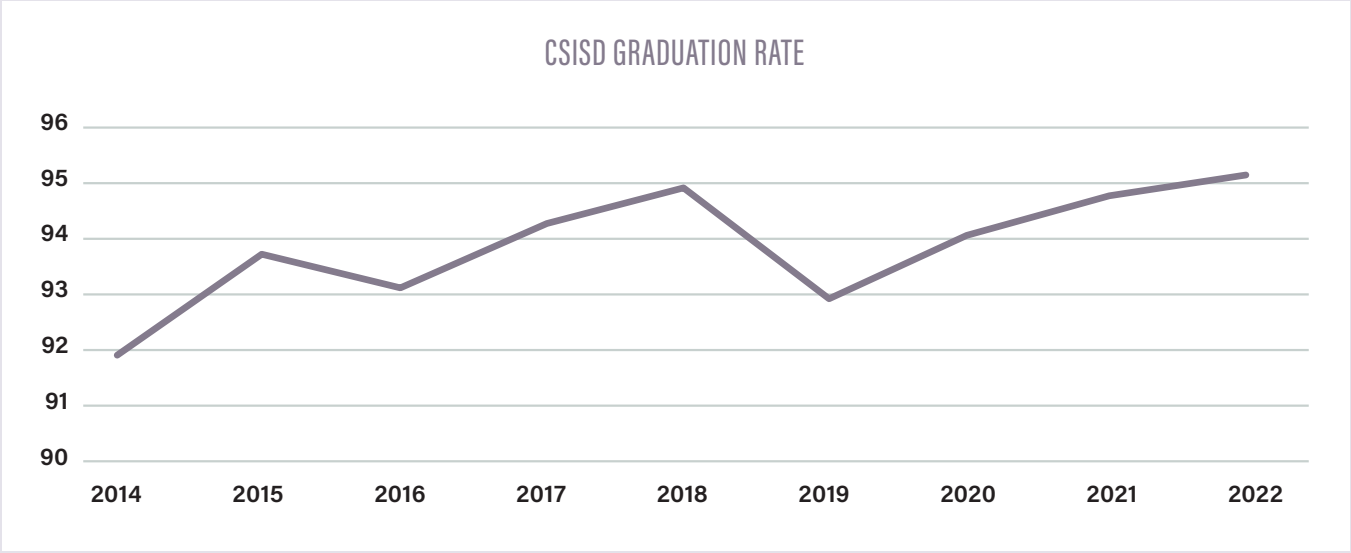


Figure 74: CSISD Graduate Rate 2014-2022; Source: College Station Independent School District



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

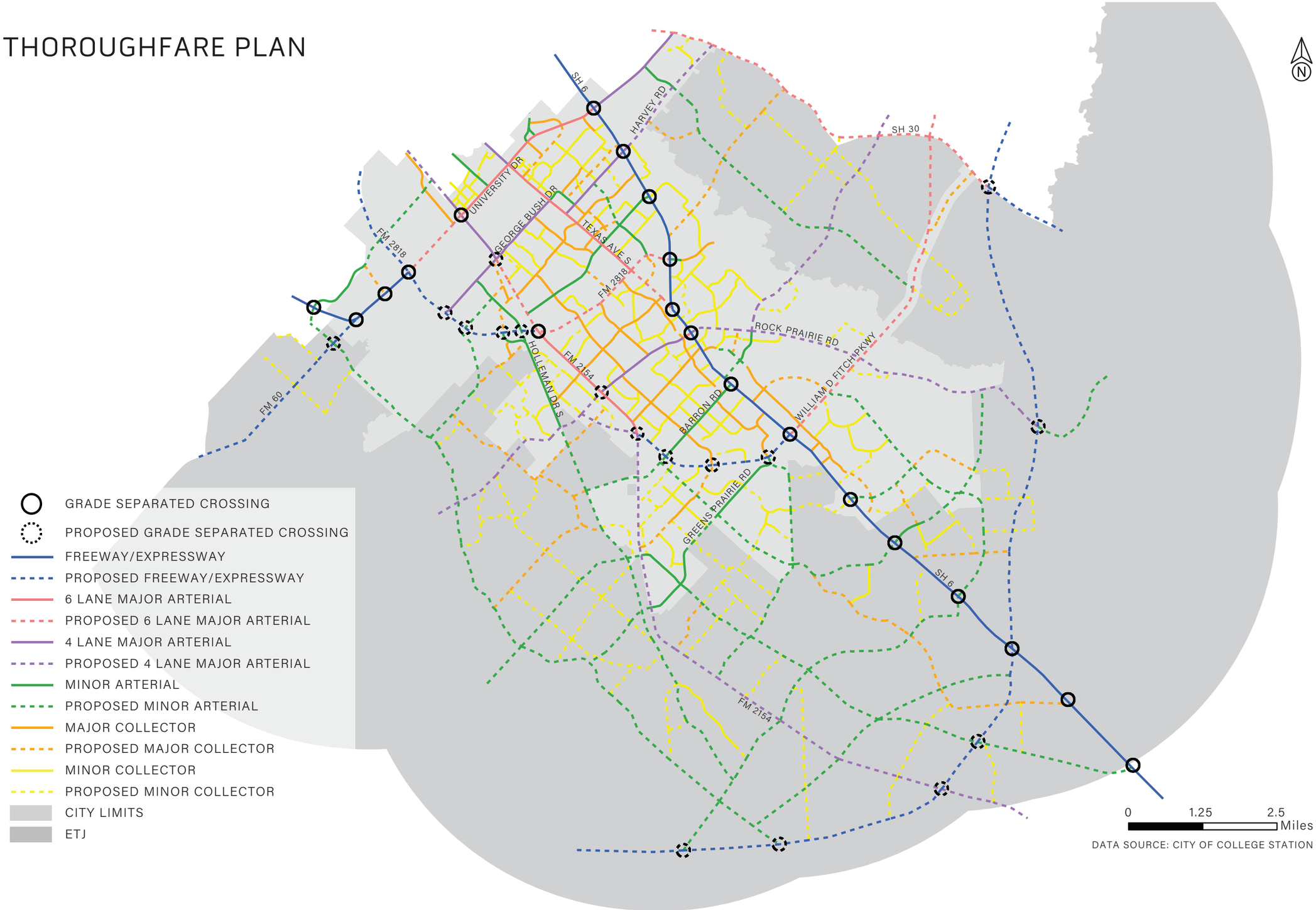


Figure 75: Thoroughfare Plan Map; Source: City of College Station

FUTURE THOROUGHFARES & EXPANSIONS

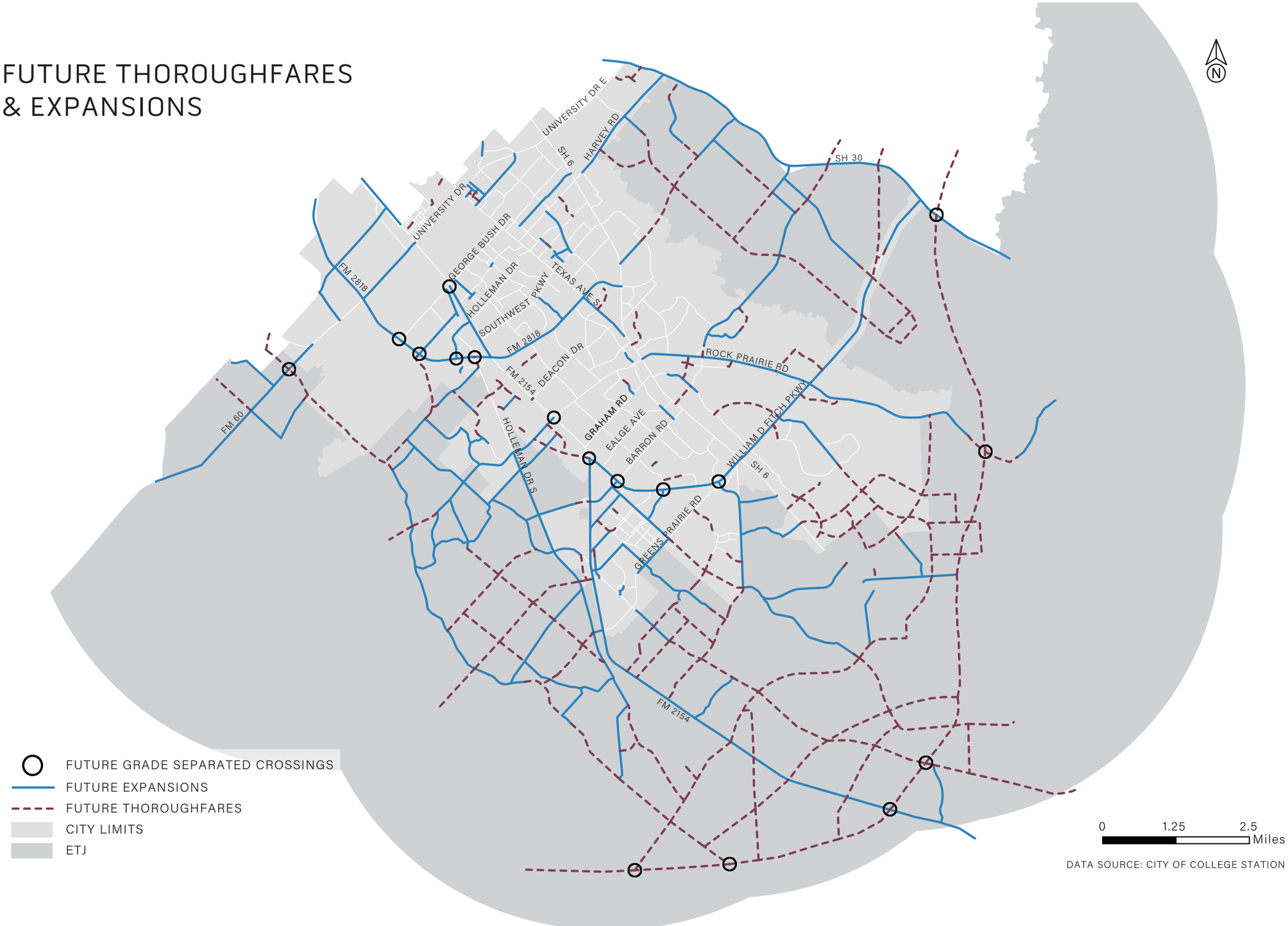


Figure 76: Thoroughfare Expansions and Improvements Map; Source: City of College Station

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

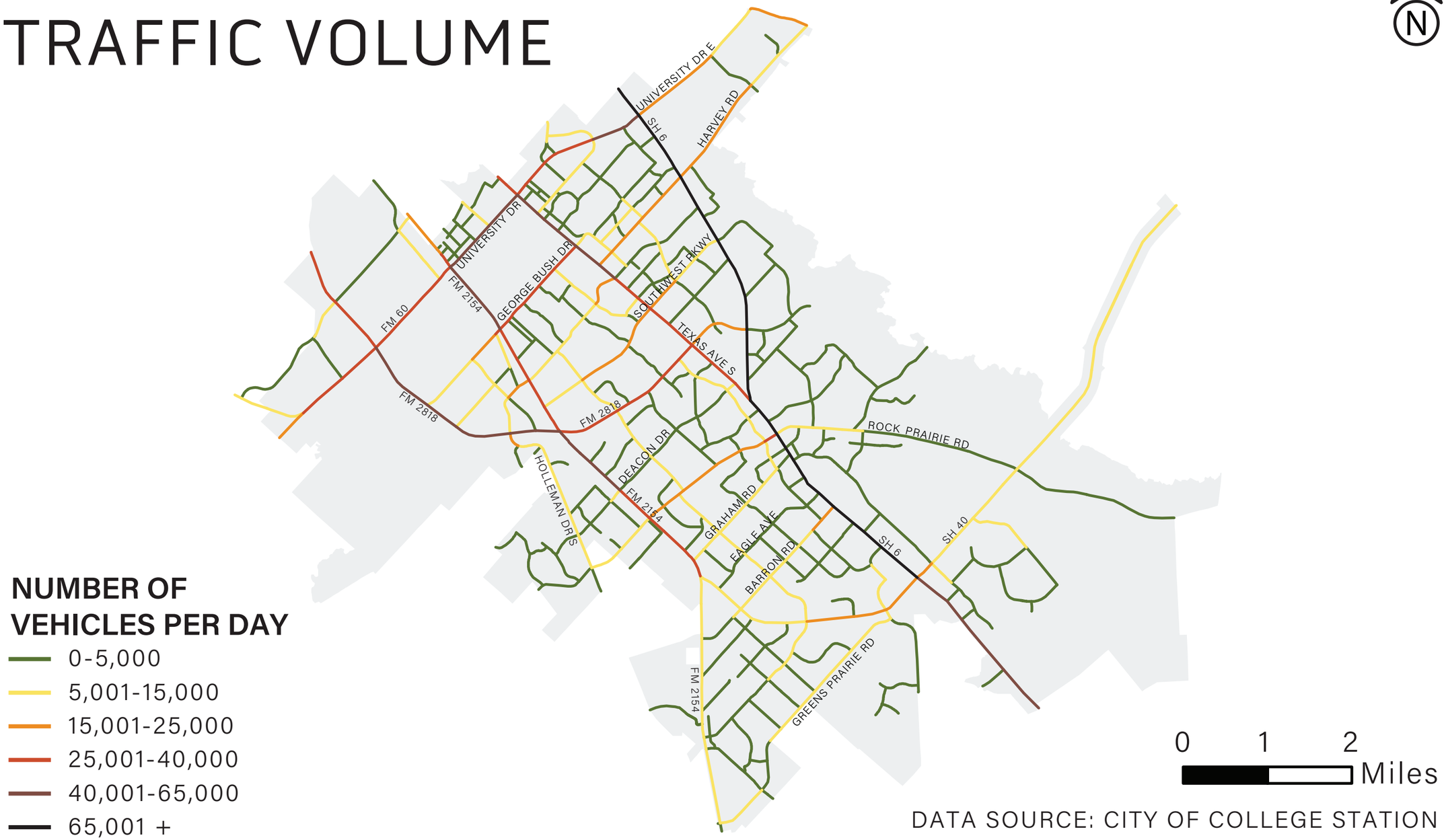


Figure 77: Estimated Daily Traffic Volume Map; Source: Texas Department of Transportation

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.

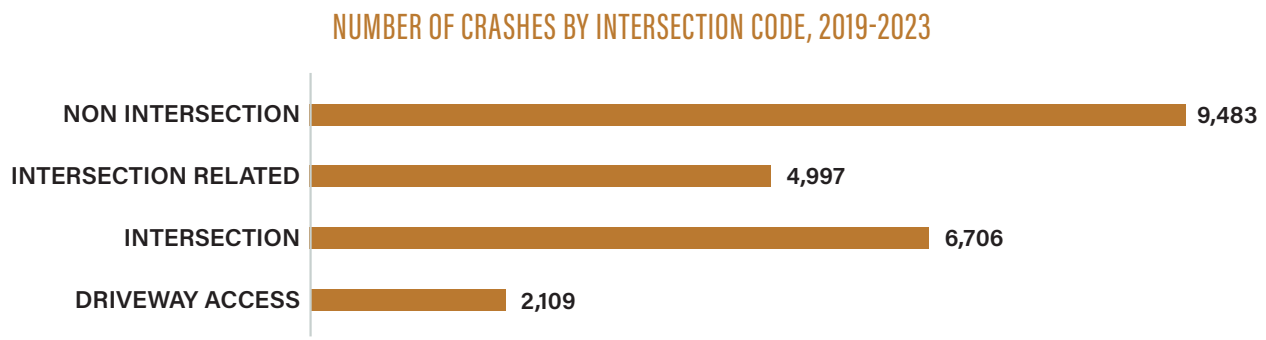


Figure 78: Crashes by Intersection Code, 2019-2023; Source: City of College Station

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.

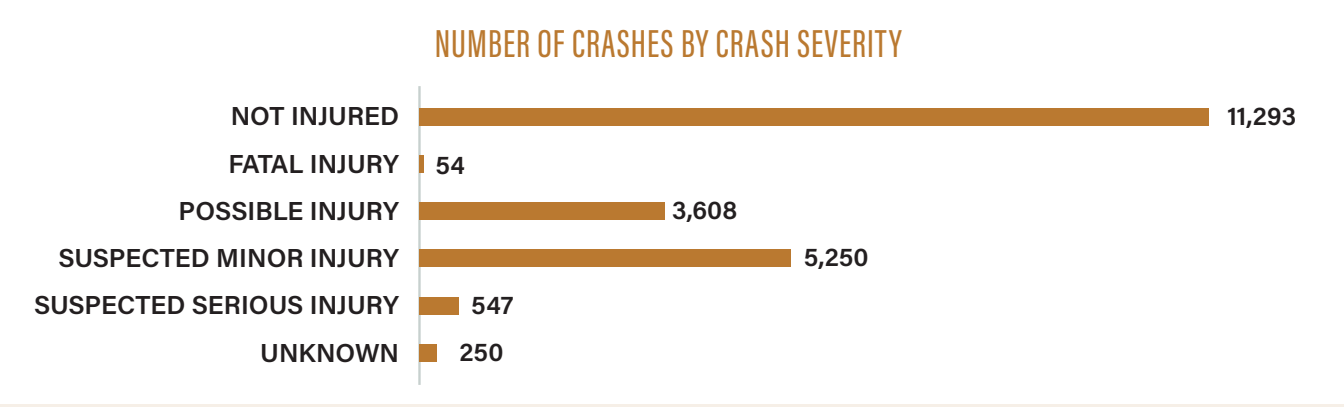


Figure 79: Crashes by Severity; Source: Texas Department of Transportation

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

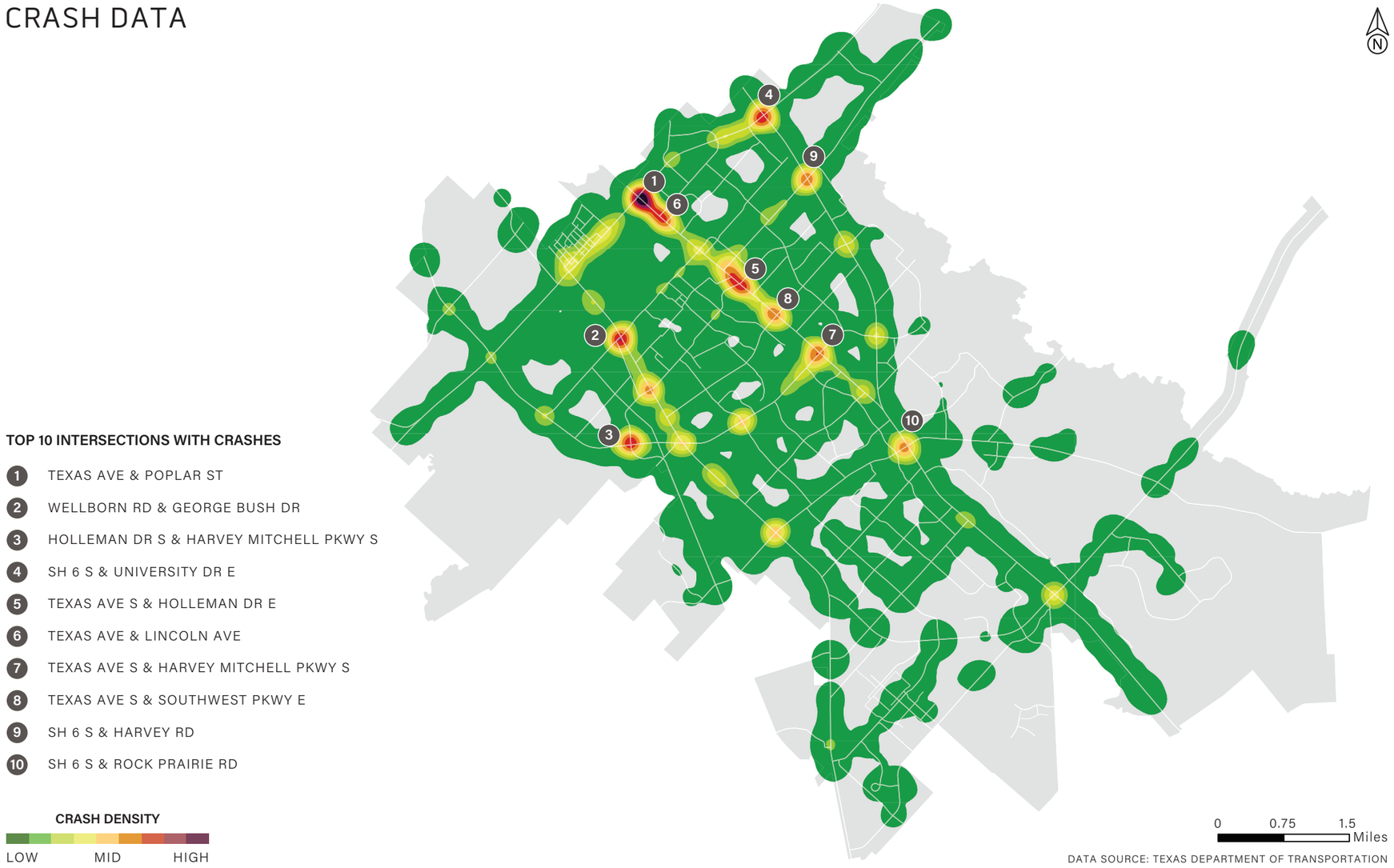


Figure 80: Intersection Crash Hotspots Map

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

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

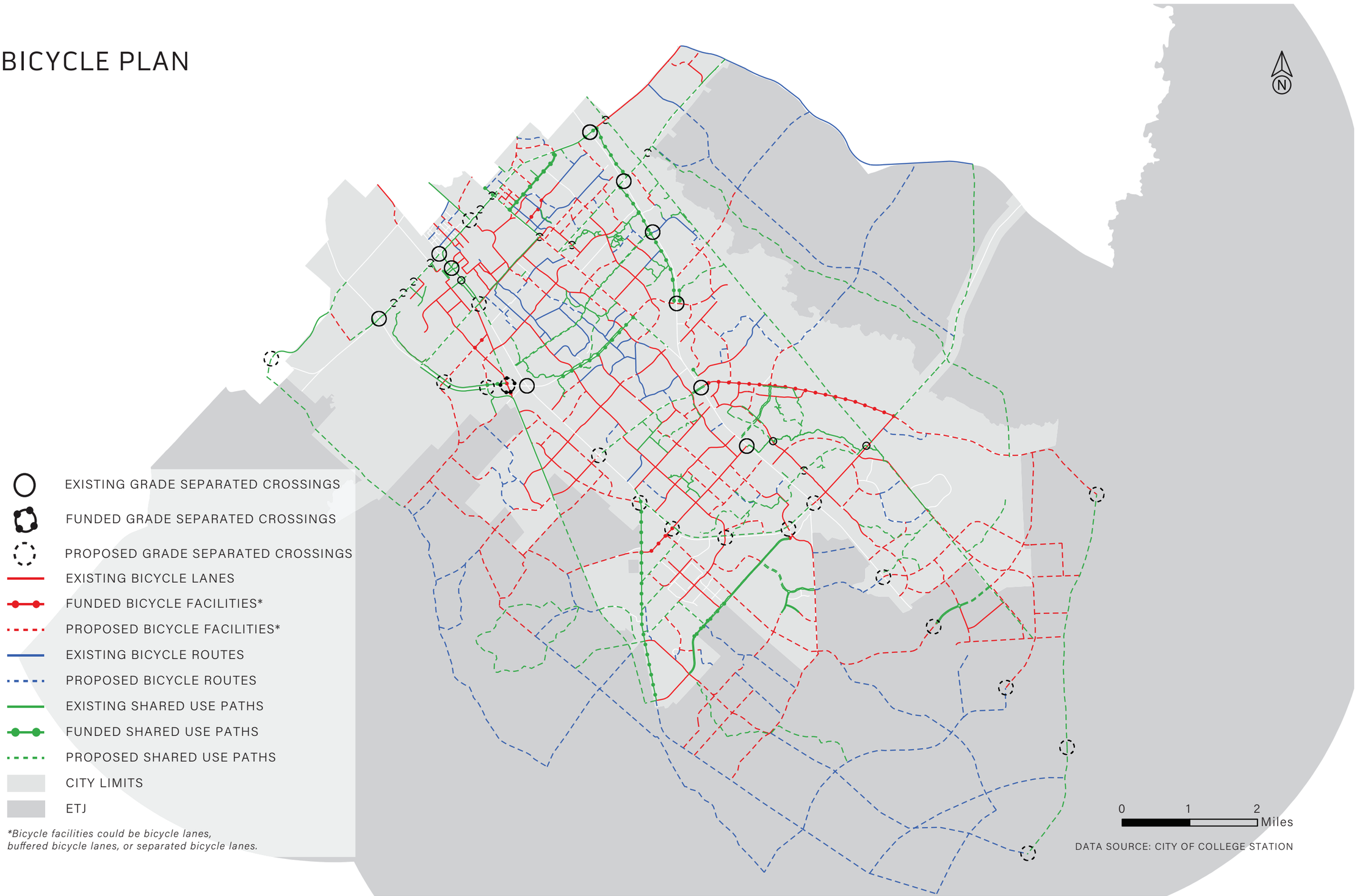


Figure 81: Bicycle Plan Map; Source: Planning and Development Services

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.



PEDESTRIAN PLAN

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.

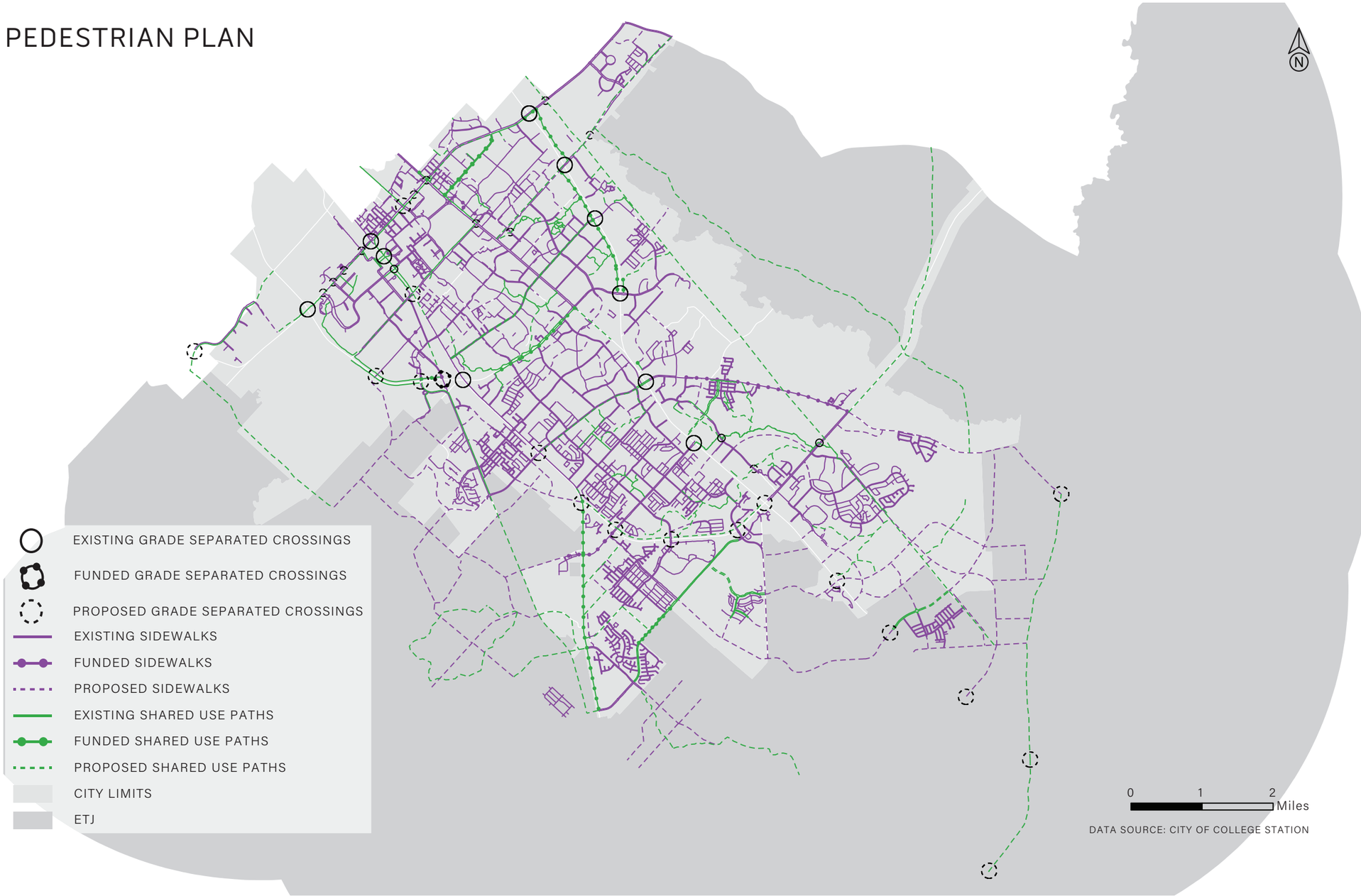


Figure 82: Pedestrian Plan Map; Source: City of College Station

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

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.

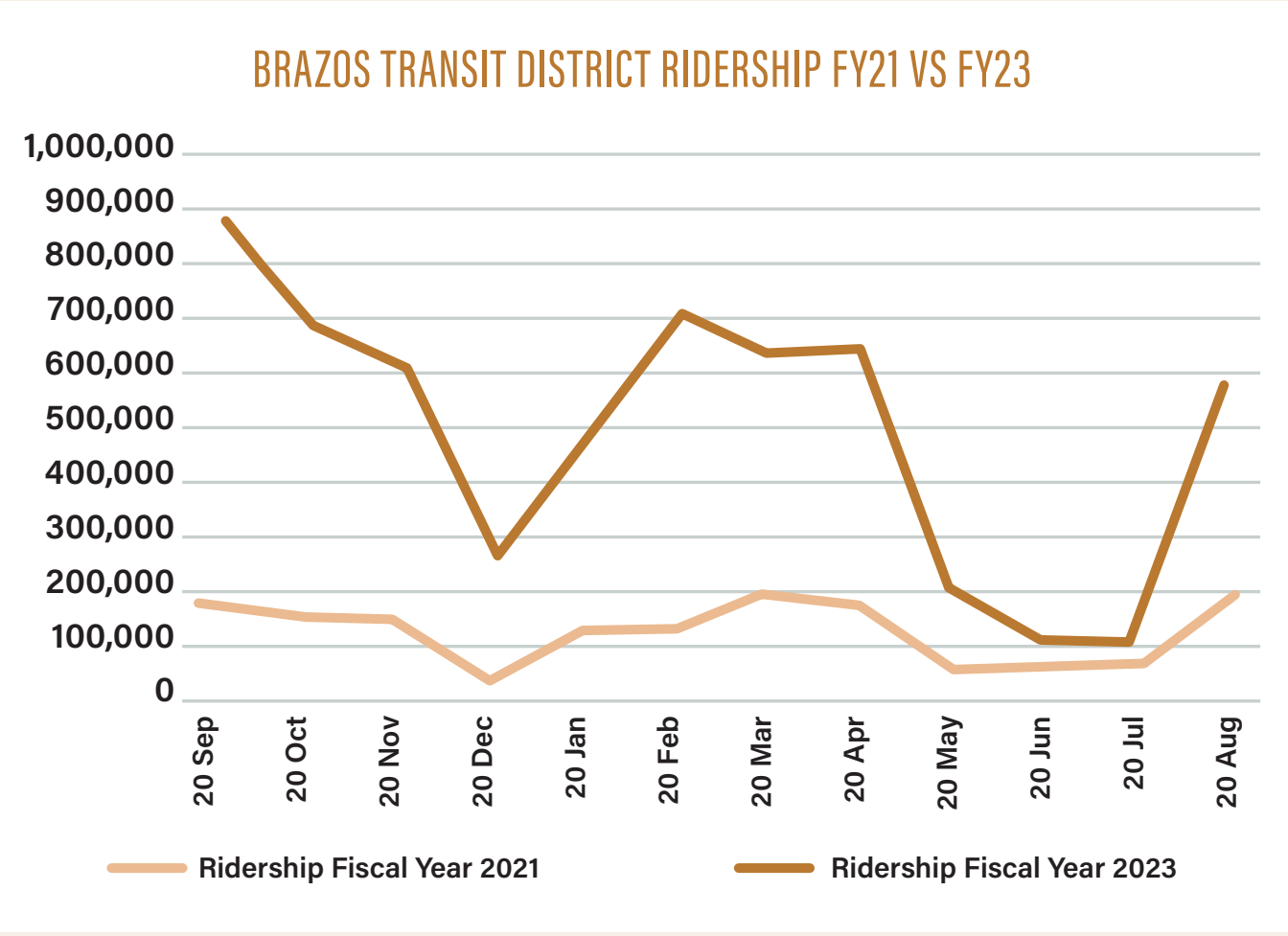


Figure 83: Brazos Transit District Ridership FY21 vs FY23; Source: Texas Department of Transportation

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.

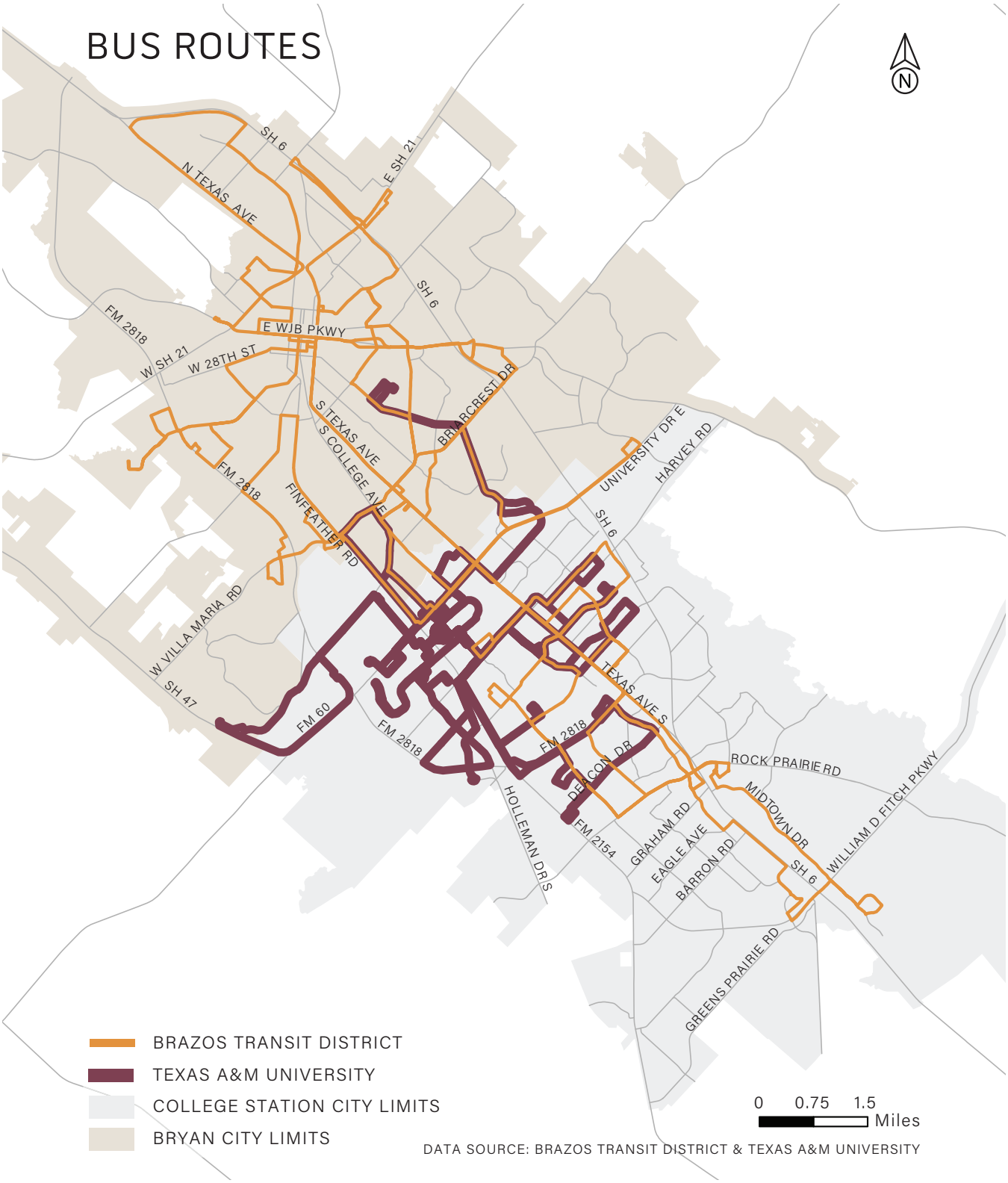


Figure 84: Brazos Transit and Aggie Spirit Bus Routes; Source: City of College Station

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.

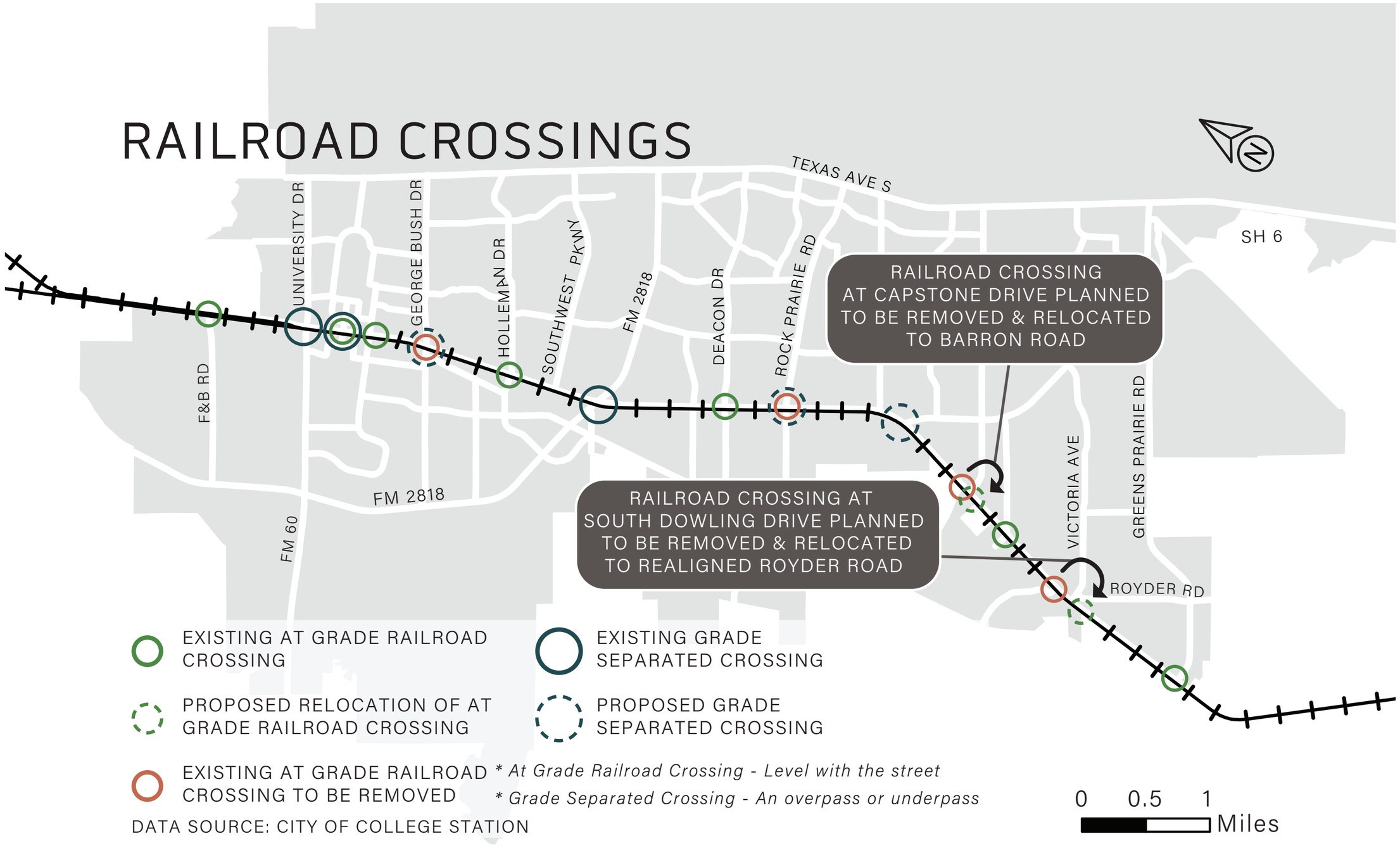


Figure 85: Railroad Crossings Map; Source: City of College Station

Air Travel

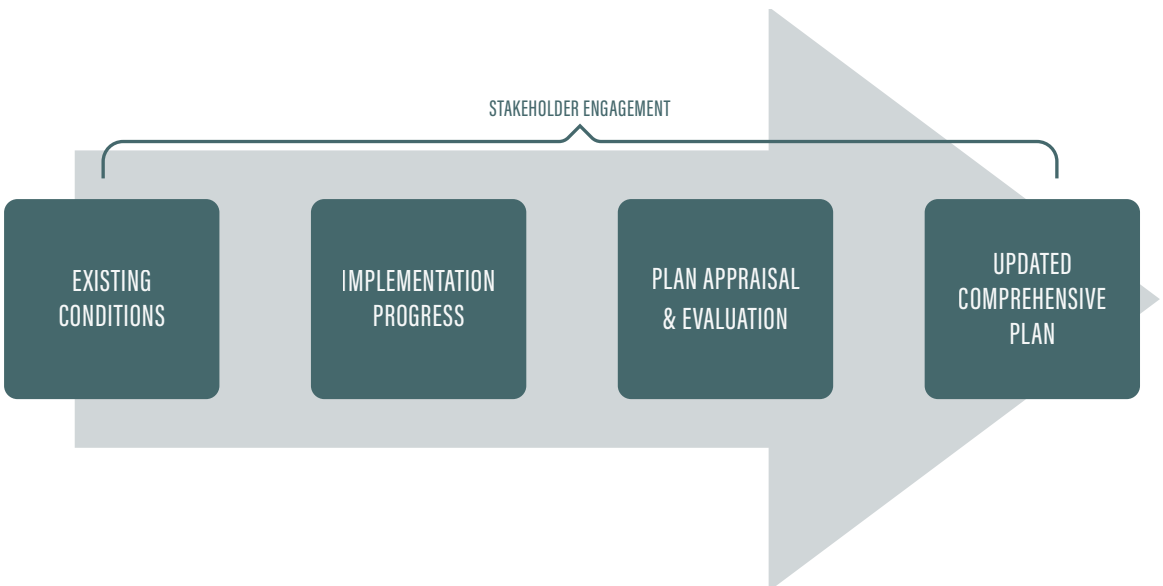
Easterwood Airport is a non-hub regional airport and is currently owned and operated by the Texas A&M University System. The 700-acre airport is located on the west side of the University, in northwest College Station. Its elevation is 320.6 feet and there are two runways in operation. The William A. 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.



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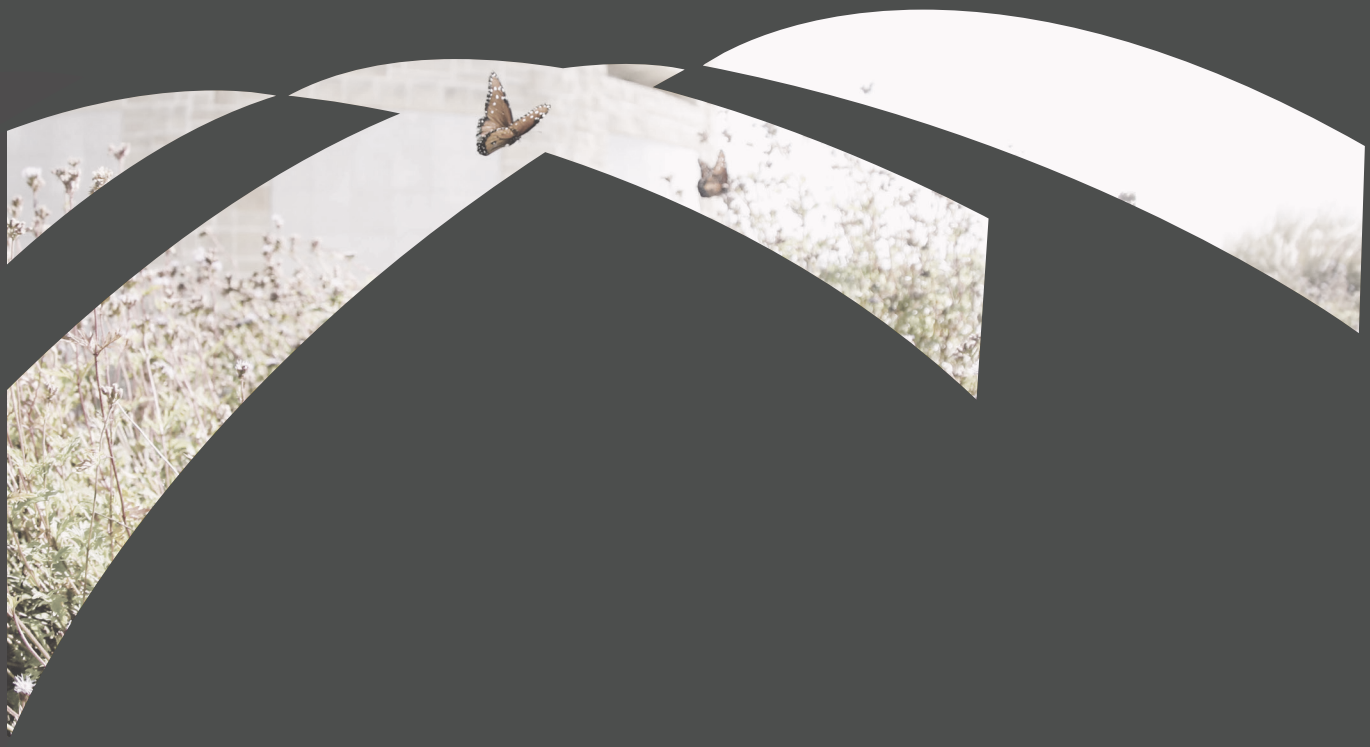

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IMPLEMENTATION PROGRESS REPORT

2019-2023



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INTRODUCTION

The Comprehensive Plan identifies 98 action items intended to achieve the community's vision and goals for the future. This report compiles the status of each action item, along with metrics and community changes over the past five years. In 2022, the City began to use collaborate project management software to track the implementation of the Comprehensive Plan in real time. Data from this program, along with information gathered during interviews and staff research, was used to inform the action item updates below.

STATUSES

On track: The action item is progressing as expected.
Off track: The item is not progressing as expected; there are issues or delays.
At risk: The action item is in danger of not being achieved. If the issues are resolved, the action item may still be completed.
Not started: The action item has not yet begun.
Achieved: The action item has been completed and resulted in the intended outcome.



CHAPTER 2

DISTINCTIVE PLACES

GOAL: Vibrant and distinct districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas, grounded in environmental stewardship and resiliency.

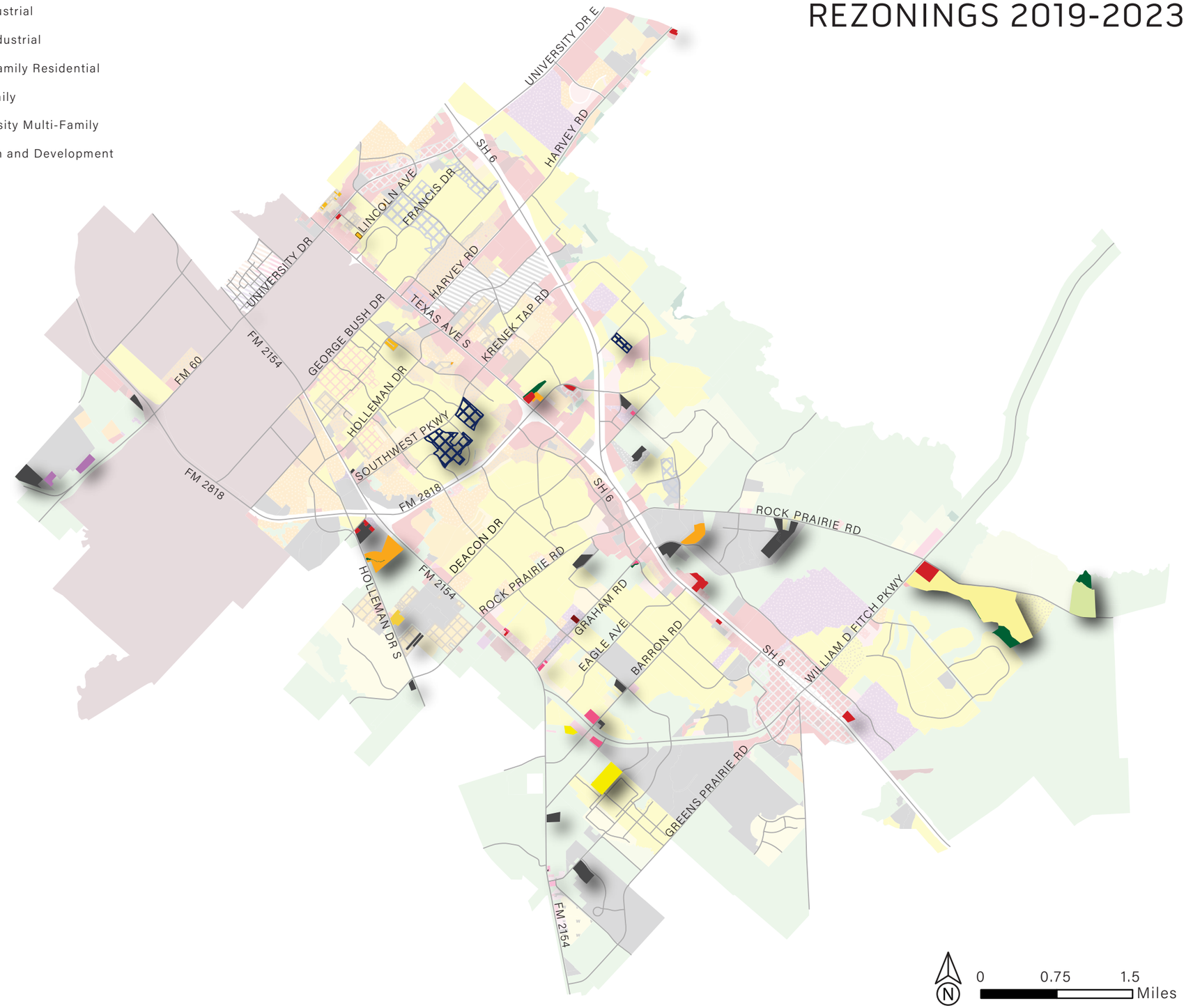
HIGHLIGHTS SINCE 2019

2 Small Area Plans Created

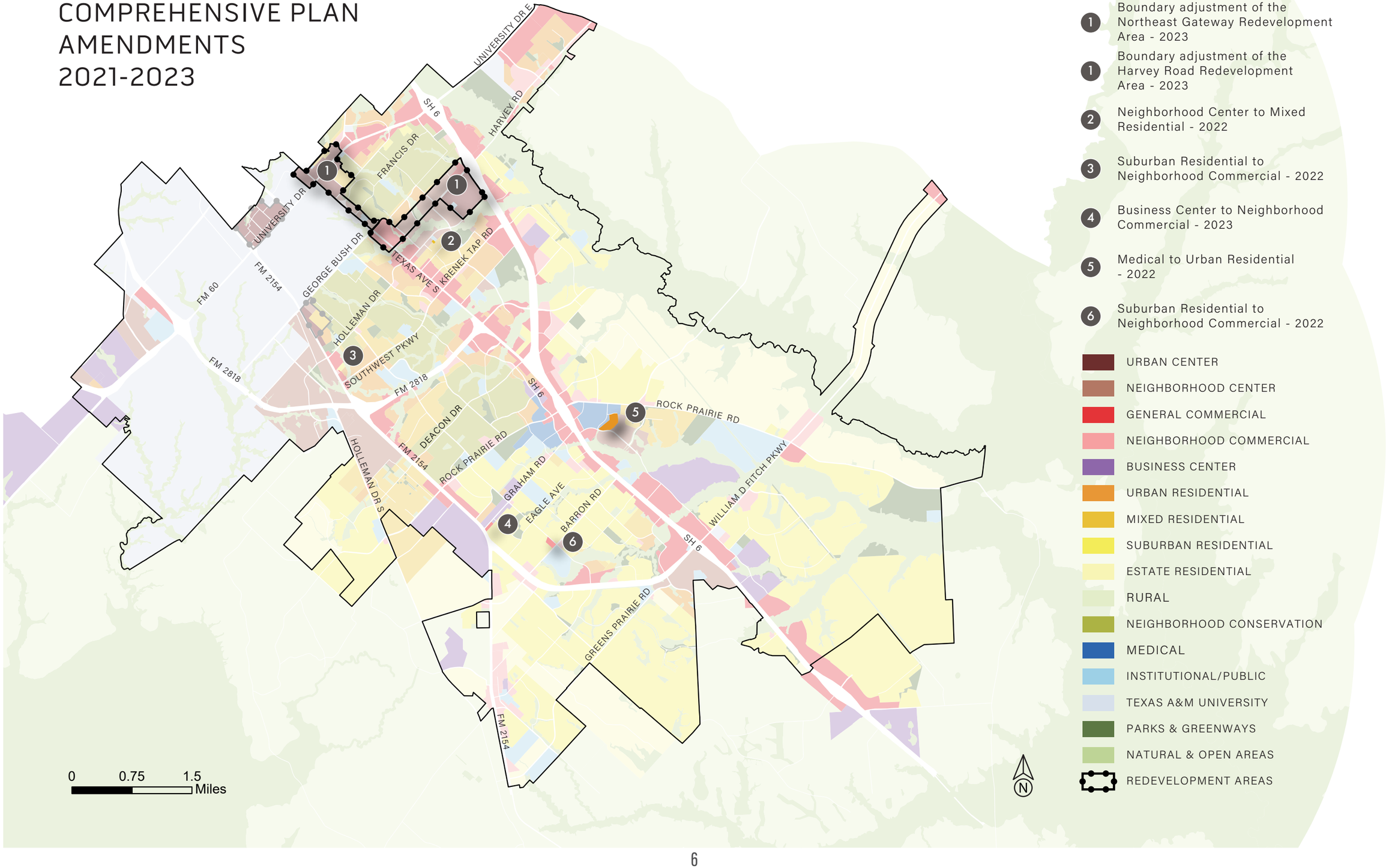
7 Plans Retired

REZONINGS 2019-2023

- 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



COMPREHENSIVE PLAN AMENDMENTS 2021-2023



1 Boundary adjustment of the Northeast Gateway Redevelopment Area - 2023

1 Boundary adjustment of the Harvey Road Redevelopment Area - 2023

2 Neighborhood Center to Mixed Residential - 2022

3 Suburban Residential to Neighborhood Commercial - 2022

4 Business Center to Neighborhood Commercial - 2023

5 Medical to Urban Residential - 2022

6 Suburban Residential to Neighborhood Commercial - 2022

- 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

ACTION ITEM STATUSES

2.1	**On Track**	**Review and undertake amendments to the Unified Development Ordinance's zoning districts.**

2020 Amendments

- Single-Family Residential Dimensional Standards Ordinance Amendment
  - Adopted January 23, 2020.
  - Allowed flexibility in the design and layout of detached single-family subdivisions through an additional side setback option, while maintaining the fifteen (15) feet of building separation intended for these types of developments.
- Neighborhood Conservation Overlay Ordinance Amendment
  - Adopted March 9, 2020.
  - Removed references to the Neighborhood Prevailing Overlay and the Conservation Study. Added Garage Requirement and Garage Size to the Options for Inclusion. Updated the Tree Preservation section to clarify that trees are to be barricaded and preserved during demolition and/or construction as measured by a radius and adds the option to exclude specific tree species from preservation requirements. Provided the Neighborhood Conservation Overlay (NCO) Petition Committee the option to include a maximum number of Off-Street Parking spaces, parking area and location per yard, and required driveway width between 12 and 25 feet. Allowed for anyone to be a member of the Petition Committee for any subdivision. Added meeting sign-in sheets, and minutes signed by a Petition Committee member to the list of requirements for a complete NCO application.
- Neighborhood Prevailing Overlay Ordinance Amendment
  - Adopted June 11, 2020.
  - Established the Neighborhood Prevailing Overlay as a retired district. Established the NPO as a retired district, did not change the requirements for the one existing NPO in the Glenhaven Estates subdivision. Ensured that no one may request an NPO in the future. If a subdivision wishes to establish a single-family overlay district, they should petition for a Neighborhood Conservation Overlay (NCO).

2021 Amendments

- Restricted Occupancy Overlay (ROO) Ordinance Amendment
  - Adopted April 19, 2021.
  - Created a new overlay zoning option for single-family subdivisions to restrict occupancy to no more than two unrelated persons. An application for a ROO requires a majority (50% + one) of a subdivision's property owners to sign a petition supporting the application. A legacy (grandfather) clause allows existing occupancy levels up to four unrelated persons to continue under certain conditions. The City's existing restrictions of no more than four unrelated persons remained for all areas without the overlay.

2022 Amendments

- Shared Housing Ordinance Amendment
  - Adopted October 13, 2022.
  - Created a new use known as Shared Housing, which allows for more than four unrelated persons to occupy a single dwelling unit. This ordinance established which zoning districts the use is allowed in, development standards for the use, and eliminated the Northgate High Density Dwelling Unit use.
- Single-Family Overlay Amendment (ROO & NCO) Ordinance Amendment
  - Adopted October 27, 2022.
  - Amended the single-family overlay application process for the Restricted Occupancy Overlay (ROO) and Neighborhood Conservation Overlay (NCO) to allow multiple contiguous phases of original subdivisions to apply jointly, submit one application, and pay one application fee.
- Middle Housing Ordinance Amendment
  - Adopted October 27, 2022.
  - Created a new Middle Housing zoning district, which allows for a flexible mix of housing types between single-family homes and multiplexes and established development standards for each housing type.

2023 Amendments

- Conditional Use Permit Ordinance Amendment
  - Adopted March 23, 2023.
  - Amended Conditional Use processing, specifically giving the UDO Administrator the ability to approve minor changes to a Conditional Use permit, stating the duration of a Conditional Use permit, giving the City the ability to temporarily suspend a Conditional Use for public health and safety reasons, clarifying how a violation of the terms of a Conditional Use permit is unlawful, and establishing a process to revoke a Conditional Use permit.
- High Occupancy Overlay (HOO) Ordinance Amendment
  - Adopted September 14, 2023.
  - Created a new overlay zoning district that allows Shared Housing uses.
- Middle Housing Zoning District Parking Ordinance Amendment
  - Adopted September 14, 2023.
  - Modified the current ordinance to allow up to four vehicles to park in the front yard area of a lot that is zoned MH Middle Housing. Also, clarified access requirements for parking in the rear yard area.
- Shared Housing Ordinance Amendment
  - Adopted October 26, 2023.
  - Modified the current ordinance to permit Shared Housing uses in the MH Middle Housing zoning district only when there is also a HOO High Occupancy Overlay.
- Flood Ordinance Amendment
  - Adopted December 11, 2023.
  - Modified the current ordinance to include requirements for replacement of manufactured homes in existing manufactured home developments.

2024 Amendments

- Conditional Use Permits and Nonconforming Uses Ordinance Amendment
  - Adopted October 24, 2024.
  - Modified conditional use permit requirements and the expiration of conditional use permits and nonconforming uses, and required nightclubs, bars, and taverns in NG-1 and NG-2 to follow the conditional use permit process.

2.2	On Track	**Prioritize and undertake detailed plans for priority neighborhoods, districts, corridors, or redevelopment areas.**

- Wellborn District Plan updated and adopted 10/12/2023
  - This update covers 2023-2033 and serves as a statement of the Wellborn community's vision for the future. It provides goals and actions on a broad range of topics and provides strategic direction to maintain the rural character of Wellborn while managing small-scale growth and maintaining a high quality of life.
- Northeast Gateway Redevelopment Plan created and adopted 9/28/2023
  - The plan imagines changes to the area to better serve the two major corridors that intersect within the redevelopment area and complement the nearby hospitality corridor, Eastgate area, and Texas A&M University campus.

2.3	On Track	**Creative incentives and programs to revitalize existing areas and established neighborhoods.**

- HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Grant
  - The LEAD Program created in 2024 addresses the needs of vulnerable residents by using trauma-informed case management, family counseling, support services, benefits navigation, and life/financial coaching as well as assisting clients financially to stabilize the household to prevent homelessness.
- Section 108 Loan
  - Adopted the LULAC Oak Hill Apartment Rehabilitation in 2021 This effort includes the rehabilitation of a 50-unit complex with land use restrictions ensuring availability to low-income elderly renters.
- The Community Development Block Grant CARES Act (CDBG-CV) Program
  - The COVID Disaster Response Program 2020 included numerous programs to assist residents with rental and utility payments among other necessities, as well as to provide local business with support during the pandemic.

2.4	On Track	**Evaluate existing policies and create incentives for low impact and sustainable development.**

- Impervious Cover Ordinance Amendment
  - Adopted March 9, 2020.
  - Provided a maximum percentage of the lot that may be covered with impervious surfaces. These percentages vary and are implemented and assessed based on the property's zoning district. The amendment only applies to single-family residential zoning districts. There is additional flexibility that allows for different percentages to be used if an accepted drainage analysis or study is performed.
- Housing Action Plan
  - Adopted September 12, 2024.
  - The Housing Action Plan was with the support of a citizen steering committee with the goal of recommending available tools to create or incentivize affordable housing opportunities for residents.
- Landscape Requirements update in progress. This update is intended to create to a more user-friendly format for customers and staff, provide alternative landscaping guidelines (Xeriscaping), promote the protection of existing canopy trees, and alleviate some of the heat island effects through canopy tree placement.

2.5	**On Track**	**Pursue feasibility of a tree preservation and/or tree planting incentive program.**

- Created the Cooling College Station Plan
  - Secured grant funding and planted 117 trees in two City parks since 2023.
- In 2024, the Parks and Recreation Department coordinated two tree giveaways:
  - Texas Native Tree Giveaway (1450 trees).
  - Loblolly Pine Tree Giveaway (1500 seedlings).

2.6	**Achieved**	**Create additional incentives for conservation design and evaluate the effectiveness of cluster development standards in the Unified Development Ordinance.**

- Cluster Subdivisions Ordinance Amendment
  - Adopted July 28, 2022.
  - Amended the Cluster Developments section of the Unified Development Ordinance to reduce the minimum lot width and depth of a residential lot and increase the amount of required open space.

2.7	**On Track**	**Integrate parks, greenways, and community facilities within new neighborhoods.**

- Multi-Family Park Land Dedication Ordinance Amendment
  - Adopted July 29, 2019.
  - Updated the Parkland Dedication section by modifying the fee schedule so that land dedication requirements for multifamily developments are proportional to the fee-in-lieu dedication.
- Parkland Dedication Ordinance Amendment
  - Adopted June 9, 2022.
  - Eliminated the distinction between community and neighborhood parks for dedication purposes, reduced the number of parkland dedication zones to four, added an appeals process, allowed developers of private parks to receive up to a 25% credit, and updated the dedication and fee amounts.
- New Park Developments:
  - 2019:
    - Northgate
    - Fun For All Playground
    - Greens Prairie Reserve
  - 2020:
    - Midtown Reserve
- The Planning & Development Department continued to formalize connectivity through the platting process. Connectivity to Texas Independence Park was incorporated in the expansion of the Midtown Reserve subdivision in 2024, with the Midtown's preliminary plan ensuring connections to the park.

2.8	On Track	**Evaluate and update development standards in the Unified Development Ordinance.**

2019 Amendments

- Sidewalk Fee In Lieu Ordinance Amendment
  - Adopted March 14, 2019.
  - Allowed Fee in Lieu of Construction for sidewalks to be determined by the Administrator rather than the Planning & Zoning Commission.
- Block Length Ordinance Amendment
  - Adopted March 28, 2019.
  - Removed Block Perimeter requirements and exemptions from block length requirements were added for single-family development plats and minor plats. In addition, the Thoroughfare Plan Functional Classification and Context Class Map is now the measurement guide for Block Length and Cul de Sac Length.
- Lots Made Nonconforming by Annexation Ordinance Amendment
  - Adopted August 8, 2019.
  - Updated the Nonconformities section to explicitly state that lots and platted or partially platted building plots made nonconforming through annexation are allowed to replat, provided the replat brings the property closer to compliance with current zoning district standards.

2022 Amendments

- Cluster Subdivisions Ordinance Amendment
  - Adopted July 28, 2022.
  - Amended the Cluster Developments section of the Unified Development Ordinance to reduce the minimum lot width and depth of a residential lot and increase the amount of required open space.
- Sidewalks Ordinance Amendment
  - Adopted October 27, 2022.
  - Amended Sidewalks section of the Subdivision Regulations to reduce the number of zones for fee in lieu of sidewalk construction to four, added an appeals process, allowed staff to require fee in lieu, and required sidewalks along thoroughfares in rural context areas.

2023 Amendments

- Lot-by-Lot Grading Ordinance Amendment
  - Adopted June 12, 2023.
  - Created a requirement that single family construction must account for, and provide, lot grading information to mitigate drainage issues between properties upon redeveloped and initial development.
- Off-Street Parking Requirements Ordinance Amendment
  - Adopted August 10, 2023.
  - Amended Sections 5.8.B Northgate by adding tandem parking as a design option for structured parking garages. Amended Section 7.2.J Bicycle Facilities by removing bicycle requirements and placing them in Section 7.3 “Off-Street Parking Standards.” Amended Section 7.3 by adding in bicycle parking, updating minimum and maximum ratios, removing minimum parking requirements from redevelopment areas, and adding additional reductions to parking requirements.

2.9	Not Started	**Develop or refine incentives to promote high quality design.**

2.10	**On Track**	**Encourage parking alternatives to support redevelopment opportunities.**

- Off-Street Parking Requirements Ordinance Amendment
  - Adopted August 10, 2023
  - Amended Sections 5.8.B Northgate by adding tandem parking as a design option for structured parking garages, Section 7.2.J Bicycle Facilities by removing bicycle requirements and placing them in Section 7.3., and Section 7.3 by adding in bicycle parking, updating minimum and maximum ratios, removing minimum parking requirements from redevelopment areas, and adding additional reductions to parking requirements.

2.11	**On Track**	**Continue to initiate proactive zoning map updates.**

Initiated proactive rezonings to Middle Housing in strategic areas to help provide more housing options and to implement the community's vision expressed in the Comprehensive Plan. Allowed private owners, developers, and the market to add needed housing stock in appropriate areas over time as a neighborhood evolves.

- Completed Phase 1 of City-initiated MH Middle Housing rezoning in 2023. 1753 Lots. 363.33 Acres.
- Completed Phase 2 of City Initiated MH Middle Housing rezoning in 2024. 254 Lots. 43.88 Acres.

2.12	**On Track**	**Continue beautification programs.**

- Maintained partnership with Keep Brazos Beautiful.
- Public Works relocated trees from the intersection of State Highway 6 and University Drive to various corridors and parks. Moved the trees to various locations, including near the intersection of Texas Avenue and FM 2818 and in front of the College Station post office.
- Public Works is currently determining median plantings for recently completed road projects and is considering using drought tolerant native plantings to enhance the median while using less or no irrigation.



CHAPTER 3

STRONG NEIGHBORHOODS

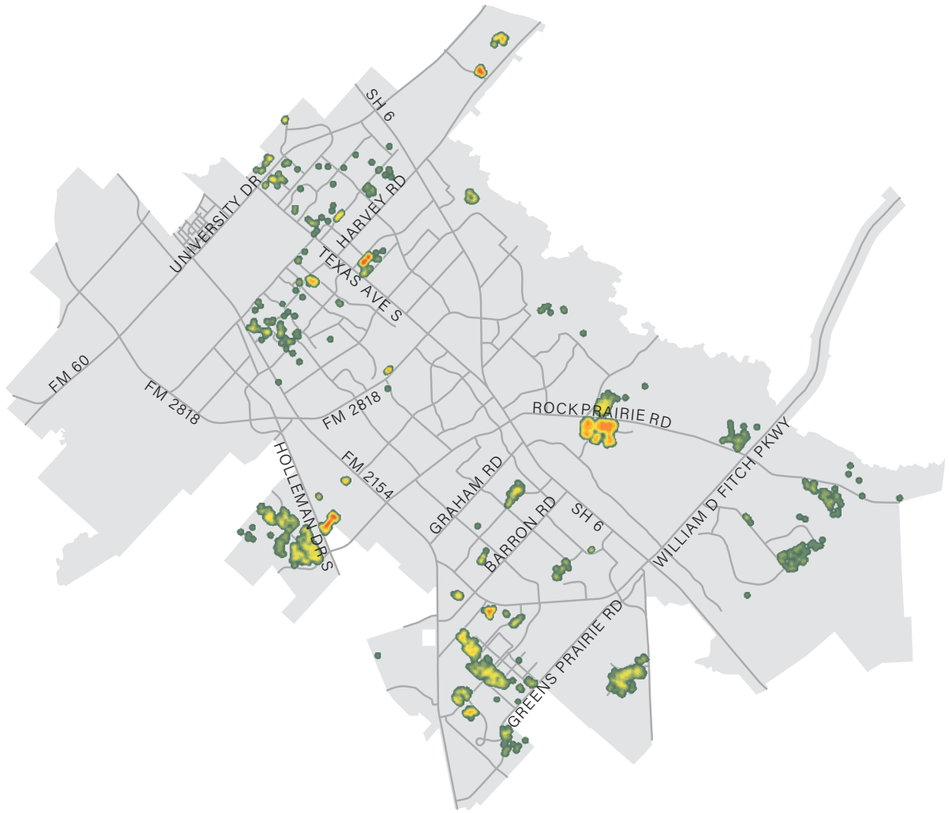
GOAL: Viable and attractive neighborhoods that maintain long-term neighborhood integrity while collectively providing a wide range of housing options and other services for a diverse population.

HIGHLIGHTS SINCE 2019

- 4 New Parks
- Housing Action Plan Adopted in 2024
- +2,963 Multi-Family Units
- +2,282 Single-Family Units
- +152 Duplex Units
- +281 Townhouse Units

NEW RESIDENTIAL HOUSING UNITS
2019-2023

SINGLE FAMILY



MULTI-FAMILY



0 1.5 3 Miles

RESIDENTIAL DENSITY BASED ON NUMBER OF UNITS

LOW MID HIGH

3.1	**Not Started**	**Evaluate the effectiveness and refine neighborhood compatibility standards in the UDO.**

3.2	**On Track**	**Create a neighborhood planning toolkit.**

- The Neighborhood Toolkit program was created 10+ years ago and is updated every 2 years to ensure it is relevant and reflects the most current policies and information.
- Created a toolkit specifically for starting new neighborhood associations to assist groups who need help getting started with the organization process.

3.3	**On Track**	**Create and promote a housing maintenance educational program.**

- The Community Services Department is developing a series of housing maintenance education videos for public consumption.
- Compiled scripts for the videos and began pre-production with the Public Communications department.

3.4	**On Track**	**Expand affordable housing and workforce housing.**

- The Community Services Department made significant strides in expanding affordable and workforce housing opportunities by implementing strategic initiatives, funding programs, and partnerships to support low- and moderate-income residents in College Station.
  - Released the 2024 Affordable Housing Request For Proposal, solicited proposals from local partners for the expansion of affordable housing opportunities in College Station.
  - Created the Housing Action Plan in 2024. The plan seeks to provide new avenues for providing affordable housing as well as programs to increase homeownership.
  - Contributed Community Development Block Grant funds towards the demolition of a dilapidated structure to allow for the construction of Unlimited Potential facilities.
    - Unlimited Potential aims to provide comprehensive support and resources to empower young adults aging out of foster care as they transition into independent living.
    - Partnered with Elder Aid, a local Certified Housing Development Organization (CHDO), following their response to an Affordable Housing Request for Proposal to develop a funding agreement that will allow for the construction of a new housing unit to be maintained as a rental unit for low-and-moderate income citizens of College Station

3.5	**At Risk**	**Develop a parking strategy for neighborhoods near the university.**

- Conducted a paid parking pilot program in FY24. In 2024, City Council provided direction that a permanent parking program was not to be pursued at this time.

3.6	**On Track**	**Develop and refine data monitoring processes to analyze housing trends and define a strategic set of actions to address housing affordability, diversity, and gentrification.**

- The Community Services Department performed multiple actions to monitor data and analyze trends:
  - Adopted the Housing Action Plan in 2024. The goal of the Housing Action Plan is to investigate available tools to create or incentivize affordable housing opportunities for residents.
  - Developed an internal dashboard to monitor progress on and reporting mechanisms for field devices for the Housing Conditions Survey.
  - Completed the Housing Conditions Survey in 2020, initiated process for the 2025 survey.
  - Completed the Affirmatively Furthering Fair Housing report, a document that aims to contextualize historic and systemic housing issues faced by the citizenry in 2023.
  - Conducted annual Point in Time Count, a count of people experiencing homelessness who are sheltered in emergency shelters, transitional housing, and Safe Havens on a single night. The count informs strategic planning as it pertains to homeless populations.

3.7	**On Track**	**Continue to track neighborhood change.**

- The Community Services Department tracked neighborhood character through ongoing updates to its Rental Registration Program and Short-Term Rental lists, using third-party analysis and internal screenings develop a better understanding of neighborhood character.
- The City conducts a Housing Conditions Survey every five years. The last survey was completed in 2020.

3.8	**Achieved**	**Evaluate relevancy of neighborhood and small area plans that are beyond their planning horizon.**

In 2022, the Planning & Development Services Department developed a process to evaluate and retire small area plans that are beyond their planning horizon.

- Adopted Phase 1 of the Small Area Plan Audit in 2022. Retired the following 4 plans:
  - The Central College Station Neighborhood Plan, 2010
  - The Eastgate Neighborhood Plan, 2011
  - The Southside Area Neighborhood Plan, 2012
  - The South Knoll Area Neighborhood Plan, 2013
- The 2013 Wellborn Community Plan was retained and updated in 2023 to the Wellborn District Plan.
- Phase 2 of the Small Area Plan Audit was adopted in 2024. Retired the following 3 plans:
  - The 1996 Northgate Redevelopment Plan with the 2003 Northgate Redevelopment Implementation Plan
  - The 1987 Wolf Pen Creek Master Plan
  - The 2012 Medical District Master Plan

3.9	On Track	**Continue partnering with local nonprofit organizations and area partners to support affordable housing options.**

- The Community Services Department has partnered with numerous nonprofit organizations, including:
  - Elder-Aid
  - BVCAP
  - LULAC
  - Twin City Mission
- Received the 2024 CDBG Best Project Recognition Award by HUD for the work done with the LULAC non-profit organization.
- Maintained representation in the Health, Housing, Homelessness, and Hunger Coalitions.
- Sustained ongoing partnerships with 10 local nonprofit organizations
- Hosted the United Way Fundraiser and Fall Festival in 2024.
- Partnered with LULAC Oak Hill to rehabilitate 50 units of affordable housing for income-qualifying residents of College Station.
- Issued a Request For Proposal and collaborated with Elder Aid to acquire a duplex intended for use as low- and moderate-income housing.
- Provided funding to three public service agencies (Catholic Charities, Big Brothers Big Sisters, and the Prenatal Clinic).
- Developed a new Public Service Agency evaluation committee that evaluated 6 new applications for PSA funding.

3.10	On Track	**Continue outreach and educational efforts to support existing and encourage new neighborhood organizations.**

- The Neighborhood Services Department operated several programs:
  - The Weekly Neighborhood Newsletter sent to registered homeowners and neighborhood associations.
  - The Monthly Seminar Supper, which highlights a topic of conversation or provides updates for different neighborhood stakeholders.
  - The Annual Citizens University, an annual, 12- week behind the scenes program that allows citizens to see how the City of College Station operates.
  - Developing a high school version of Citizens University be done either in late May or early June 2025.
  - Took over the monthly Community Living Course in 2024 where people aged 18-24 years-old who have been sent by the Municipal Court Judge take a class that features information on being a good neighbor, City ordinances, and more.
  - Partnered with the Aggie Moms to provide them with welcome bags to share with their children that are students at Texas A&M.
  - Distributed welcome bags to neighborhood groups and citizens.

3.11	**On Track**	**Continue to fund the Neighborhood Grant Program**

- The Neighborhood Grant program continued to be funded each year by the Council. It has been expanded several times over the last few years beyond landscaping projects.
  - Responded to the requests from neighborhoods to make the program easier to use and more flexible to account for the various sizes of our neighborhoods and their ability to do projects.
  - Allowed for sign toppers.
  - Customized street signs.
  - Increased flexibility with adopted projects.
  - Currently anticipate having at least 4-6 applications from the neighborhoods.
  - One active recipient is the Devonshire HOA for landscaping and irrigation.

3.12	**On Track**	**Require neighborhood meetings for certain development applications.**

- As of 2022, Project Proposal Meetings with neighborhoods and surrounding residents are required for all proposed Comprehensive Plan Amendments.
- Neighborhood meetings are required for all Single-Family Overlay Zoning requests including the Neighborhood Conservation Overlay (NCO) and Restricted Occupancy Overlay (ROO).

3.13	**On Track**	**Maintain property maintenance enforcement efforts.**

- Code Enforcement continued to employ best practices involving Property Maintenance issues and continued to educate owners on issues within the City.

3.14	**On Track**	**Evaluate the effectiveness of short-term rental regulations.**

- The Community Services Department employs a third-party data collection agency to scour the internet for newly listed short-term rentals.
  - Identified 406 Short-Term Rentals not registered.

3.15	**On Track**	**Evaluate and refine the rental registration program.**

- Developed new analysis techniques in GIS to maintain programmatic sustainability and help identify rental properties which are not registered with the Rental Registration program
  - Registered 4,406 long term rentals since 2019.



CHAPTER 4

PROSPEROUS ECONOMY

GOAL: A diversified economy with a wide variety of competitive jobs and support for entrepreneurs that provides a tax base to support the City's ability to foster a high quality of life where economic prosperity is widespread.

Unlike the other chapters of the Comprehensive Plan, the action items in chapter 4 are contained in a separate Master Plan.

The College Station Economic Development Master Plan was adopted by the City council in 2020 and guides the community's economic development path for the next 5-10 years. The intent of the master planning process is to ensure growth and development advance the City's economic development objectives. The process should also further College Station's goal of "ensuring a diversified economy, generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life."

The following table contains the action items and status updates of the Economic Development Master Plan

SUPPORT AND PARTNER WITH REGIONAL ALLIES TO ATTRACT HIGH-END INVESTMENT
1 Focus efforts on recruiting Aggie-owned and led businesses to College Station
▪ Executed contract with The Cannon to establish a virtual incubator concept for small business owners/ entrepreneurs and provide local resources for College Station's current and future businesses. ▪ The Economic Development Department engaged with local entrepreneur groups, including weekly meetings with One Million Cups to network with area entrepreneurs/business leaders.
2 Continue partnerships with regional economic development partners such as the Brazos Valley Economic Development Corporation (BVEDC) to raise the profile and compete for high-end investment opportunities.
▪ Continued partnerships and collaboration with Greater Brazos Partnership (GBP, formerly BVEDC), Brazos County, and TAMU affiliates to market eligible sites for significant industrial development, including the City's Midtown Business Park.
3 Maintain direct dialogue with existing businesses to aid in their abilities to expand their presence in the community.
▪ Hosted quarterly "Business Over Breakfast" events as a business retention and expansion program. ▪ Economic Development served as a liaison with local business owners to keep businesses informed on City projects and events. ▪ Created a monthly newsletter through partnership with Tourism and Economic Development to keep businesses updated on events and anticipated visitors coming to the area, as well as a mobile visitors pass to entice visitors to visit local establishments while in town. ▪ Added an annual Christmas mobile pass.
4 Focus on retaining students by connecting them with internships, and post-graduation employment.
Action was not pursued.
5 Engage in frequent communication and cooperation with Texas A&M and the Texas A&M System, especially regarding opportunities in the private sector (e.g. RELLIS).
▪ Maintained communication with various TAMU system agencies and departments, including Texas A&M AgriLife Extension and the system real estate office. ▪ The Economic Development Department presented biannually to TAMU's student Economic Society.

SUPPORT RETAIL DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES

1 Continue to promote the City's market opportunities to retailers and developers trying to enter the local market on the economic development website.

- Continued collaboration with The Retail Coach regarding attracting desired retailers/developers to College Station.
- Attended ICSC and Retail LIVE.
- Currently preparing for the execution of a real estate agreement with a developer on the City-owned 28-acre site next to Costco.
- New marketing collateral to assist with representing underutilized areas and vacant spaces to potential users.

2 Develop retail reinvestment strategies to enhance mixed-use opportunities and commercial area upgrades.

- The City purchased the former Macy's building at Post Oak Mall and has engaged with mall ownership and other entities for the prospective redevelopment of the site. Maintained communication with area developers/brokers regarding specific properties and locations along key thoroughfares, such as University Drive/Texas Avenue.
- Pursuing a redevelopment effort in the Northgate area.

3 Ensure land use planning and development regulations provide for adequate ability to respond to market opportunities.

- Worked in conjunction with Planning & Development Services Department regarding proposed land uses and redevelopment areas such as the Northeast Gateway Redevelopment Plan.

4 Use financial and other incentives to aid underperforming or underutilized business sites when appropriate.

- Partnered with Community Development Department to coordinate delivery of Community Development Block Grant CARES Act (CDBG-CV) Program funds because of the COVID-19 pandemic.
- Collaborated with various public agencies on the development of a bridge loan program to help support ailing businesses.

5 Start retail business retention and expansion (BRE) visits to encourage growth and additional locations.

- Attended Chamber of Commerce ribbon cuttings, participated in annual Chamber Day visits, established a monthly newsletter for local businesses with information regarding the number of visitors expected for sports events and conventions.
- Attended Pre-Application-Conferences and assisted as needed with facilitating communication between various departments.

6	**Pursue retail entertainment opportunities.**

- Continued collaboration with The Retail Coach regarding marketing the community to desired entertainment users.
- Attended ICSC and Retail LIVE annually to assist with recruitment of entertainment users.

7	**Consider establishment of a gateway improvement incentive program.**

- Action was not pursued. Analyzing potential of gateway program with the recently adopted Northeast Gateway Redevelopment Plan.

8	**Encourage retail redevelopment where ample infrastructure exists.**

- Actively marketed second-generation spaces to backfill via The Retail Coach, tradeshow attendance, and collaboration with local brokers.
- Successfully redeveloped the former Albertson's along University Drive into a new center that includes a fitness user and an elevated outdoor retailer.

9	**Seek retail opportunities near City assets (e.g. Texas Independence Ballpark and Veterans Park).**

- Continued discussion with TAMU System real estate office regarding TAMU-owned property and their plans for development.
- Undertook the marketing and potential sale of 28-acres next to Costco across from Midtown Business Park.
- The ballpark referenced in this action item is no longer being pursued, but the potential of additional ballfields at Veterans Park is being analyzed.

SUPPORT EXPANSION AND RELOCATION OF CORPORATE INVESTMENT AND PEOPLE

1	**Continue to promote market opportunities to companies, realtor/brokers, and site selectors to attract of high-end jobs and investment in biotechnology, advanced manufacturing, and other key industries that can utilize our highly skilled workforce.**

- Continued outreach and collaboration with GBP, Brazos County, local realtor/brokers, potential users, and site selectors regarding opportunities at City-owned and private business parks.
- Sold the last remaining lots within the College Station Business Center for office/manufacturing/distribution uses.
- Reviewed targeted industries, updating marketing collateral; focused additional efforts on Animal Health in partnership with TAMU.

2 **Coordinate outreach to these sectors through direct City marketing as well as regional partners such as Texas A&M and BVEDC.**

- Greater Brazos Partnership (GBP) attended various site selector events and signature industry gatherings, such as the BIO International Convention, representing College Station and the Brazos Valley area.
- Focused efforts to market through university and system channels to former Aggies who are leaders in their respective industries.

3 **Ensure land use planning and development regulations provide adequate opportunities to respond to market opportunities.**

- The Economic Development Department collaborated regularly with the Planning & Development Services team on prospective projects and participated in the review of commercial and industrial permits and related activities.
- Conducted regular "Business over Breakfast" engagement opportunities with local business leaders, the Economic Development Department leveraged this feedback mechanism to influence City approaches.

4 **Ensure necessary infrastructure and public services are adequate and available when needed to serve development opportunities.**

- The Economic Development Department coordinated regularly with fellow City staff from Electric, Water/Wastewater, Public Works, CIP, and others to stay well-informed of new projects and system improvements.
- Focus has been devoted to the Midtown Business Park, which is the City's most recent and largest space available for industrial development. Over this plan period, the Economic Development Department refined infrastructure capacities and cost proposals for prospective development.

5 **Support infrastructure to ensure critical sites (e.g. Midtown) are ready for development.**

- The Economic Development Department, in coordination with the Capital Improvement Projects Department and Fiscal Services, maintained cost estimates for needed infrastructure for the build-out of the business park, which is contingent upon the sale of the property for industrial development.
- The portion of the park fronting onto Midtown Drive has been heavily marketed, as the infrastructure is online, making this site (approx. 45 acres) shovel ready.

6 **Highlight business parks and other available sites on the economic development website.**

- Worked in conjunction with the Public Communications Department regularly to ensure the industry and business park portions of the website are up-to-date and marketed accurately.

7 Maintain dialogue with existing business to support their expansion.

- The Economic Development Department coordinated business retention and expansion activities with the Greater Brazos Partnership (GBP), including visits to companies within the targeted industries.
- Collaborated with fellow public partners on a $300 million expansion of the FUJIFLM Diosynth Biotechnologies, LLC campus in 2021/2022, along with a Texas Enterprise Zone Program nomination for the project.
- FERA Diagnostics and Biologicals purchased property in a City-owned business park in 2024, growing from a smaller location in Aggieland Business Park to this new company headquarters and manufacturing facility.

8 Pursue Foreign Trade Zone designation for sites in College Station.

Action was not pursued.

9 Advance efforts to retain students' post-graduation and re-attract Aggies of all ages.

- Executed contract with The Cannon to establish a virtual incubator concept for small business owners/ entrepreneurs and provide local resources for College Station's current and future businesses.
- Engaged with local entrepreneur groups, including weekly meetings with One Million Cups to network with area entrepreneurs/business leaders.

10 Directly contact U.S. market areas with large senior populations that are considering relocation and communicate College Station's many advantages.

- Leveraged social media to demonstrate its advantages as a senior destination, often touting rankings and recognitions resonating with that demographic. For example, in 2024, Realtor.com named College Station as one of the top 10 cities to retire.

SUPPORT ATTRACTION AND EXPANSION OF DESTINATION ENTERTAINMENT AND HOSPITALITY ACTIVITIES

1 Expand and enhance City and partner facilities to attract athletic, cultural, and business events.

- With the inclusion of Visit College Station, the City brought the tourism convention and visitor bureau services within direct City oversight and joined it alongside Economic Development.
- Collaborates regularly with Texas A&M representatives amongst athletics and various departments with respect to convention and sports events.
- Undertaking analyses for a recreation center and convention center to supplement the existing civic facilities.

2 Expand partnerships with hospitality groups and providers (EBCS, Texas A&M) to target and promote select events.

- In 2020, the City of College Station brought College Station tourism in-house and rebranded as Visit College Station, encompassing all leisure, meetings, and sports sales and servicing activities.
- Expanded partnerships with Texas A&M athletics and the local hospitality market through signature events and activities, as well as dedicated campaigns like "Christmas in College Station."

3 Tie those opportunities to strategies to augment existing venues such as Wolf Pen and select areas such as the Northgate District.

- The Northgate District has been featured annually through the "Christmas in College Station" campaign as home to the department's signature holiday market event, Howdy Holly-Days, as well as spring and fall vendor markets to coincide with other major on-campus events.
- The Wolf Pen Creek amphitheater continued to be utilized as an open-air space for music and celebration, hosting welcome gatherings for large events and an annual concert series.
- The Economic Development Department engaged with prospective retailers on adjacent sites to better activate the space around the park.

4 Partner with and strengthen existing events in the community and on campus.

- The City partnered with Texas A&M and the City of Bryan to create a new university liaison position to help coordinate events and activities on campus.
- The Tourism team worked with Texas A&M athletics on several major initiatives, including youth championship track and field events at Texas A&M facilities as well as two signature sports/concert events in summer 2024 at Kyle Field.

5 Combine entertainment recruitment efforts with TAMU wherever possible.

- Maintained continuous communication with TAMU staff and work in conjunction on various events utilizing TAMU's facilities.

6 Explore retail opportunities surrounding athletic complexes.

- Continued collaboration with the TAMU System real estate office regarding TAMU-owned property around Veterans park and other areas throughout the City.

7 Focus on mid-week business conferences and meetings (corporate tourism).

- The Tourism sales team attended tradeshows actively marketing College Station and its facilities to potential clients.
- Hosted the annual Meeting Planners Showcase each March, connecting prospective meeting planners to local hospitality providers.
- Maintained relationships with area hotels to increase number of room nights booked and worked in conjunction with TAMU on various events.

8 Seek ways to enhance the use of and activities at Wolf Pen Creek.

- Promoted the former Sears Service Center which is adjacent to Wolf Pen Creek Park to various "eatertainment concepts" to further enhance the walkability and entertainment focus of the area.

9 Highlight City assets such as Northgate and Wolf Pen Creek as viable entertainment venues.

- Organized and promoted recurring events in the Northgate District such as Homegrown at Northgate and Howdy Holly-Days.
- The Economic Development and Tourism Department worked in conjunction with the Parks Department to assist with proposed development ideas regarding the former Sears Service Center adjacent to Wolf Pen Creek.

SUSTAIN AND ENHANCE HIGH QUALITY OF LIFE

1 Continue to promote enhanced mobility options for residents and visitors.

- Integrated shared micromobility options for students and visitors and continued to augment its provision of bike lanes, especially in heavily trafficked areas.
- Collaborating with the Brazos Transit District and Texas A&M Transportation on public transit alternatives, especially for major events.

2 Seek high quality entertainment and arts opportunities for residents and visitors.

- Continued focus on recruitment of entertainment concepts with our retail consultant, The Retail Coach.
- The Economic Development Department facilitated the Popstroke development adjacent to Century Square, offering a new form of activity/entertainment to locals and visitors alike.

3 Support walkable development with a concentration of activities.

- The Economic Development Department encouraged additional development near major assets, including the university.
- Century Square, a Public-Private Partnership on land owned by the Texas A&M System, has grown to become the area's signature entertainment district, with space to live, work, dine, and play.
- Additional development is anticipated near the site to create a walkable destination for both residents and visitors.
- Other areas of focus include future commercial retail development in south College Station.

4 Promote enhanced flight options at Easterwood Airport.

- Maintained ongoing dialogue with airport operations and assist as needed in their recruitment of additional carriers.
  - In 2022, United Airlines ceased operations at Easterwood Airport as part of a wider contraction, resulting in currently only one carrier with daily flights to DFW.

5 Message quality of life amenities to the community and beyond.

- Created marketing materials to illustrate Quality of Life amenities available to potential employers through a "Live, Learn, Play" campaign.

6 Recruit a variety of internet service providers to community.

- Suddenlink, the primary area internet service provider, rebranded to Optimum and continued to invest in upgrading its infrastructure for both business and residential customers.
- Frontier has installed new fiber throughout the community, and Comcast plans to enter the College Station market with fiber infrastructure installation anticipated over the next few years.

7 Focus on land use planning and redevelopment opportunities surrounding campus and in key corridors.

- Maintained continuous communication with TAMU Real Estate staff to discuss potential development opportunities on A&M-owned property.
- Created various promotional materials and marketed opportunities to desired entertainment/retail users and developers.
- The Economic Development Department continued to work closely with developers on prime privately-owned tracts near TAMU campus to identify desired uses.

8 Create and maintain high quality and diverse employment opportunities.

- Longitudinal industry data has demonstrated further diversification in the College Station economy, with a larger share of employment opportunities growing in the private sector compared to the public sector. Those industries with the greatest annual percentage growth are typically those with higher average wages - specifically management occupations, healthcare, and legal services.

ENHANCE COMMUNITY HEALTH AND WELLNESS

1 Support hospital systems in their efforts to grow and diversify medical facilities and service offerings (mental health, wellness programs).

- The City maintains flexible guidelines on incentive-based development agreements for occasions that may arise, including those related to the medical ecosystem in College Station. Both systems have supplemented their offerings: CHI St. Joseph acquired the former College Station Medical Center, and Baylor Scott & White is constructing a new surgical center adjacent to the existing hospital building.

2	**Ensure land use planning and development regulations provide adequate options to respond to market opportunities.**
▪	Land use planning and zoning provide for compatible uses near Baylor Scott & White and CHI St. Joseph hospitals
3	**Maintain ongoing dialogue with providers to aid in their ability to expand their presence in the community.**
▪	Maintained connections with local hospital systems and regularly collaborates with the regional economic development corporation concerning healthcare and medical services infrastructure.
4	**Ensure connectivity between City-sponsored health, wellness, and fitness programs and the regional medical community.**
▪	The City has partnered with both health systems regarding the provision of its health and wellness programs. Continued to sponsor the annual BCS Marathon along with Baylor Scott & White. This partnership demonstrates the City's commitment to wellness and functions as a tourism driver, bringing visitors from all over to run in the event, which acts as a Boston Marathon qualifier.
5	**Strategically use incentives to attract key medical services and aid existing providers in their ability to expand services (e.g. Strategic Behavioral Health).**
▪	An Incentives webpage was added to the economic development website, which references what the City can offer to facilitate development, including those in medical services.
6	**Highlight City's medical infrastructure as a recruitment tool on the economic development website.**
▪	The healthcare ecosystem is highlighted on the existing economic development website (grow.cstx.gov) under Quality-of-Life amenities. The City will undertake a redesign of the existing website within the next year, and additional improvements to the content and layout will follow.
7	**Consider complimentary medical uses around major hospitals.**
▪	In recent years, senior housing has been developed near each hospital, providing convenient access for residents.
8	**Maximize City assets such as walking and biking trails.**
▪	Continued to invest in multimodal transportation, and the Economic Development Department highlights pedestrian- and bike-friendly routes in business recruitment collateral to showcase the City's quality-of-life amenities.



CHAPTER 5

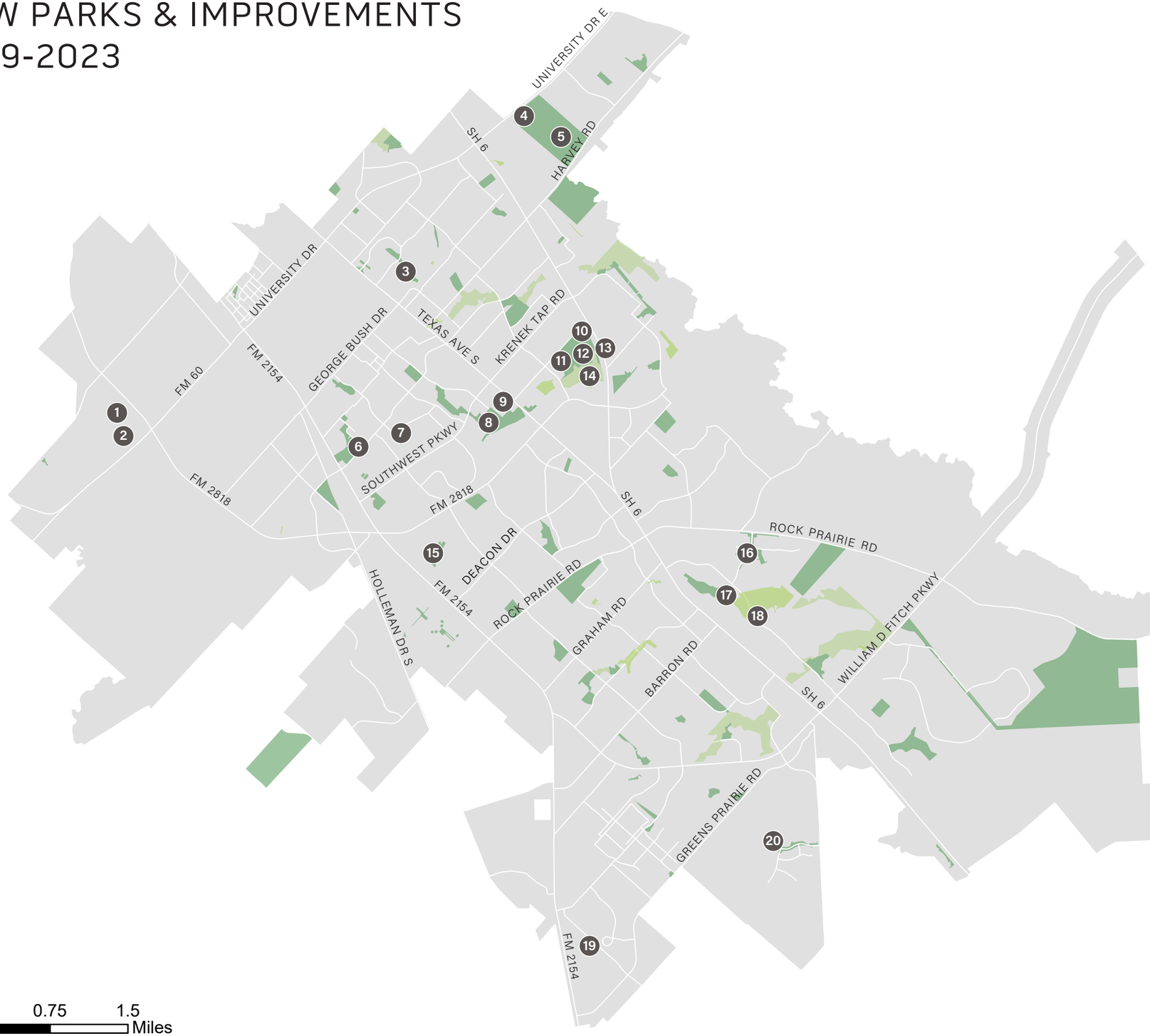
ENGAGING SPACES

GOAL: Highly desirable parks, greenways, arts and cultural amenities that support high-quality experiences for residents and visitors.

Highlights Since 2019

4 NEW PARKS

NEW PARKS & IMPROVEMENTS 2019-2023



1. Cemetery Sales/Maintenance Shop
2. Aggie Field of Honor Improvements
3. Thomas Park
4. Veterans Park Phase 1
5. Veterans Parks Phase 1B
6. Lincoln Center Playground
7. Gabbard Park
8. Bee Creek Park & Adamson Lagoon
9. College Station Cemetery
10. Central Park Improvements
11. Fun For All Phase II
12. Fun For All Playground
13. Fun for All Phase 2
14. Central Park Improvements
15. Steeplechase Park Improvements
16. Midtown Reserve Parkland Dedication
17. M.D. Wheeler Ph 2 Parkland Dedication
18. Lick Creek Hike and Bike Trail (Underpass)
19. Wellborn Settlement Parkland Dedication
20. Greens Prairie Reserve Parkland Dedication

PARKS

GREENWAYS

ACTION ITEM STATUSES

5.1	**On Track**	**Continue to support, promote, and operate major arts, entertainment, sporting, and cultural destinations through cumulative actions.**

- Hosted over 20 sporting events per year at Veterans Park and Athletic Complex (VPAC), sports complexes, and school district facilities.
- Secured and hosted major tournaments, including:
  - Triple Crown Sports Southwest Summer Nationals
  - Alliance Southern Championship
  - State 7v7 Football Tournament
- Concerts & Arts Events:
  - Supported multiple arts events across College Station.
  - Planned and hosted the Starlight Music Summer Concert Series.
- Community Celebrations & Engagement:
  - Hosted the first-ever "I Heart America" 4th of July event in 2024 at Wolf Pen Creek, featuring fireworks, a drone show, and live music.
  - Released the Seasonal Guide, promoting recreational activities across the community

5.2	**On Track**	**Maintain and expand community-based greenway and open space preservation programs.**

- The Adopt-a-Greenway program continued to engage community volunteers in maintaining parks and greenways.
  - Collected 74 forty-gallon trash bags from 264 acres of adopted greenways and parks in 2024.
  - Expanded the program to include stormwater outfall inspections, supporting the City's MS4 requirements and goals.
- The Parks Department assumed stewardship of greenways.
- City Council approved a new position for FY 25, a Volunteer and Community Engagement Coordinator.

5.3	**On Track**	**Continue to expand outreach about the parks and greenway system.**

- The Parks & Recreation Department engaged in community outreach through various marketing and communication efforts.
  - Maintained an updated and user-friendly website.
  - Highlighted articles in local and regional publications.
  - Engaged with the community through media interviews and radio advertising.
  - Released seasonal Parks & Recreation Guides, including:
    - The Spring Guide (January–April).
    - The Summer Guide (May–August).
    - The Fall Guide (September-December).
  - Used flyers, sandwich board notifications, and online announcements to promote events and programs.
  - Hired a Marketing Coordinator to develop marketing strategies.
  - Regularly updated the City website calendar to keep the public informed.
  - Provided information through the new "I Heart CS" digital monthly newsletter and appearances on What's Up College Station.

5.4	On Track	**Support a community-wide public art program.**

- Worked with the Arts Council of the Brazos Valley to initiate a mural program.
  - Held an inaugural mural festival to celebrate the completion of the murals.
  - Completed five murals
  - Additional opportunities for murals or other public art identified for future years will be considered by City staff in coordination with the Arts Council of the Brazos Valley.

5.5	On Track	**Continue leisure, health, and educational programming.**

- The Parks & Recreation Department continued to offer a variety of leisure, health, and educational programs for residents of all ages, with ongoing efforts to expand and refine offerings based on community interest.
  - Spring 2024 Programs:
    - Educational & Outdoor Activities:
      - World Migratory Day, Park in the Dark, City Nature Challenge Observation Day
    - Health & Wellness:
      - Holistic Health, Meditation, Senior Fitness Classes, Karate, Birding 101, Fly Fishing
  - Summer Offerings:
    - Youth Programs, Nature Center, Mini Camps, Survival Adventures, Nature's Science Academy, Fly Tying Class
    - Public Swim Lessons
  - Wellness & Outdoor Activities
    - Meditation, Birding 101, Holistic Health Days
  - Senior Programs:
    - Fitness & Recreation
      - Walking groups, Fitness center access, Body/brain games
    - Social & Leisure Activities
      - Table games, Arts and crafts, Potluck socials, Bingo, Dances

5.6	On Track	**Identify and secure public and private funds for the acquisition of parks, greenways, and facilities.**

- The College Station Parks Foundation was formed in 2023.
- Updated the Fun for All Playground (FFAP):
  - Completed bench and table installations. Additional play structures, shade, swings, and fall zone construction completed in the fall of 2024.
  - Moved the Plaza/Donor Wall Enhancement Project forward with funds allocated by the FFAP Committee.
- Submitted Texas Independence Park Texas Parks and Wildlife Community Park Grant application for further enhancements in 2024.

5.7	**On Track**	**Continue inter-agency coordination and establish new public-private partnerships to provide additional amenities, funding, networking, and co-production opportunities.**

- Mow and Grow Zones established for urban stream restoration and riparian habitat improvement.
  - Partnered with Texas Water Resources Institute (TWRI), Texas Commission on Environmental Quality (TCEQ), and volunteer organizations.
  - Native plant installation and erosion monitoring over a three-year period.
- Heat Island Tree Planting Project at Tarrow Park & Bee Creek Park.
  - Worked with Texas A&M Forest Service, Brazos County Master Naturalists in 2024.
- Supported Native Seed Bank & Tree Planting Initiatives.
- Submitted application for a $750,000 Texas Parks and Wildlife Department Outdoor Grant for Texas Independence Park construction in 2024.
- Currently planning the annual Games of Texas event
  - Collaboration between school districts, Texas A&M University, City of Bryan, and private businesses to bring a statewide event to Bryan/College Station.

5.8	**On Track**	**Evaluate, amend, and develop relevant ordinances to protect natural resources, habitats, and green-water infrastructure.**

- Parkland Dedication Ordinance Amendment
  - Adopted June 9, 2022.
  - Eliminated the distinction between community and neighborhood parks for dedication purposes, reduced the number of parkland dedication zones to four, added an appeals process, allowed developers of private parks to receive up to a 25% credit, and updated the dedication and fee amounts.

5.9	**Not Started**	**Investigate the feasibility of incorporating riparian buffer standards to preserve sensitive land along waterways.**

5.10	**On Track**	**Consider new and enhanced natural resource management strategies that promote environmental sustainability and stewardship and improve quality of life.**

- Initiated execution of the “No mow zone” at Wolf Pen Creek as part of a three-year erosion study.
- Finalized planned improvements to Butterfly Alley to enhance and support butterfly migration awareness.
- Submitted the Bird City USA application.
- Implemented the Urban Heat Island Mitigation Tree Planting.
  - 988 15-gallon trees and 1,500 5-gallon seedlings.

5.11	**On Track**	**Invest in the redevelopment of existing parks.**

- Completed
  - Lick Creek Bird Blinds
    - New construction of two bird blinds
- Under Construction
  - Bachmann Park
    - Little League, Senior League, and Soccer building demolition and reconstruction
  - Bee Creek & Central Park
    - Tennis court improvements
  - Fun For All Playground
    - Expanded park play structures & shading
  - Bee Creek & Central Park
    - Tennis court renovations
  - Anderson Park
    - New futsal/multi-use courts and four pickleball courts.
  - Central & Bee Creek Parks
    - New tennis court construction

5.12	**On Track**	**Conduct community-wide parks and recreation needs assessments and pursue recommended improvements.**

- Started Parks & Recreation Department Master Plan update
  - Gathered public input on Southeast College Park
- Developed Park Condition Assessment Plan while collecting data for parks asset management work order system to better monitor and plan for park maintenance.
- Began Community Recreation Center feasibility study.
- Received and incorporated public comments, requests and concerns regarding the construction of three new Baseball fields planned for the Veterans Park and Athletic Complex (VPAC).

5.13	**Not Started**	**Identify a land acquisition strategy and integrate additional greenspace.**

5.14	**On Track**	**Create connections between key elements of the parks, recreation, greenways systems, and destinations.**

- Completed Lick Creek/Midtown Trail Hike and Bike Trail improvements.
- Completed connectivity improvements to the Lick Creek/Midtown Hike and Bike Trail in 2024.
  - Plans included a connected trail design from the Smith tract to the Art & Myra Bright Park & Carter's Creek Park.
  - Applied for a grant to construct segment of Spring Creek Hike and Bike trail.
- Approved the Texas Independence Park Master Plan in 2024.
  - This new park will highlight the use of trails within the park as well as making connections to the Lick Creek Trail and the new pedestrian shared use path being constructed along Rock Prairie Rd.

5.15	**On Track**	**Design and construct inclusive, accessible, and sustainable parks and greenway trails.**

- Completed an improved trail access/connection at the Mid-Town bridge along the Lick Creek Corridor.
- Developed design elements at Thomas Park and Texas Independence Park which include inclusive, accessible and sustainable park considerations.
- Constructed a new inclusive playground for 2–5-year-old children in 2024 at the Fun For All Playground located within Central Park.
  - This unique park encourages children of all abilities to share experiences and play together while removing boundaries and creating a sense equality and inclusion.



CHAPTER 6

INTEGRATED MOBILITY

GOAL: An innovative, safe, and well-connected, multi-modal mobility system serving all user types that is designed to support the surrounding land uses.

Highlights Since 2019

11.6 MILES OF NEW MULTI-USE PATHS

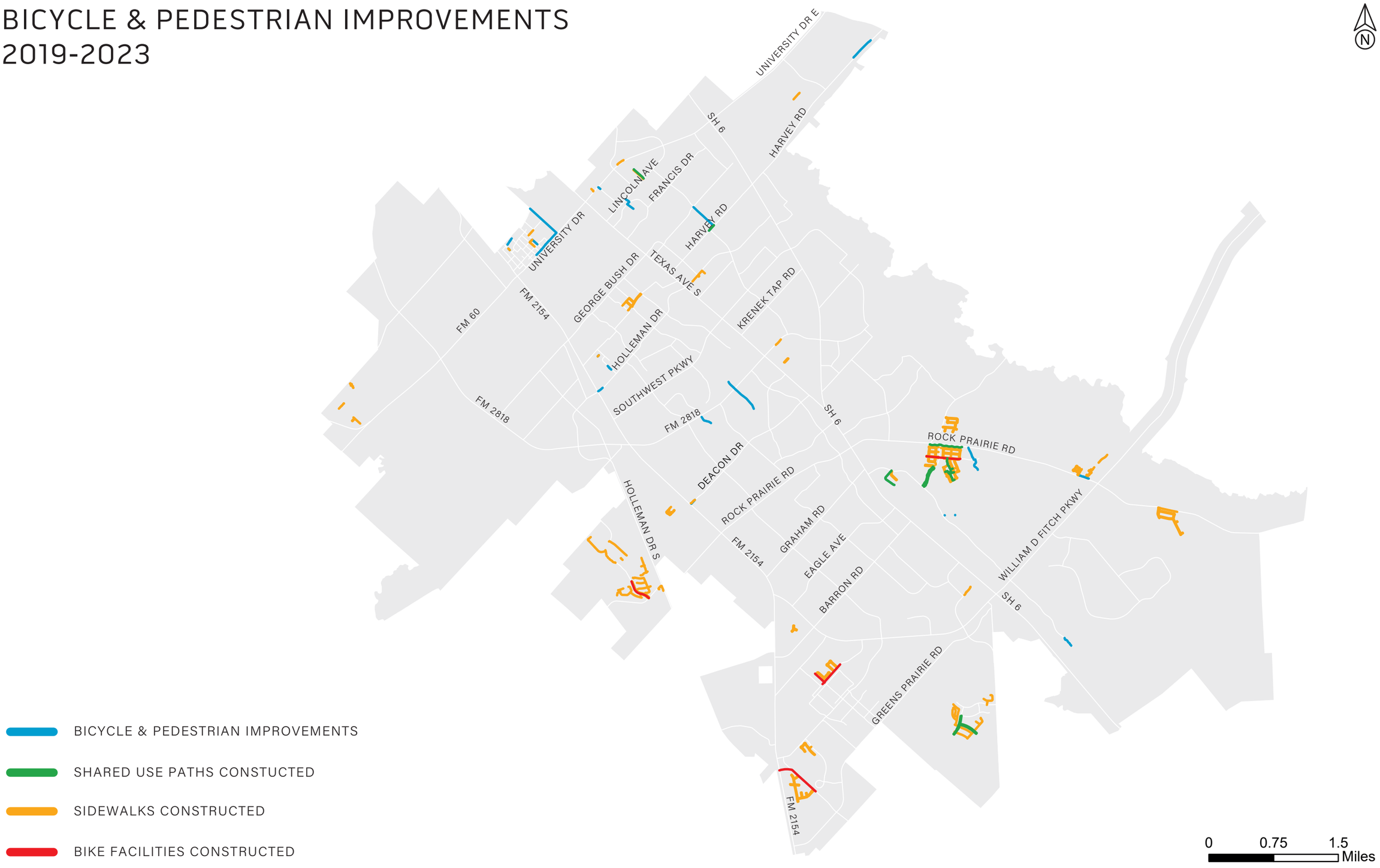
7.6 MILES OF NEW BIKE PATHS

MOBILITY IMPROVEMENTS
2019-2023



- INTERSECTION IMPROVEMENTS
- NEW STREETS
- STREET WIDENINGS
- STREET RECONSTRUCTIONS

BICYCLE & PEDESTRIAN IMPROVEMENTS
2019-2023



ACTION ITEMS STATUSES

6.1	**On Track**	**Implement complete street and context sensitive design.**

- Worked with the City of Bryan to update the Streets section of the Bryan/College Station Unified Design Guidelines, including implementation of complete street designs.
- Context-sensitive design continued to be standard practice for the Planning & Development Services and Capital Improvement Departments.
- Currently evaluating the feasibility of updating the City's thoroughfare cross sections to offer more alternatives for consideration in street design and construction.
  - The creation of a new Active Transportation Master Plan is underway and may identify other best practices to be considered for implementation.

6.2	**On Track**	**Conduct a Thoroughfare Plan audit.**

- Adjusted the Thoroughfare Plan with the adoption of the Comprehensive Plan in fall 2021.
- The Traffic Congestion & Mobility Analysis is in progress and is assessing 50 intersections for potential modifications to relieve traffic congestion while accommodating other modes of travel.

6.3	**On Track**	**Enhance and upgrade intersections.**

- The Capital Improvement Department managed several intersection upgrade projects. In total, more than 20 street projects with intersection upgrades are under design or construction. These include:
  - Durham Loop and Midtown Drive
  - University Drive Pedestrian Improvements Project from Boyett Street to South College Avenue
  - William D Fitch Parkway and Pebble Creek Parkway to Lakeway Drive
  - Holleman Drive / Wellborn Road (FM 2154) Intersection project initiated by TxDOT
  - University Drive East and Veterans Park
  - State Highway 30 (Harvey Rd) Widening
  - Holleman Dr West/ Jones Butler Rd Roundabout
  - Barron And Decatur
  - Pebble Creek Pkwy and William D. Fitch
  - Greens Prairie & Arrington Intersection

6.4	**On Track**	**Continue to evaluate and implement best management practices to increase bicycle and pedestrian use.**

- Currently evaluating best management practices as part of a potential update of the City's thoroughfare street cross sections that includes alternatives for bicycle and pedestrian facility design.
- Currently updating the Bicycle, Pedestrian, and Greenways Master Plan as a new Active Transportation Master Plan. This plan will include a level of traffic stress assessment for the existing bicycle and pedestrian network and potential updates to the current practices and program.

6.5	**On Track**	**Undertake streetscape improvements within gateways and image corridors.**

- The third gateway sign located at the intersection of Highway 47 and Raymond Stotzer Parkway is under construction and is expected to be complete in FY 2025.
- The FY 2025 budget included a fourth gateway.

6.6	**On Track**	**Evaluate transit funding partnerships.**

- The FY25 City budget included funding for Brazos Transit District (BTD) to assist in closing the funding gap created by the reduction in federal and state funds. Brazos County and City of Bryan are providing funding as well. BTD has established the Brazos Urbanized Area committee comprised of executive staff of local jurisdictions and transit advocates to assist with recommendations on service levels and funding needs in upcoming years.

6.7	**Not Started**	**Prioritize programs and improvements that will reduce vehicular demand.**

6.8	**On Track**	**Maintain the various funding programs for mobility projects.**

- Assisted the Bryan-College Station Metropolitan Planning Organization (MPO) in developing its next 25-year Metropolitan Transportation Plan (MTP), which was adopted in December 2024.
  - Included future TxDOT funding for projects along high priority corridors of State Highway 6, FM 2154, SH 30, SH 40, FM 2818, FM 2347, and the Bush/Wellborn Interchange.
  - Implementation of the projects in the adopted City capital improvements program, including those from the 2022 bond election, is on-going.
- Continued collaboration with several regional mobility partners on project funding, including the Brazos County Regional Mobility Authority, the Bryan-College Station Metropolitan Planning Organization's Transportation Improvement Program, and the Texas Department of Transportation.

6.9	**On Track**	**Fund bicycle and pedestrian infrastructure and safety improvements.**

- Council adopted significant funding for sidewalk and trail projects in summer 2024. These funds will be used to construct priority sidewalk and trail projects identified in the Bicycle, Pedestrian, and Greenways Master Plan.
- Recently funded road rehabilitation projects for improvements to bicycle and pedestrian infrastructure and safety include:
  - Foster Avenue
  - Lincoln Avenue
  - George Bush Drive
  - Rock Prairie Road
- Consultant selection is underway for design and construction of high priority sidewalk and trail projects identified in the Bicycle, Pedestrian, and Greenways Master Plan.
- Currently evaluating potential additional funding available through the Bryan-College Station Metropolitan Planning Organization (MPO) and state and federal grant programs.

6.10	**Not Started**	**Develop performance measures, collect transportation data, and monitor trends.**
6.11	**Not Started**	**Evaluate Traffic Impact Analysis (TIA) requirements.**
6.12	**Not Started**	**Evaluate and update access management strategies.**
6.13	**Not Started**	**Develop and implement a travel demand management program.**

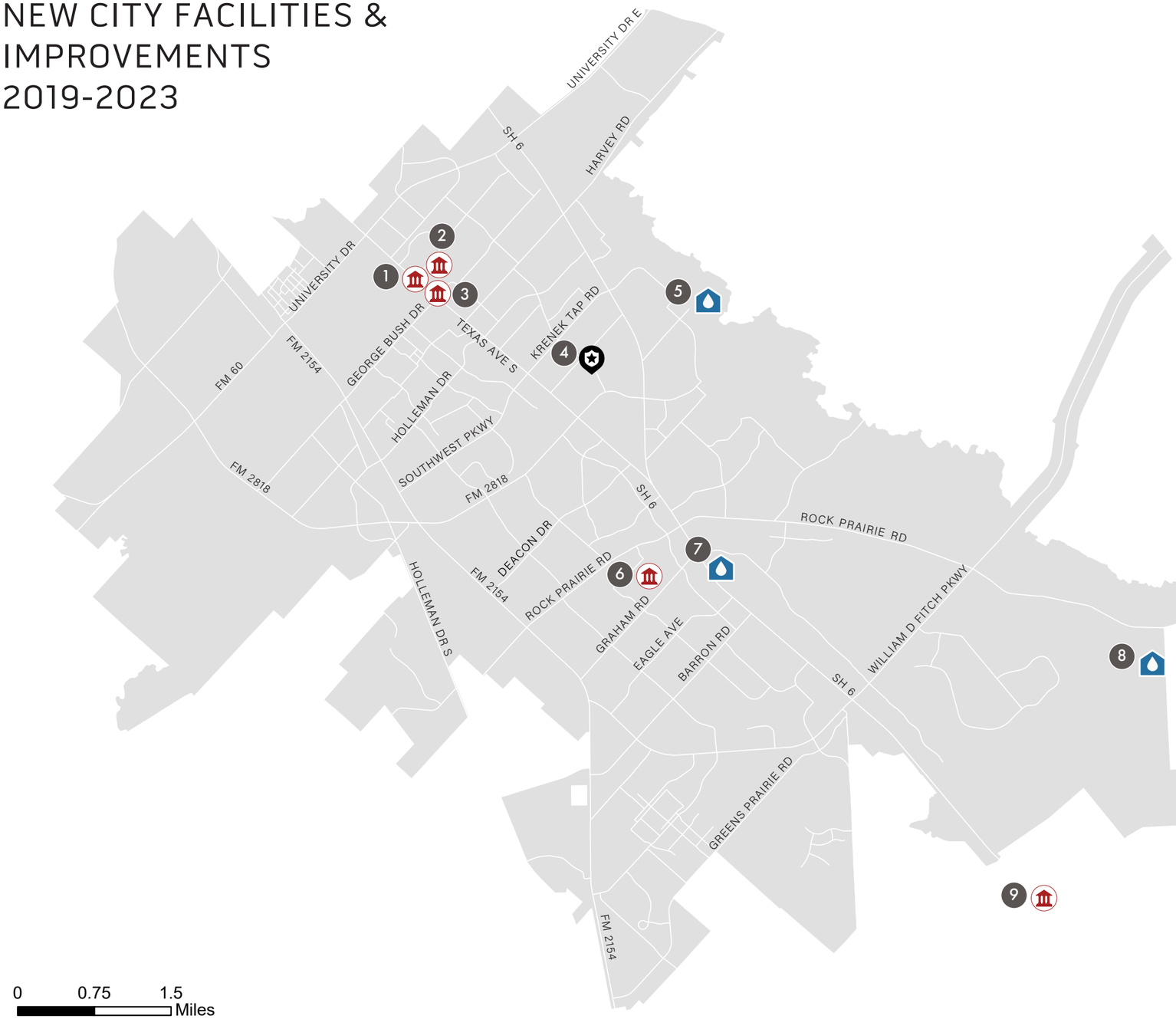


CHAPTER 7

EXCEPTIONAL SERVICES

GOAL: Exceptional municipal facilities and services that meet community needs, contribute to community character, exhibit environmental stewardship and resiliency, support surrounding land uses, incorporate full life-cycle costs, and are coordinated and fiscally responsible .

NEW CITY FACILITIES & IMPROVEMENTS 2019-2023



1. I Heart Aggieland Sign
2. New City Hall
3. 1207 Texas Avenue-Visit College Station
4. New Police Headquarters
5. CCWWTP Centerifuge
6. Arnold Road Fuel Station
7. Rock Prairie Road Water Tower
8. Lick Creek Wastewater Treatment Plant
9. City Gateway Sign

PUBLIC SAFETY
GENERAL SERVICES
WATER/WASTEWATER

ACTION ITEMS STATUSES

7.1	On Track	**Prioritize utility and service improvements in existing areas.**

- Capital Improvement Projects to accomplish this action item
  - FY19
    - Carter's Creek Wastewater Treatment Plant Office Remodel
      - Phase: Construction
      - Estimated construction completion: Spring 2025
    - City Gateway Sign #3 (West)
      - Phase: Construction
      - Estimated construction completion: 2025
    - Lick Creek Wastewater Treatment Plant Capacity Expansion
      - Phase: Warranty
      - Estimated construction completion: Fall 2023
    - Marion Pugh -Holleman to George Bush
      - Phase: Design
      - Estimated construction completion: Late 2026
    - McCulloch Rd Rehab (wastewater)
      - Phase: Design
      - Estimated construction completion: Winter 2025
    - Summit Crossing Park
      - Phase: Bidding
      - Estimated construction completion: 2025
    - Victoria Roundabout
      - Phase: Design
      - Estimated construction completion: Spring 2026
  - FY20
    - James/Puryear Rehab
      - Phase: Design
      - Estimated construction completion: Pending
    - Luther Rehab (Marion Pugh to Penberthy)
      - Phase: Construction
      - Estimated construction completion: Fall 2024
    - Rock Prairie Rd East Widening
      - Phase: Construction
      - Estimated construction completion: Fall 2025
    - Security Fencing for Well #5
      - Phase: Construction
      - Estimated construction completion: Winter 2023
    - WD Fitch Rehab Ph1 (SH30 to Tonkaway)
      - Phase: Construction
      - Estimated construction completion: Fall 2025
    - WD Fitch Rehab Ph2 (Tonkaway to Rock Prairie)
      - Phase: Design
      - Estimated construction completion: Summer 2026

- FY21
  - Francis Drive Phase 3
    - Phase: Design
    - Estimated construction completion: Pending
  - Holleman Dr W at Jones Butler Rd. Roundabout
    - Phase: Bidding
    - Estimated construction completion: Fall 2025
  - Krenek Tap Rehab
    - Phase: Design
    - Estimated construction completion: Winter 2025
  - SH40 Water Line (Victoria-Sonoma)
    - Phase: Design
    - Estimated construction completion: TBD
- FY22
  - FM2818 Utility Relocations
    - Phase: Complete
    - Estimated construction completion: Spring 2024
- FY23
  - 1207 Texas Avenue Renovation
    - Phase: Complete
    - Estimated construction completion: Summer 2023
  - Drainage Improvements at Milliff and Redmond
    - Phase: Construction
    - Estimated construction completion: Fall 2025
  - Drainage Improvements at Stallings Drive and University Oaks Blvd.
    - Phase: Complete
    - Estimated construction completion: 2024
  - Midtown Crossing
    - Phase: Complete
    - Estimated construction completion: Fall 2023
- FY24
  - Bee Creek Phase 3
    - Phase: Construction
    - Estimated construction completion: Fall 2024
  - Carter Creek Blower Buildings Nos. 2 & 3
    - Phase: Construction
    - Estimated construction completion: Winter 2024
  - Jones Butler Extension and Roundabout
    - Phase: Design
    - Estimated construction completion: 2028
  - McCulloch Rehab
    - Phase: Construction
    - Estimated construction completion: Winter 2025
  - SH 40 Waterline (Graham- Baron)
    - Phase: Design
    - Estimated construction completion: TBD
  - Water Wells 10, 11, 12
    - Phase: Design
    - Estimated construction completion: 8/15/2028
  - Water Wells Collection Line
    - Phase: Design
    - Estimated construction completion: 8/15/2028

7.2	**On Track**	**Develop a comprehensive facilities plan.**

- Completed the first iteration of a facilities master plan in April 2024. This focused on municipal Court, Utility Customer Service, Public Works Operations, College Station Utilities, and Parks Administration.
  - Potentially conducting two additional phases to provide a comprehensive analysis of all City facilities.
    - Phase 2 would capture all other City buildings not included in Phase 1 (approximately 39 buildings).
    - Phase 3 would provide a lifecycle analysis for all buildings addressed in Phases 1 and 2. Additional funding will be needed for these phases.

7.3	**On Track**	**Continue capitalizing on opportunities to achieve multiple community objectives through coordinated infrastructure projects.**

- Capital Improvement Projects Department coordinated with Public Works, Water Services, Electric, and Planning & Development Services on all capital projects as needed and appropriate. Several projects in FY25 involve this coordination, including:
  - The College Heights Utility Rehab
  - The McCulloch Road Rehab and Krenek Tap Reconstruction

7.4	**On Track**	**Continue to build resiliency in municipal operations and services.**

- Development and adoption of the Brazos County Hazard Mitigation Action Plan continued in FY24, with implementation to follow.
  - Several actions proposed in the plan will help build resiliency within municipal operations and services, including a collaborative strategy on sheltering during extreme weather events.

7.5	**Achieved**	**Evaluate the utilization of community paramedicine.**

- The College Station Fire Department evaluated the feasibility of community paramedicine and determined that this community's demand does not meet the minimum threshold for the implementation of this program.

7.6	**On Track**	**Continue to pursue recognition, credentials, and accreditations City-wide.**

- As a standard practice, City staff pursue individual and departmental recognition, credentials, and accreditations. These include, but are not limited to the:
  - Commission on Accreditation for Law Enforcement Agencies (CALEA) accredited Police Department & Public Safety Communications
  - Commission on Fire Accreditation International (CFAI) accredited Fire Department and Insurance Service Office (ISO) Class 1 community rating
  - Commission for Accreditation of Park and Recreation Agencies (CAPRA) accredited Parks & Recreation Department
  - State of Texas rated Superior Water Services Department; American Public Works Association (APWA) accredited Public Works Department and Water Services Department
  - Richard R. Lillie, FAICP Planning Excellence recognized Planning & Development Services Department

7.7	On Track	**Continue to sustain and grow emergency management preparedness.**

- The Brazos County Hazard Mitigation Action Plan update continued in FY24, with implementation to follow.
  - Several actions proposed in the plan will help build resilience to natural hazards and emergencies, including educational materials shared with residents to build preparedness.
- The Fire Department completed the Continuity of Operations Plan (COOP) in 2024.

7.8	On Track	**Continue using business intelligence, data analytics, and data visualization tools.**

- Departments collected and analyzed data from various sources, including citizen feedback, social media, traffic data, and sensor data, to gain valuable insights. These insights are used to inform policy decisions, such as infrastructure planning, transportation improvements, and public safety initiatives, that are tailored to the specific needs of the residents of College Station.

Completed:

- Cybersecurity Study in 2019
- Enhanced electronic processes and online communication for employees during COVID-19 pandemic
- Upgraded the City's Firewall protection

Upcoming:

- Creating dashboards for various services
  - Cybersecurity training
  - Device identification
- Replacing traffic switch devices
- Updating fiber infrastructure
  - Purchased new fiber equipment in 2022
  - Changing from 48 strand to 96 strand
- Updating badge readers

7.9	On Track	**Continue to expand wi-fi to public buildings.**

- The Information Technology Department ensured all new or renovated City buildings were equipped with sufficient wi-fi services. All wi-fi services include a free public option and a secure employee-only internal City network.
- Expanded wi-fi at Veterans Park to provide Venders with a dedicated bandwidth.

7.10	On Track	**Update public service plans.**

- Implemented elements of the Water System Master Plan and the Wastewater System Master Plan adopted April 2017.
- Stormwater Management Plan continued implementation, with updates made as needed.
- Currently updating to the Solid Waste Service and Rate Study.
  - This will include rates and routes/schedules.

7.11	**On Track**	**Utilize municipal service cost-benefit assessments in planning utility expansion.**

- Began using Fiscal Impact Analysis Model in 2024
  - The intent of this project is to get a better understanding of what the costs and benefits of development are likely to be.

7.12	**Not Started**	**Evaluate ways to reduce energy consumption.**

7.13	**On Track**	**Pursue and support local water conservation and reuse initiatives.**

- Used reclaimed water for irrigating municipal properties when feasible.
  - Authorized to use reclaimed water at the Veterans Park and Athletic Complex. Since 2021, approximately 80 million gallons of reclaimed water have been applied to this facility, significantly reducing overall domestic water demand in the community.
- The Water Services Department initiated Stage 1 drought restrictions in August 2023.
  - Continued to monitor water usage and encourage conservation.

7.14	**On Track**	**Continue outreach and educational programs to reduce resource consumption.**

- The Solid Waste Division
  - Continued to encourage the participation in single stream recycling though public outreach in numerous ways
    - Radio appearances
    - Podcasts
    - Blog posts
    - Updated the Recollect mobile app
    - Updated and distributed the Solid Waste and Recycling Guide for 2024-2026.
  - Assisted Twin Oaks Landfill with Household Hazardous Waste Collection twice a year.
  - Operated a recycling program for single-family homes through BVR Waste and Recycling.
- Water Services Department
  - The 2024 Water Conservation Plan was adopted by the City Council and the Texas Water Development Board.
    - Outlined updated strategies for reducing water consumption and promoting efficiency.
    - Included the Irrigation Controller Rebate program, adopted in the FY25 budget.
    - Incentivized customers to upgrade to smart irrigation controllers.
    - Smart irrigation controllers use sensors or internet connectivity to adjust watering schedules based on local weather and landscape conditions.
  - Continued to conduct reviews every five years to comply with regulatory requirements and ensure effectiveness of the plan.

- Energy Management Division
  - Participated in many outreach and educational programs with steady participation from both citizens and developers in these programs.
    - Neighborhood block parties
    - Home and garden shows
    - Parade of Homes
    - Citizens' University
    - Utility billing inserts
    - The City website
  - Worked closely with Utility Customer Service and engaged daily with key accounts as well as customers over the phone and through on-site, home and business energy audits.

7.15	**On Track**	**Continue to implement best practices in meeting or exceeding State and Federal standards for stormwater management.**

- Continued progress on yearly Stormwater Management Plan Best Management Practices.
  - Notice of Intent for next 5-year Stormwater Management Program to be submitted to Texas Commission on Environmental Quality (TCEQ) in February 2025.
  - Next annual Stormwater Management Program certification is due March 2025.

7.16	**On Track**	**Advance sound floodplain management practices.**

- Continued to implement the higher floodplain management standards identified with our FEMA NFIP Class 6 Rating.
- Held 5-Year Cycle Verification meeting and Community Assistance Call with FEMA in 2024.
- Continued to implement best practices in meeting or exceeding State and Federal standards for stormwater management.

7.17	**On Track**	**Continue to meet or exceed State and Federal water quality standards for drinking water sources.**

- The City of College Station consistently or exceeded State and Federal water quality standards for drinking water and maintained a superior water system rating, with no violations reported by the Texas Commission on Environmental Quality (TCEQ).
- Completed a third water tower to improve system operations and efficiency in 2023.
- In 2023, the City's water system was re-designated as a "Superior Water System".
- Adopted the design of three new water wells to increase capacity.
- Existing wells are being rehabilitated to enhance production in 2024.

7.18	**On Track**	**Continue to keep wastewater collection and treatment capacities ahead of demand.**

- Continued the phased expansion of the City's wastewater system, including the completion of the Lick Creek Wastewater Treatment Plant Expansion Project, which increased capacity from 2 MGD to 5 MGD.
  - This project ensured compliance with regulatory standards and addressed both peak demands and projected long-term needs.
- Initiated or completed several new wastewater conveyance systems to support the demands of a growing community.

7.19	**On Track**	**Continue coordinated electric planning along with area partners.**

- The College Station Utilities Electric Department continued to collaborate with other departments and customers on new and proposed developments. These are covered through normal business processes in Electric and through the City's development practices

7.20	**On Track**	**Design high-quality public facilities that reflect the character of their surroundings.**

- The Capital Improvement Projects Department developed numerous public facilities following the public facility guidelines. The design intent is to have a consistent design scheme and appearance across city facilities and be recognizable as a City of College Station facility.
  - 2019
    - College Station Utilities
      - Portable Building (Water)
    - Larry Ringer Library
      - Outdoor Reading Pavilion
  - 2020
    - New Police Department Annex
      - New Police Department Annex
      - Portable Building (Electric)
    - Central Park
      - Pavilion
    - Bee Creek Park
      - Bee Creek Concession & Restrooms
    - Fun for All Park
      - Building 1
      - Building 2A
      - Building 2B
    - Graham Rd Substation
      - Substation
      - Control House
      - Portable Building (Electric)
      - Portable Building (Water)
  - 2021
    - Central Park
      - Athletic Restrooms & Storage
    - Veterans Park Athletic Center
      - Restrooms #3
    - Spring Creek Substation
      - Battery House
    - New City Hall
    - Veterans Park Athletic Center
      - Restrooms #4
  - 2022
    - New Facility Maintenance Building
  - 2023
    - I Heart Aggieland Sign
    - Rock Prairie Water Tower
    - College Station Memorial Cemetery/Aggie Field of Honor
      - Shop Building

7.21	**On Track**	**Design City facilities and infrastructure to incorporate sustainable and resilient practices.**

- Capital Projects staff worked to incorporate sustainability and resilience in City facilities and infrastructure.
  - Several projects, including upgrades at the Arnold Road fuel station and the future installation of generators at the Lincoln Center and the Bob & Wanda Meyer Senior Center.

7.22	**On Track**	**Provide public safety facilities to maintain adequate service and response times.**

- Opened new Police Department building in 2019.
- Designed and funded Station 7. Approved by voters in the 2022 bond election. The station is expected to open in the fall of 2026.



CHAPTER 8

MANAGED GROWTH

GOAL: Fiscally responsible and carefully managed development that is aligned with growth expectations and the ability to provide safe, timely, and efficient infrastructure and services.

Highlights Since 2019

POPULATION INCREASE +7,213

8.1	**On Track**	**Prioritize proactive infrastructure investments and programs in strategic redevelopment and infill areas.**

- The Northeast Gateway Redevelopment Area Plan contains action items related to infrastructure investments to catalyze redevelopment in this area. Capital Improvement Projects already completed, under construction, or in design:
  - Design and construction of a new City Hall
    - Completed: Summer 2022
  - Designed and renovated Economic Development/Tourism Building 1207 Texas Ave.
    - Completed: Summer 2023
  - Design and construction of a Bus Shelter at City Hall
    - Expected completion date: Fall 2025
  - Rehab of Francis Drive from Texas Ave to Walton.
    - Expected completion date: Pending.
  - Construction of sidewalk along the west side of Foster Avenue from Walton Dr to George Bush Dr.
    - Expected Completion Date: 2025
  - Design of vertical bicycle separation barrier along George Bush from Texas Ave. approaching FM 2154.
    - Completed February 2025
  - Design and Construction of Lincoln Ave from Texas Ave to University Dr
    - Expected Completion Date: Fall 2025
  - Rehabilitation of water and wastewater lines in the vicinity of Eisenhower St., University Dr., Jane St. and Nimitz St. with approximately 4,000 LF of 8" water distribution line and 2,000 LF of 12" water distribution line.
    - Expected Completion Date: 2027

8.2	**On Track**	**Amend the zoning map and consider regulatory incentives to encourage infill and redevelopment.**

- Adopted proactive zoning map amendments to MH Middle Housing, some of which were within redevelopment areas.
  - Adopted Phase 1 in 2023.
  - Adopted Phase 2 in 2024.

8.3	**On Track**	**Re-envision underutilized retail uses and incentivize redevelopment and/or reuse of vacant building s and properties.**

- Through strategic partnerships, targeted recruitment efforts, and ongoing collaboration with Texas A&M, the Economic Development and Tourism Department facilitated redevelopment opportunities in vacant properties:
  - Pursued collaboration with a retail consultant to recruit retail entertainment, destination/specialty retailers, and restaurant brands not currently in Brazos County, with a focus on backfilling vacancies along primary City corridors.
    - Included consideration of redevelopment opportunities for the former Macy's and Sears service center along Holleman Drive.
  - Attended state and national retail conferences alongside the consultant to engage with regional and national brands, brokers, and developers.
    - These efforts contributed to the recruitment of Popstroke, a new entertainment destination, which opened on TAMU system property adjacent to Century Square.

- Continued engagement with Texas A&M regarding a potential partnership for redevelopment at Post Oak Mall.
  - Considered a Request for Proposal for a proposed e-sports arena at the site the University released.
- Partnered with Texas A&M Athletics and other stakeholders on initiatives to enhance retail visibility and economic opportunities, including business recruitment and promotional efforts.
- Engaged with a national retail consulting, market research, and development firm to execute recruitment strategies for vacant retail sites, especially in prime commercial corridors.

8.4	**On Track**	**Evaluate the utilization of impact fees that provide revenues to support infrastructure demands.**

- Residential impact fee collection rates were amended to provide for annual increases to water and roadway impact fees over a three-year period.
  - January 2024
    - The first of three residential collection rate annual increases for water and roadway impact fees was implemented.
  - January 2025
    - The second of three residential collection rate annual increases for water and roadway impact fees was implemented.
- Semi-annual reports were presented to the Impact Fee Advisory Committee and City Council.

8.5	**Achieved**	**Evaluate and revise the Water/Sanitary Sewer Extension Policy.**

- The Water Services Department completed an evaluation of the policy and determined no changes were needed at this time. The policy will be reviewed in the future as conditions change.

8.6	**On Track**	**Conduct fiscal impact analyses.**

- Contracted with consultant to develop a Fiscal Impact Analysis Model in 2024.

8.7	**On Track**	**Continue the City's Oversize Participation practice, where appropriate.**

- Approved two projects for funding in 2023
  - Highpoint Apartments
    - Upon completion of the Highpoint Apartments, they were reimbursed their adopted funding for a waterline.
  - The Nova
    - Still under construction and will receive adopted funds once their sanitary sewer project is completed.

8.8	**On Track**	**Use available tools to strategically manage growth pressure in the ETJ.**

- Legislative actions influenced the City's ability to regulate the extraterritorial jurisdiction. The City is pursing every avenue to protect its citizens through managed growth, while complying with state laws. The City is seeking further clarification of the City's rights through the court system and is asking the legislature to provide greater clarity during the State's 2025 Legislative Session.
- The City Manager's Office continued to be available for discussions on development agreements and municipal utility districts (MUDs) to manage growth pressure in the extraterritorial jurisdiction (ETJ).



CHAPTER 9

COLLABORATIVE PARTNERSHIPS

GOAL: Well-coordinated planning at all levels and effective engagement with local jurisdictions, institutions, and organizations to further realize the City's vision and support the broad community.

ACTION ITEMS STATUSES

9.1	**On Track**	**Reference the Comprehensive Plan actions within City master plans.**

- Each of the City's 7 adopted master plans reference the Comprehensive Plan.
  - Bicycle, Pedestrian, and Greenways Master Plan dated January 2010.
  - Parks, Recreation, and Open Spaces Master Plan dated July 2011.
  - Economic Development Master Plan dated May 2020.
  - The Water System Master Plan dated April 2017.
  - The Wastewater System Master Plan dated April 2017.
  - Northeast Gateway Redevelopment Plan dated September 2023.
  - Wellborn District Plan dated October 2023.
  - The Housing Action Plan dated September 2024.

9.2	**On Track**	**Reference the Comprehensive Plan and City master plans in Capital Improvements Planning, departmental work programs, and budgeting processes.**

- All annual service level budget submissions reference the Comprehensive Plan.

9.3	**On Track**	**Establish a university/City annual agenda.**

- Established quarterly meetings between City leadership and the TAMU president's office.

9.4	**On Track**	**Gather growth expectations.**

- Evaluated the community's existing conditions in 2024 in preparation for the 2025 Comprehensive Plan 5-Year Evaluation & Appraisal.
- Continue to monitor data releases from Texas A&M University, Blinn College, and the U.S. Census Bureau.

9.5	**On Track**	**Formalize ongoing collaborations and establish a planning coordination task force with Texas A&M University and the City.**

- Provided feedback and recommendations to the University's 2024 Capacity Study.
- Collaborated with the University on projects including the Northeast Gateway Redevelopment Plan and the Hensel Park redevelopment.

9.6	On Track	**Continue "good neighbor" initiatives with Texas A&M for permanent and temporary residents.**

- The Community Services Department engaged in the "Be a Good Neighbor" initiative and actively fostered strong relationships with Texas A&M faculty and students in numerous ways:
  - Met quarterly with Texas A&M faculty, including Greek Life, to discuss issues in the City involving Aggie students.
  - Participated in the National Night Out and Off Campus Student Services Luncheon
  - Code Enforcement Officers continued to participate in the Community Living Course which offers offending residents an opportunity to learn more about their community and "good neighbor" practices in place of punishment.
  - Worked with the Texas A&M Student Government and Student Affairs Department as they developed the Me + 3 initiative to foster better relations between long-term and short-term residents.
  - Partnered with community and student organizations in the development of the Proactive Rental Inspection program which seeks to improve the standard of living for students and other renters. Ultimately, this program was not implemented as it failed to be approved by City Council.
    - Presented to the City Council 10/24/2024, denied 4-3.
- The University and Community Relations Office worked closely with the University on neighborhood relations, events, walk and talks, and more to engage in the "Be a Good Neighbor" initiative.
  - Met monthly with Off Campus Student Services Offices.
  - Partnered with the Off Campus Student Carnival programming
  - Partnered with Quarterly Community Luncheons programming
    - Met with neighborhood leaders and student leaders to discuss topics of interest and upcoming events.
  - Worked closely with staff in the newly formed President's Office of Community Engagement at TAMU and with the government leadership.

9.7	On Track	**Contribute to a joint branding effort with Texas A&M University.**

- The Economic Development & Tourism Department engaged in strengthening the City's connection with Texas A&M University through strategic branding and marketing initiatives.
  - Maintained existing collaborations with the university as the "Home of Texas A&M University," and renewed a trademark agreement in summer 2022.
  - Enhanced the partnership between Visit College Station and Texas A&M Athletics as a destination for SEC fans through various marketing collateral.
  - Explored additional partnerships with Texas A&M Athletics to recognize local businesses and co-branded messaging with KAMU-TV to further develop the "Grow College Station" brand.
  - Launched a Small Business Sweepstakes to recognize local entrepreneurs and local businesses
  - Installed an "I Heart Aggieland" sign in front of City Hall which has become a destination for residents and visitors alike as a unique photo opportunity.
  - Enhanced the "Aggieland" moniker by making "I Heart Aggieland"-related merchandise available at the Visit College Station Visitor Center.
  - Maintained collaborative efforts with Texas A&M through the small business campaign, which resulted in the recognition of a local business as sponsor of a Texas A&M basketball game.
  - Hosted tailgate events prior to A&M football games and invited visiting fans, A&M officials, and the public.
  - Extended the sponsorship agreement with TAMU Ventures for an additional 3 years to continue to engage both digitally and in print to encourage visitor stays.

- Participated in a local innovation summit which featured Texas A&M and its impact on the local area.
- Visit College Station's advisory committee met to discuss potential large upcoming events on the A&M campus.
- Facilitated a media partnership with KAMU for Aggie Park's Troubadour Festival and featured in the recognition of two signature summer events hosted at Kyle Field in 2024.
- Coordinated with A&M athletics on the sharing of photo assets.
- Launched a new website and visitor guide prominently highlighting A&M's history, traditions, and impact as a tourism destination.
- Planned an upcoming video series recognizing entrepreneurship in College Station.

9.8	**On Track**	**Expand tourism opportunities with Texas A&M University.**

- The Economic Development and Tourism Department engaged in multiple collaborative projects to expand tourism opportunities with the University.
  - Partnered with Texas A&M in July for the 2024 USATF National Junior Olympic Track & Field Championships, a national-level event which brought thousands of competitors and their families to College Station for the week-long experience.
  - In June 2024, Texas A&M hosted an international soccer match and George Strait concert, providing a significant tourism impact during a typically slower time in the calendar.
  - Worked with the Tourism Advisory Committee to create best practices for creating "Short Courses" with Texas A&M Professors to bring additional meetings to College Station during the week, a need area for overnight hotel stays.
  - Partnered with Texas A&M to create and fund the Brazos Valley Partnership Manager for Economic Development & Community Impact position, a role designed to improve access to the University for tourism functions.
- Hired a Convention Sales Coordinator specifically focused on increasing group business originating at Texas A&M.

9.9	**On Track**	**Pursue partnerships with Texas A&M University regarding environmental stewardship.**

- Worked with the University on the Cooling College Station Plan.

9.10	**On Track**	**Convene coordination meetings with neighboring jurisdictions and regional planning organizations.**

- Held a joint meeting between City of Bryan Planning and Zoning Commission and the City of College Station Planning and Zoning Commission in 2024.
  - Discussed regional growth projections, development and housing pressures, and strategies each City is employing.

9.11	On Track	**Pursue interlocal cooperation agreements.**

- Actively pursued and joined multiple interlocal agreements since 2019, strengthening regional collaboration and resource-sharing. These agreements facilitated improved coordination on infrastructure, public safety, transportation, and other municipal services, ensuring efficient and cost-effective service delivery.
  - Brazos Valley Council of Governments:
    - For the construction, acquisition, implementation operation and maintenance of the Brazos Valley Area Wide Communications System.
  - Byrne Justice Assistance Grant (JAG)
    - With Brazos County and City of Bryan: supporting local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, information technology, research and evaluation activities that will improve or enhance law enforcement programs.
  - Rock Prairie Management District No.2.
  - Memorandum of Understanding between TAMU and City of College Station for Psychological Evaluations of Police Officer Applicants.
  - Community Emergency Operations Center Agreement with City of Bryan
  - The United States Department Of Justice Federal Bureau Of Prisons Federal Prison Camp Bryan, Texas
    - Memorandum of Understanding for Fire & EMS Services
  - Northeast Trunk Line (NETL) Phase 4 Memorandum of Understanding
  - Adopted a revised EMS agreements with City of Bryan and Brazos County to move from automatic aid to mutual aid.

9.12	On Track	**Continue to coordinate with the College Station Independent School District and public charter schools.**

- Held a joint meeting between the City Council and the College Station Independent School District School Board in 2023 and 2024.
- The City Manager's Office has a representative on the College Station Independent School District's bond committee.
- The City Council added a strategic plan initiative to create a joint committee between the City and the College Station Independent School District in 2023.

9.13	On Track	**Continue to participate in regional mobility initiatives.**

- Assisted the Bryan-College Station Metropolitan Planning Organization (MPO) in developing its next 25-year Metropolitan Transportation Plan (MTP), which was adopted in December 2024 and includes future funding for several high priority corridors in Brazos County.
- Collaborated with Brazos County regarding the design of Harvey Road (SH 30) widening and the Inner East Loop alignment study., Collaborated with TxDOT regarding State Highway 6, FM 2154 and other safety funded projects.
- Collaborations with other regional partners included:
  - The Bryan-College Station Metropolitan Planning Organization
  - Brazos County
  - The Brazos Transit District
  - The City of Bryan
  - College Station Independent School District
  - The Texas Department of Transportation
  - The Brazos County Regional Mobility Authority
  - The Texas Department of Transportation
  - The Brazos Valley Council of Governments (BVCOG)
  - Texas A&M University



City of College Station
Home of Texas A&M University®

STAKEHOLDER ENGAGEMENT REPORT

2025

EXECUTIVE SUMMARY

This Stakeholder Engagement Report summarizes community feedback collected during the City of College Station's 2025 Five-Year Comprehensive Plan Evaluation and Appraisal. From February through July 2025, over 500 touchpoints were captured through surveys, focus groups, open houses, public hearings, stakeholder interviews, and informal outreach events. Input was gathered from residents, community organizations, boards and commissions, City Council, and staff. Across all engagement formats, participants emphasized the need to expand affordable and diverse housing, improve public transportation and infrastructure, strengthen workforce development and economic opportunity, and protect neighborhood character while accommodating future growth. This report synthesizes those perspectives into actionable themes to guide updates to the Comprehensive Plan.

INTRODUCTION

The Five-Year Comprehensive Plan Evaluation and Appraisal for the City of College Station serves as a vital checkpoint to ensure that the City's long-range vision remains responsive to evolving community needs, implementation realities, and emerging challenges. As prescribed by the Comprehensive Plan, this process offers an opportunity to revisit foundational assumptions, assess progress, and identify refinements needed to guide policy, land use, infrastructure, and quality-of-life decisions moving forward.

Community engagement served as the cornerstone of this effort. From February through July 2025, a broad cross-section of residents, businesses, nonprofits, appointed board and commission members, elected officials, and City staff participated in shaping the Plan's direction. This report synthesizes those contributions into key themes to support meaningful, actionable updates.

PUBLIC OUTREACH ACTIVITIES OVERVIEW

The City's Planning & Development Services Department, in coordination with Community Development, led an inclusive engagement campaign that also aligned with the 2025–2029 Housing Consolidated Plan process. Engagement activities included:

- Community Planning Survey 2025 (135 responses)
- Focus Groups – Medical, Housing, Workforce, and Business & Economy sectors
- Public Meetings & Workshops – Seminar Supper, Open House, City Council public hearing
- Informal Events – Three Food Truck Wednesdays
- Digital & Media Outreach – Blog, radio, podcast, website, social media, and public notices

Public Engagement Calendar

DATE	EVENT	FOCUS
27-Feb-25	Medical Needs Focus Group	Barriers to healthcare and service access
6-Mar-25	Business & Economy Focus Group	Workforce development and economic resilience
20-Mar-25	Housing Focus Group	Housing affordability, quality, and access
25-Mar-25	Seminar Supper	Introduction to the planning process
8-Apr-25	Open House	Public workshop on planning priorities and feedback
Mar–Apr 2025	Food Truck Wednesdays (3 events)	Informal outreach at community gathering spots

WHAT WE HEARD - COMBINED INPUT SYNTHESIS

Across surveys, focus groups, interviews, board discussions, and staff meetings, several consistent themes and community concerns emerged. Public-facing outreach aligned closely with feedback from internal and institutional stakeholders.

1. AFFORDABLE AND DIVERSE HOUSING

Participants across all engagement formats emphasized that housing affordability remains the most urgent and persistent challenge in College Station. Residents noted rising rents, aging housing stock, limited landlord participation in voucher programs, and barriers to entry for low- and moderate-income (LMI) renters.

Frequent input included:

- Interest in expanding rental and utility assistance programs
- Concerns about substandard rental conditions and enforcement gaps
- Desire for policy tools such as tax incentives to increase affordability
- Support for accessible homeownership options and middle-income housing types

2. TRANSPORTATION AND MOBILITY

Transportation was a consistent topic of concern. Residents, boards, and staff described the public transit system as limited, infrequent, and difficult to navigate. Others pointed to gaps in pedestrian safety and the need for better regional coordination.

Common feedback themes:

- Frustration with limited bus coverage and inconsistent service frequency
- Safety concerns related to pedestrian and bicycle infrastructure
- Interest in expanding micro-mobility planning efforts (e.g., scooters, bikes)
- Requests for clearer communication about existing services and coordination with Brazos Transit and TAMU

3. STRATEGIC GROWTH & NEIGHBORHOOD INTEGRITY

Many stakeholders expressed concern about the pace and pattern of growth and its impact on neighborhood quality, infrastructure, resources, and housing stability. There was a shared interest in balancing new development with neighborhood preservation.

Community members and officials frequently noted:

- Many stakeholders emphasized the need for improved outreach and communication from the City to help residents and property owners better understand how land use policies translate into zoning decisions.
- Stakeholder concerns regarding whether zoning decisions are being applied in a manner consistent with the Future Land Use Map and the Comprehensive Plan's objective of preserving long-term neighborhood integrity.
- The importance of transitional land use or buffering to reduce impacts
- Concerns that City services and infrastructure is not keeping pace with population growth and new development

4. ECONOMIC DEVELOPMENT & WORKFORCE READINESS

Several focus groups and Council interviews discussed the need for a more visible and integrated approach to economic development within the Plan. Participants highlighted the absence of strategic planning and targeted initiatives for workforce development and local talent retention aligned with evolving industry demands.

Input included:

- Recognition of workforce gaps, particularly for non-degree occupations
- Discussion about small business retention and entrepreneurship
- Calls for clearer articulation of economic development goals in the Plan
- Interest in upskilling and job training for residents

5. SUSTAINABILITY AND RESILIENCE

Concerns about climate resilience, water supply, and environmental sustainability came up across many engagement formats, especially among council and board members.

Stakeholders discussed:

- The need for long-term planning for stormwater and heat mitigation
- Interest in low-impact development and green infrastructure practices
- Opportunities to better integrate environmental goals into land use planning

6. PARKS, TRAILS, AND PUBLIC SPACES

Residents and boards praised the existing park system while highlighting opportunities to improve equity, connectivity, and maintenance.

Community feedback included:

- A desire to expand trail systems and greenway connectivity
- Requests for more shade, tree canopy, and natural area preservation
- Interest in integrating parks with local businesses and active streetscapes
- Concerns about park access and distribution in newly developing areas

7. PARTICIPATION AND COMMUNICATION

Access to services and participation was a key theme in focus groups and community meetings. Some stakeholders expressed concern about how well public processes and city services reach historically underrepresented populations.

Common concerns included:

- Gaps in service delivery for seniors, non-English speakers, and low-income residents
- Barriers to participation in planning processes
- Desire for more multilingual, multi-platform outreach strategies
- Calls to simplify zoning and development communication

8. IMPLEMENTATION AND ACCOUNTABILITY

City staff and elected officials noted challenges in tracking and implementing certain action items within the Plan. There was interest in making the Plan easier to manage, monitor, and align with budget and departmental operations.

Input from staff and elected officials emphasized:

- The need for clearer departmental roles and ownership of action items
- Frustration with vague or overly broad language in the implementation matrix
- Interest in improving the use of tracking tools like AchieveIt
- Suggestions to link Comprehensive Plan implementation more directly to Council priorities and annual budget processes

GENERAL PUBLIC FEEDBACK

Public input, gathered through surveys, events, and conversations, revealed several areas of consistent importance to residents. Participants voiced what they value, what they find challenging, and where they see an opportunity for improvement in the years ahead.

COMMUNITY PRIORITIES IDENTIFIED

Community members consistently emphasized the following issues as important to the future of College Station:

- The need for more affordable and diverse housing options, including support for renters and prospective homebuyers
- Concerns about public safety resources keeping pace with population growth
- A desire for expanded job training, employment opportunities, and small business support
- Interest in stronger and more reliable public transportation services
- Calls for more parks, trails, and recreational amenities in growing and underserved neighborhoods
- Ongoing attention to flooding, drainage, and environmental protection measures

ONGOING COMMUNITY CHALLENGES

Residents identified a range of challenges that they believe the City will need to address in the coming years:

- Rising costs of living, especially in housing, transportation, and basic services
- Pressure on established neighborhoods from student-focused or high-density development
- Strain on infrastructure and public facilities as growth continues
- Gaps in access to healthcare, childcare, and education, particularly among lower-income households

COMMUNITY-IDENTIFIED OPPORTUNITIES

Despite these challenges, many participants expressed optimism about College Station's future. They described ways the city could continue to grow while protecting its identity and improving quality of life for all.
Frequently mentioned opportunities included:

- Building stronger partnerships between City departments, schools, nonprofits, and employers
- Creating more accessible pathways to education, job training, and employment
- Revitalizing older neighborhoods in ways that promote equity and long-term stability
- Using creative outreach methods to connect with residents and gather meaningful public input

Many participants voiced a shared hope that College Station will continue to grow in a way that is thoughtful, all-encompassing, and sustainable, preserving the distinctive sense of place that makes it "feel like home."

LOCATION-BASED FEEDBACK

FUTURE LAND USE

Norton and Wellborn Rd., FM 2154

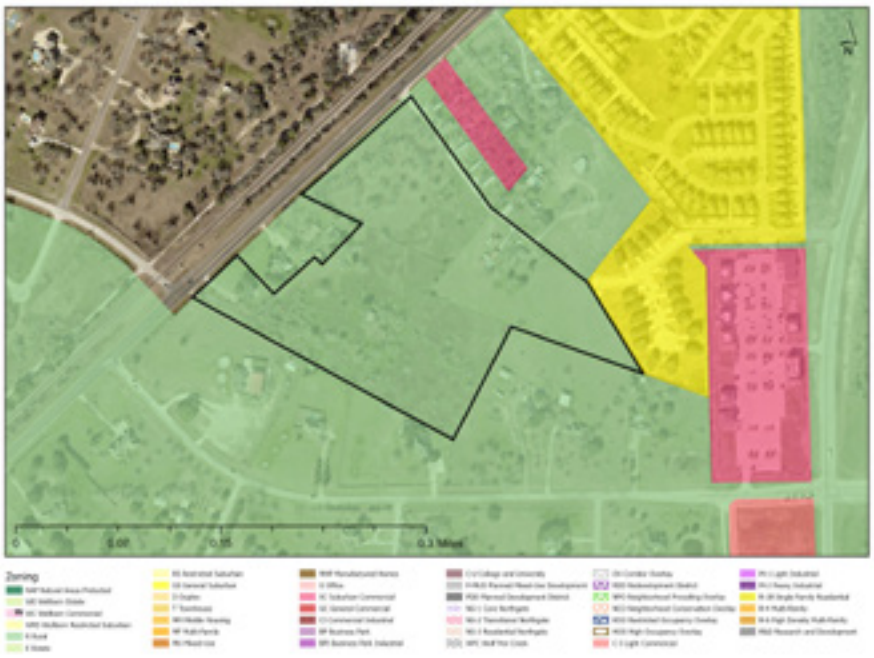
A proposed change to the Comprehensive Plan Future Land Use and Character Map from Neighborhood Commercial and Suburban Residential to Mixed Residential for approximately 20.7 acres generally located south of the intersection of Wellborn

Road and Norton Lane was made through the public engagement process. Mixed Residential is defined as areas appropriate for a mix of moderate density residential development including townhomes, duplexes, small multi-family buildings, and limited small-lot single family.

Future Land Use (Neighborhood Commercial and Suburban Residential)



Zoning (Rural)

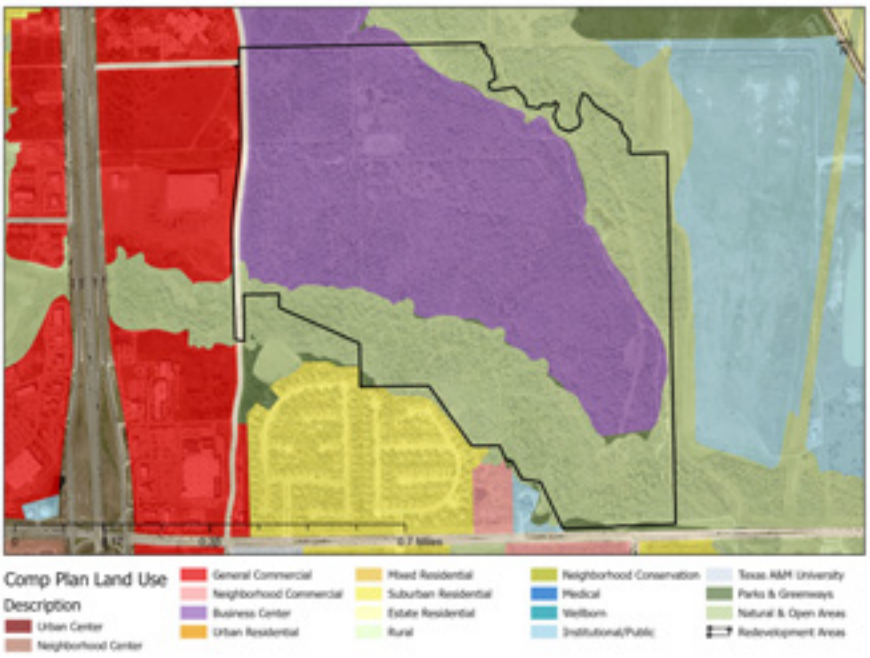


Business Center at Midtown Drive

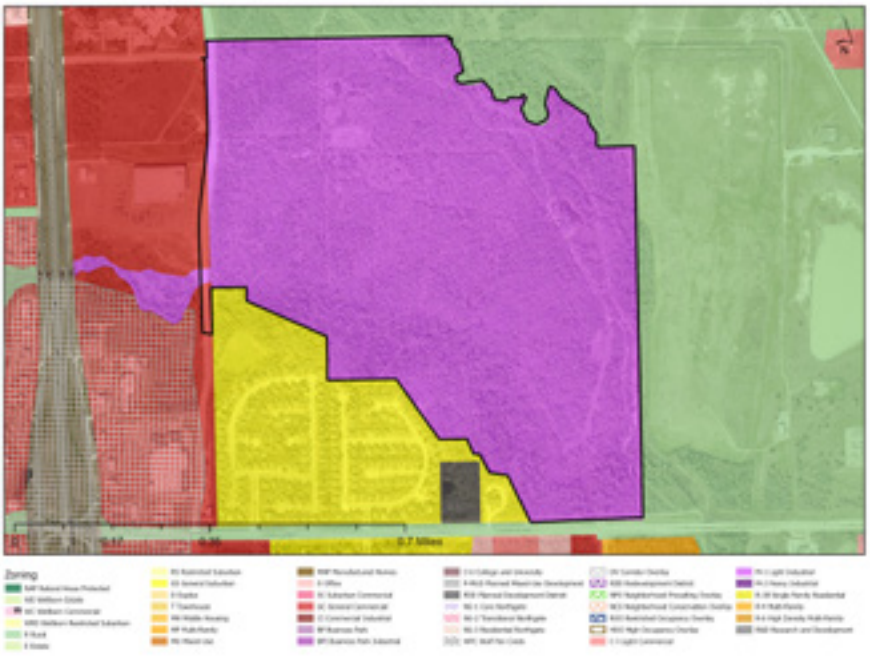
A proposed change to the Future Land Use and Character Map from Business Center to a Future Land Use compatible with Townhouse zoning (Urban Residential or Mixed Residential) for a portion of 313.73 acres of City property generally located east of Midtown Drive and north of William D. Fitch Parkway was made through the public engagement process. Urban Residential

is defined as areas appropriate for a range of high-density multifamily and attached residential development in various forms including townhomes, apartment buildings, mixed use buildings, and limited non-residential uses that are compatible with the surrounding area. Mixed Residential is defined as areas appropriate for a mix of moderate density residential development including townhomes, duplexes, small multi-family buildings, and limited small-lot single family.

Future Land Use (Business Center and Natural & Open Areas)



Zoning (Light Industrial)



THOROUGHFARE PLAN

PEBBLE CREEK EXTENSION

A proposed change to the Comprehensive Plan Thoroughfare Plan to remove the extension of Pebble Creek Parkway south from its current terminus at the intersection with St. Andrews Dr/ Royal Adelade Loop. Representatives from the Pebble Creek neighborhood expressed concern that this extension would negatively impact their quality of life, increase crime rates, devalue their homes, and potentially lead to the closure of the Pebble Creek Country Club. They are particularly concerned about the increased traffic, loss of green space, and the impact on pedestrians and golfers who use Pebble Creek Parkway. The representatives are seeking to have the thoroughfare extension removed from the plan.

STAFF FEEBACK

Throughout July 2025, the Long-Range Planning Division met with multiple City departments to gather staff reflections on implementation progress and coordination across the organization. Departments represented included those with responsibilities related to housing, development, engineering, infrastructure, capital planning, utilities, public safety, parks, and city management.

Staff feedback focused on the practical realities of implementing the Plan and maintaining alignment with changing conditions, organizational shifts, and resource constraints.

Common insights from staff included:

- A recognition that many action items are broad, aspirational, or continuous in nature, making progress difficult to measure
- The observation that some departmental assignments in the Plan no longer align with current workflows or organizational structure
- Interest in incorporating phasing or prioritization to support budgeting and resource planning
- The idea that the Comprehensive Plan could play a stronger role in shaping annual Council retreat priorities and long-range budget alignment
- Noted limitations in the AchieveIt tracking system, which does not always align well with the Plan's structure or allow for milestone-based progress tracking
- A call for clearer timelines and implementation feasibility, particularly for items that may no longer be actionable or well-aligned with current priorities or resources.
- The importance of refining or removing actions that are no longer feasible, ensuring that the Plan reflects what departments can reasonably implement over the planning horizon and organizational priorities.

Staff emphasized that continued evaluation, coordination, and communication across departments will be essential for aligning implementation with both the Plan and real-world conditions.

BOARDS AND COMMISSIONS FEEDBACK

Between April 3 and April 14, 2025, the Long-Range Planning Division facilitated focused discussions with several City boards and commissions to gather input for the Comprehensive Plan Evaluation. These discussions provided insight from appointees with expertise in land use, preservation, infrastructure, mobility, and parks and recreation. Participants reflected on both ongoing challenges and areas of opportunity based on their service and community engagement.
Boards and commissions engaged included:

- Planning & Zoning Commission
- Historic Preservation Committee
- Parks & Recreation Advisory Board
- Bicycle, Pedestrian, and Greenways Advisory Board
- Housing Plan Advisory Committee

SHARED THEMES ACROSS BOARD DISCUSSIONS

1. Growth Pressures and Housing Affordability

Board members frequently discussed the impact of rapid growth on housing availability and affordability, especially for families and middle-income residents. Many noted that increased demand from student-oriented development is affecting the character and stability of existing neighborhoods.

2. Water and Environmental Sustainability

Water scarcity, urban heat, and long-term environmental resilience emerged as topics of concern, particularly in relation to park maintenance and future land use. Boards raised questions about how the Plan supports sustainability under increasing growth pressures.

3. Mobility and Transportation

Several boards emphasized the need for safer and more connected pedestrian and bicycle networks. Micro-mobility, shaded routes, and regional coordination were also frequently discussed.

4. Parks and Green Space

Participants expressed strong appreciation for the City's park system and described a desire to expand trail connectivity, prioritize maintenance, and strengthen the integration of green space into mixed-use and commercial areas.

5. Historic Preservation and Neighborhood Character

The Historic Preservation Committee and Planning & Zoning Commission raised concerns about the tension between redevelopment and preservation, particularly in older neighborhoods. Topics included accessory dwelling units (ADUs), parking, and the protection and importance of historic districts.

6. Public Engagement and Transparency

Across all boards, participants reflected on the importance of predictable planning processes, transparency in land use decisions, and comprehensive outreach, particularly in the context of rezoning and Comprehensive Plan amendments.

BOARD-SPECIFIC HIGHLIGHTS

BOARD	KEY INPUT
Planning & Zoning Commission	Emphasized the need for transparency in the Future Land Use Map, concerns about drainage/flooding, and maintaining single-family neighborhood protections.
Historic Preservation Committee	Discussed housing affordability in older neighborhoods, university area pressures, and the importance of protection for historic districts.

Parks & Recreation Advisory Board	Focused on water availability for parks, park-business integration, and greenway connectivity.
Bicycle, Pedestrian, and Greenways Advisory Board	Highlighted traffic safety, shade and comfort for active mobility corridors, and coordination on survey efforts and planning tools.

QUESTIONNAIRE THEMES FROM BOARD MEMBERS

Following the discussions, board members also completed a written questionnaire. Their feedback reinforced the themes above and added the following:

Common Priorities:

- Preserving neighborhood integrity and encouraging compatible land use
- Increasing affordable and diverse housing options
- Improving pedestrian and bicycle infrastructure and transit access
- Supporting reinvestment in aging corridors and mixed-use redevelopment
- Expanding and connecting trails, parks, and green infrastructure

Common Concerns:

- Many stakeholders emphasized the need for improved outreach and communication from the City to help residents and property owners better understand how land use policies translate into zoning decisions.
- Stakeholder concerns regarding whether zoning decisions are being applied in a manner consistent with the Future Land Use Map and the Comprehensive Plan's objective of preserving long-term neighborhood integrity.
- Impacts of rapid growth on public services and infrastructure, particularly in new development areas
- Difficulty accessing city services and participating in public processes due to gaps in public transit services and limited public communication methods

Boards expressed strong support for a planning process that reflects community priorities, manages change predictably, and integrates environmental and social values.

CITY COUNCIL INTERVIEWS

As part of the Five-Year Comprehensive Plan Evaluation process, Planning staff conducted individual interviews with each member of the College Station City Council during July 2025. These conversations offered valuable insight into Councilmembers' perspectives on the Plan's effectiveness, evolving community needs, and opportunities for refinement.

Councilmembers generally expressed support for the Comprehensive Plan's goals and structure. Many viewed the Plan as a forward-looking document that reflects the City's aspirations and helps guide long-term decisions. They also identified areas for clarification and expansion based on current conditions and emerging trends.

KEY AREAS OF EMPHASIS

1. Economic Development

All Councilmembers discussed the importance of economic development and expressed interest in seeing it more prominently featured in the Comprehensive Plan. While the Plan references the Economic Development Master Plan, some felt that high-level

goals, such as talent development, business attraction, and workforce retention, should be more explicitly addressed. Several Councilmembers emphasized the growing need for jobs that do not require a four-year degree and highlighted the potential for College Station to retain more local talent.

2. Housing and Neighborhood Conservation

Affordability, housing diversity, and neighborhood preservation were frequently mentioned. Councilmembers shared concerns about the effects of state legislation that removed local occupancy regulations and discussed alternative tools, such as overlay districts, land use buffers, or design standards, to help maintain neighborhood stability. There was strong interest in increasing options for workforce and middle-income housing without compromising neighborhood character.

3. Mobility and Micro-Mobility

Transportation technology and shifting mobility preferences were key themes. Councilmembers spoke about the need to integrate micromobility options (such as e-scooters and bikes) into the City's planning framework, particularly as regional transportation projects evolve, such as SH 6 and Union Pacific railway. There was a shared interest in ensuring College Station remains connected, multimodal, and accessible.

4. Growth Uncertainty and Demographic Change

Several Councilmembers reflected on the unpredictability of future growth, especially considering TAMU's planned enrollment cap and shifting population dynamics. A growing senior population, alumni returning to raise families, and changes in housing preference were all cited as factors that may shape long-term development trends.

ADDITIONAL COUNCIL THEMES

- Housing & Density Management – Focus on preserving neighborhood character while accommodating more housing types
- Sustainability & Environment – Interest in urban heat mitigation, green infrastructure, and environmental design
- Alternative Mobility – Support for reducing car dependence and expanding mobility choices
- Redevelopment Areas – Continued attention to areas like Northgate and aging commercial corridors
- Greenways & Trails – Support for enhanced trail connectivity and natural space preservation
- Public Engagement – Appreciation for transparent processes and broad community participation

Council input underscored the value of a flexible and adaptive Plan, one that balances predictability with responsiveness and reflects the community's evolving aspirations and realities.

CONCLUSION

The insights gathered through this engagement process reflect a community that is thoughtful, invested, and forward-looking. Participants from all corners of College Station, residents, service providers, businesses, boards, Councilmembers, and staff, offered meaningful input rooted in lived experience and shared aspiration. While perspectives varied, common themes emerged around housing affordability, mobility, economic opportunity, and neighborhood preservation. This report does not offer conclusions or directives but instead provides a reflection of what was heard. These voices will inform the evaluation of current policies, help guide refinements to the Comprehensive Plan and ensure that future actions remain grounded in the needs and values of the community.

APPENDIX A: SURVEY COMMENTS

WHAT DO YOU CONSIDER SUCCESSES IN THE CITY OF COLLEGE STATION OVER THE PAST FIVE YEARS?
New city hall
an amazing police and fire departments, great utilities; love the curbside recycling
Sufficient parks, City hall project, police/fire/ems,
Great trash, recyclable and bulk pick-up services
The focusing and improvement of bicycle infrastructure
Apart from our public safety services, nothing comes to mind.
West corridor of Wellborn road and HW 47 development
College Station seems to have forgotten how mature trees help appearance, land stability and air quality. New development should be required to save a percentage of trees.
The resilience in coming back from the COVID shut down in terms of the local economy.
Coordination with other local governments; successfully navigating economic development and retaining workforce through the pandemic; upgrading city facilities (city hall, police department, parks)
I think the both the soccer game (Mexico vs. Brazil) and the George Strait concert were big wins for the city and I think there should be more of that!
The development of new businesses such as restaurants and attractions.
low crime rates
Lowering crime; improving streets, improving traffic, flow, showing more concern over housing needs, improving activities and housing around Northgate, improving citizen participation, and showing more concern about the housing needs for all citizens.,
High level of city services, bond projects, new developments
tree planting, app to report unsightly areas of city, great police and top notch city services
Managing rapid development, and place-making
New Development in the City
Loads of commercial development.
2818 redesign is great. Greens Prairie Rd is also great. Additional multi-use paths are fantastic.
City parks. Fun for All playground, Expansion of Veterans Park ball fields.
Roadway improvements, Costco, Amazon Drones
Bike network seems to be getting better.
improving roads and utility infrastructure
Maintaining Northgate as it is, Aggie Spirit, local events, partnerships with Bryan
New developments happening around Northgate and century square area
Land use

WHAT DO YOU CONSIDER SUCCESSES IN THE CITY OF COLLEGE STATION OVER THE PAST FIVE YEARS?
Communication and outreach have greatly ramped up. More focus on building for families. More community oriented development.
Dog parks
Teacher success will pave the path to city success.
Densification of Northgate. Addition of more bicycle lanes and sidewalks
Century Square,
Pedestrian friendly infrastructure.
Getting their tax money
The city council members who listened to the community and voted down the development in Northgate
1. Continuing addition of safe shared use paths (Greens Prairie, Rock Prairie, etc.) ; 2. Offering opportunities for citizens to provide feedback on important paths forward; 3.
Volunteers
Maybe updating 2818.
Bike paths, trails, sidewalks
After football games traffic disbursement, development of businesses & restaurants further away from campus, keeping panhandlers out of area
The City has excelled in providing excellent emergency services. I would love for civilian staff to be prioritized to support the growing forces behind fire and police.
Willingness to include stakeholders in the use of city real estate
Recruiting efforts
Over the last five years the city has done an excellent job at addressing the shortages in the public safety sectors.
New jobs
New facilities to highlight the city
The city has worked diligently to improve the image of the city and how it provides for its citizens.
Construction of the barriers on George Bush Drive for bikes. These are critical to making people feel safe. Introduction of all ped phases on Univ Dr.
AFFORDABLE HOUSING FOR CITY EMPLOYEES AND MORE COMPETITIVE SALARIES
police and fire responses
Economic Development
Town pride and safe place to live.
Community/City activities
Dedicating funds and resources to aging infrastructures
Attracting businesses like REI to the city

WHAT DO YOU CONSIDER SUCCESSES IN THE CITY OF COLLEGE STATION OVER THE PAST FIVE YEARS?
Planning and Development interaction with public and help with permitting
How the growth of the city has been handled
growing and attracting many to the city.
economic development
Job growth, continued top tier reputation of TAMU, developments such as Century Square
Century Square
The city is clean and safe. Infrastructure reliable. South end of CS is growing and developing (tower point, jones crossing).
Change in city leadership
Trying to bring more Economic Development to College Station, and keeping impact fees low but still enough to help the city.
More housing in Northgate. Also, increasing the cost-of-living adjustment for retirees.
The Amazon drone program
Parks Development; Community Image; Economic Development
Affordable housing for middle class. Losing less jobs and businesses to Bryan.
keeping the city looking beautiful and not degrading areas.
Bringing people to College Station for tournaments/events
Underground utilities, minimal overhead powerlines
New PD, Fire Stations, City Hall
Safe and friendly community due to proactive public servants and family-oriented community members.
Recognition of value of community outdoor recreation
The City of College Station is growing responsibly and taking the environment into consideration.
More bike/ped facilities available
The influx of businesses in College Station
Traffic flow, physical infrastructure, and community image/appearance.
Training
Planning efforts; public safety
Having more development in residential and commercial
increasing public safety
New city hall, new police department, Rock Prairie Road redevelopment
Night life at Northgate
growth and how the city handled it
finally trying to address issues with Ag shacks with ROO and HOO zoning

WHAT DO YOU CONSIDER SUCCESSES IN THE CITY OF COLLEGE STATION OVER THE PAST FIVE YEARS?
Bringing new business for shopping and eating.
economic development, community development
Infrastructure
MAINTAING PARKS AND WILDLIFE
City building construction
We might now have enough emergency personnel for the size of the community. City services are responsive to needs.
getting the COLA raised for retire
Has not regressed or taken any steps backward.

WHAT DO YOU CONSIDER SHORTCOMINGS IN THE CITY OVER THE PAST FIVE YEARS?
Code enforcement in older neighborhoods
not enough parks with natural hiking areas and greenspace (not SPORTS related)
Medians/ Macy's/ lack of coordination with rising school tax
Coordinating school locations with busy roads so drop-off and pickup is efficient.
The hesitancy to allow student housing in areas next to campus
Pushing for road development east and developing a midtown area
The city prioritizes A&M students over lifetime residents who own homes and businesses in College Station.
Allowing a very small group of neighborhood activist eat up a large portion of staff time and resources in regards to the over occupancy issue. The government has no place in peoples bedrooms.
Macy's. Northgate. Development has gone astray here. Northgate is crowded and has lost its unique charm. Is it a downtown, is it student housing, is it an entertainment area? The city never should have purchased Macy's.
I do not believe we are incentivizing development to the maximum capacity that we can. I live in Midtown, an area that was promised x, y, and z for however many years and there is no movement on development. Additionally we need more housing.
Lack of progress in Midtown, sports fields and indoor space.
complete fiscal mismanagement
No continuous planning. It seems the focus for development changes with each council resulting in incomplete development...see failed/stalled midtown. And no major new employment activity or major family entertainment venues for citizens & visitors.
Not showing enough concern for the needs of the seniors, not investing in advertising in a way that will draw more seniors into the community, and not showing enough concern for the historical and lower income needs of several communities.
few NON sports parks that have lots of green space, trees and nature walks
Traffic Congestion navigation
Increasing Impact and Park Fees

WHAT DO YOU CONSIDER SHORTCOMINGS IN THE CITY OVER THE PAST FIVE YEARS?
Residential development and support for local and small builders.
We still need more bike lanes. And we need lap pools for swimmers. Keep building multi-use paths!
Lack of facilities south of Rock Prairie
Losing Amazon Drones, Post Oak Mall not being redeveloped, the old apartments along Harvey Road (from Bush to SH 6) not being redeveloped
I think the largest shortcoming has been the law that was passed limiting the amount of people that live together if they are not related.
Not really feasible to do much by bus or bike unless it's near the university.
increased fees and regulations have hindered development opportunities and increased the cost of living and housing in College Station
Affordable housing, traffic congestion, no shade, displacement, no good jobs outside of the university
Trying to address increased traffic by fixing car traffic instead of promoting other transportation options
Traffic, over crowding.
Traffic design implementation lanes/light/etc.
Being reactive in planning rather than proactive. We cannot expand roadways enough for all the traffic. We need to emphasize mass transit.
Lack of dog parks
Traffic
School support. The city worries more about final finishes than K-12.
Still need more bicycle lanes and sidewalks
traffic is terrible and the police don't patrol streets for speeders. Barron rd. has a ton of speeders and there is a firehouse and HS nearby. People speed up and down the road at all hours of the night.
Roadway Safety, congestion,
Traffic mitigation, gamedays especially, flooding protection, prioritization of the university (the lifeblood of this city).
Not enough expansion of infrastructure. Houses can't sell here because of so many new builds. Cost of living too high.
Just feel like Bryan has jumped way ahead of Cstat with the development of Legends and the area surrounding it
Addressing housing accommodations in a timely manner that allow low income citizens and students to have affordable options while also insuring neighborhood integrity.
Housing
Increased taxes, Barron & Wellborn Rd. Hasn't even started construction, affordable housing, paid parking,
Growth and population exceeds infrastructure capacity
Not allowing electricity options for population to choose from, undated parks for kids, code enforcement of neighborhoods (too many cars, weeds, campers/trailers parked in driveways, unkept property)

WHAT DO YOU CONSIDER SHORTCOMINGS IN THE CITY OVER THE PAST FIVE YEARS?
Emergency services, traffic control, focusing on unimportant things like elaborate welcome signs, roads unmaintained. The list goes on
Wasting money on the Macy's building. Not performing proper soil testing for the Independence Ball Park
Industrial development with tax rate growth.
Affordable housing for low income families has absolutely tanked. Families cannot afford to live and there are not enough community resources. The city needs to offer a rental assistance program
Bad investments
Purchase of Mall property
The city fails in making this a long term community to live in. We're behind communities such as Waco who have a bigger VA office for veterans, more museums, a water park, YMCA, even a zoo. The city could become less transient if it these were prioritized
Lack of actual affordable housing, low income housing, senior housing, and decent paying jobs for lower income levels
Traffic
Fire department pay and retention
The lack of housing for families that is affordable and not specifically designed for college students. Not having the emergency response departments keep up, numbers wise, with the extreme growth of the city and Texas A&M.
Slow adoption of methods to keep peds safe. Also discontinuity of multimodal facilities such as when a bike lane abruptly ends at an intersection without transition to sidewalk or drivers not watching for peds especially with right turn on red
Dealing with Macys disaster and paying more
SALRIES, AND BEING UNABLE TO LIVE IN THE CITY YOU WORK
wages, and road conditions
Parking and cost of living
Handling of sensitive topics - Northgate, Macy's, etc.
Street and parking lot construction
Being 5 more years behind other areas in adding athletic fields
affordable housing
Missing what looked like an opportunity to get Buc-ees within the city limits
interdepartmental relations; planning for all the new construction around town
Housing and traffic
Focusing on the wrong things to work on.
drainage and flooding
Lack of beautification and walkability, especially within the core.
CSPDs inability to confirm on College Station Municipal warrants. Lack of development on Harvey road and the mall. Lack or Northgate redevelopment

WHAT DO YOU CONSIDER SHORTCOMINGS IN THE CITY OVER THE PAST FIVE YEARS?
The use of the budget with nothing to show for it. Specifically for parks and rec
Mall looks to be floundering. Other malls within a 50 mile drive have better staples and small anchors. We have knock of shops and low end retail or eve resell shops in our mall. Makes it pretty easy to justify going out of town for shopping.
Street repair, employee pay
Traffic, Middle Age Entertainment, and Housing for low to moderate income citizens. It seems like there is only housing for students or citizens that make a higher income in College Station.
The type of development in CS is making the town ugly. So many wooded areas are being developed but absolutely no trees are being left. It seems that the town could leave trees in surrounding areas or parking lot.
purchase of Macy's building, ball park that was never finished, poor management of taxpayer dollars
Not planning on more parking at City Hall
The city looks more like a suburb of Houston than an independent city with attractive economic opportunity
Development of the Northgate District
CoCS is constantly losing business to the city of Bryan. Bryan is doing an outstanding job attracting new business, bringing in new families, and improving their reputation.
very old water system that is always breaking
Traffic flow is a major fail in certain areas. Some are very simple fixes that would not require construction and long traffic delays.
Business development opportunities
Neighborhood integrity, Traffic capacity, Affordable housing.
Prioritization of automobile-centric transportation planning, over multi-modal resilient network
I think a great many of our city residences are upset about the medians. Despite the fact they provide useful traffic control.
housing prices
Not enough things to do in the area
Public safety turnover/compensation, recreational/entertainment opportunities for citizens and visitors that are NOT parks (we have plenty of those).
Wages are not keeping up with economy
Park maintenance and improvements
Projects like the ballpark or Macys purchases that have cost millions in poor outcomes that could've been used in better ways
planning for future growth
Failed independence park. Macy's building closing and city purchase.
Recreation spaces such as gym, sports centers
the traffic needs to be better
enforcement of no more than 4 unrelated
Entertainment for Family and traffic congestion

WHAT DO YOU CONSIDER SHORTCOMINGS IN THE CITY OVER THE PAST FIVE YEARS?
housing, local businesses have struggled to thrive
community outreach

WHAT DO YOU CONSIDER TO BE THE GREATEST CHALLENGE FACING THE CITY OVER THE NEXT FIVE YEARS?
Traffic infrastructure
neighborhood integrity and clean air
Lack of tax income from business
Funding
Making sure housing supply keeps up with increasing population, while still making sure some level of quality is assured
Population growing with HW 6 expansion. Keeping people happy during that transition all while keeping Aggieland a place for families to settle here and grow the town.
The air quality, stability of soil and flooding issues that will come if the same type of development keeps happening.
The availability and access to water. This will be a more pressing issue when out of county companies begin pumping water for the Austin area. In addition we need to find funding to drill new wells.
Water. We like to say housing, jobs, public safety, etc. For this community, in the next five years (and beyond) it's water.
increasing the supply of housing to match the increase in population.
Infrastructure to keep up with the population growth and affordable housing.
the debt crisis caused by fiscal mismanagement over the past five years
Inconsistent development
budget
Not showing enough concern around improving the economic development from I-6N down Texas Avenue, not doing more to bring in top quality, economic development businesses and manufacturing concerns Will hire paying jobs for better quality housing
Housing, aging infrastructure, water
water due to TAMU creation of semiconductor facility and the growing needs of city
Water Security and wear and tear on infrastructure
Traffic
Increased costs of borrowing money and construction. The lack of incentives for residential developers. Lack of land and local resources.
Traffic congestion, crowded student neighborhoods
Water usage
CSISD being an over-funded, bloated organization that makes people think CS overall has high property taxes
Managing the growth of the city as Texas A&M's student body grows.

WHAT DO YOU CONSIDER TO BE THE GREATEST CHALLENGE FACING THE CITY OVER THE NEXT FIVE YEARS?
Developing in a way that won't destroy rural land and won't encourage more driving on already busy roads.
fulfilling the housing needs of the current and future residents
Affordable housing
Federal instability, non-automobile travel safety and comfort
Traffic due to the new construction projects.
Affordable housing
Climate change.
Storms
Too much growth
Trust in City government.
Federal funding shortcomings. Political polarization
congestion, overgrowth
population growth
Cost of living.
Traffic-especially on highway 6
Traffic congestion, housing, insuring long term access to water from the aquifer where we currently draw water for the city..
Neighborhood integrity
Hwy 6
Growth and population exceeds infrastructure capacity
Increasing housing costs
How to preserve the small town college town feel with growth of city
Growth and lack of prioritizing important needs
Competitive pay for employees, especially first responders.
Finance for a growing community and workforce. Competitive pay.
Traffic
Economics
The greatest challenge is going to be keeping up with the growing population. I feel like the city is already behind when it comes to providing services such as trash, police, fire, ems etc. which takes a toll on those employees
Decent paying jobs and adequate housing for lower income levels income and seniors
Traffic
Public safety expansion to match city growth

WHAT DO YOU CONSIDER TO BE THE GREATEST CHALLENGE FACING THE CITY OVER THE NEXT FIVE YEARS?
Building the emergency services to a large size that will catch up with and keep growing with the city's growth.
Managing the existing conditions of the city's infrastructure including current roads, utilities
Traffic housing and city pay
student traffic and highway 6 widening
Keeping up with maintenance of streets infrastructure and continuing to provide high level of service as the city always has.
Growth planning
Traffic and street development efforts
Funding to keep up with growing community and supply chain prices.
affordable housing
Growth outpacing city services. Specifically public safety.
Continued growth within the city limits and the volume of construction that will accompany that growth
Navigating the rapid growth and development of this city
Housing and traffic
Rapid growth
drainage and flooding
Traffic and congestion (although it is a breeze if you're from a big city), housing (inventory and costs), keeping new graduates in CS and the ability to recruit a strong qualified workforce to CS
Wasteful spending, The city has a duty to be fiscally responsible with taxpayer money and that has not been done for years.
Infrastructure and public safety issues combing with a growing population.
Crime, cost of living, and housing prices
Traffic congestion, finances changing due to legislation from Austin, student housing location and density.
Keeping businesses from closing and/or leaving
Traffic, Parking and Housing (Students have taken all the affordable housing)
If so much destruction of greenery keeps happening, air quality, town appearance and flooding issues will continue to develop.
Room for growth but the town is already big enough for me. Also keeping good employees due to pay and being able to hire people who will come to the office to work.
Affordable housing, private sector jobs (lack of), attracting commercial/industrial businesses.
Overgrowth of commuters that work in Houston or Conroe, but utilize local public resources
Mitigation of traffic issues caused by population growth
The massive city deficit.
too many high rises north college station, too many people not enough. housing for non-students at reasonable price
Traffic

WHAT DO YOU CONSIDER TO BE THE GREATEST CHALLENGE FACING THE CITY OVER THE NEXT FIVE YEARS?
Price of land
Traffic Capacity and the major upcoming projects to address it. Attaining Public Safety employee numbers where they need to be.
Maintaining city service standards while city and university rapidly grows and needs develop.
Environmental protection, manifested in both compatible sustainable land usage, as well as natural resources, not limited to water, vegetation, and diversity of ecosystem
Growth of A&M, influx of people moving here and the growth of concrete creating flood zones and heat islands.
housing prices
Entertainment
Availability of reasonably priced housing for citizens of all socioeconomic statuses.
Employees finances
Housing; water
Stagnation in development due to economic factors and developers who won't build due to impact fees
traffic congestion
Roadway construction - Highway 6, Wellborn/George Bush
Parks
more growth
student housing in neighborhoods
Traffic on a major thorough fair Highway 6 is becoming so congested. Not to mention all the one way traffic in town.
keeping up with the population growth
infrastructure
Figuring out what to do with Midtown or whatever that area is called over near Costco.
Traffic & housing
Growth & expansion with limited infrastructure and public safety coverage
Keeping long-term residents happy when so much is out of their and the city's control, that is, things like growth, revenue generation, and ability to restrict occupancy.
keeping up with public safety
the streets
Spurring economic development beyond housing

WHAT DO YOU CONSIDER TO BE THE GREATEST OPPORTUNITY FACING THE CITY OVER THE NEXT FIVE YEARS?
saving older neighborhoods

WHAT DO YOU CONSIDER TO BE THE GREATEST OPPORTUNITY FACING THE CITY OVER THE NEXT FIVE YEARS?
create excellent zoning and beautify the area with greenspace to enhance high end businesses to move here
State mandates
Planning as is being done here
While other Texas cities seeing growth have things like urban highways forcing the design of growth, College Station's layout and streets is enough of a blank canvas to allow many types of developments
It's becoming more and more transparent that college station has potential to be coming more than just a college town. Being born and raised here I have seen the growth and am excited to see where CS's expansion becomes. Big business potential=growing pop
We have the opportunity to truly make this city beautiful and enjoyable. More priority should be placed on natural spaces and parks as well as the requirement of a percentage of tree to be left on new developed property.
We are ideally located in the Texas Triangle and are home of the largest university in the US. We are uniquely positioned to attract large companies and industries.
Securing water resources. Miss that opportunity and there won't be a need for another five-year plan.
There is a lot of opportunity in south college station to make this area more of a destination for full-time residents as well as students.
The opportunity to enhance quality of life by leveraging the city's location to bring more businesses and amenities.
The opportunity to address the debt crisis now, proactively instead of continuing the current path to compound the pain we'll feel dealing with the issue.
Family and student entertainment...something
budget and growth
Improving quality control by bringing in venues for investment from A&M University and the City Of College Station
Bringing in new businesses, more large scales events like George Strait
beautify city and maintain sound zoning ordinances
Sustainable Development
Redevelopment of older areas that need new life
Redevelopment zones. Zoning changes.
Green commuting opportunities.
Growth of the city
Can Post Oak Mall, the Harvey Road corridor, and Wolf Pen Creek become an awesome mixed-use redevelopment area similar to Century Square, but bigger?!
Bike network could be very good if progress continues.
embracing the demand for housing due to the influx of people wanting to live in College Station
Improving public transportation
Targeted redevelopment areas and expanding bike network

WHAT DO YOU CONSIDER TO BE THE GREATEST OPPORTUNITY FACING THE CITY OVER THE NEXT FIVE YEARS?
The overall growth of the state.
Affordable housing
Climate change.
More dog parks
Opportunity for LOCALS to work for the city
Building more student housing in NG and surrounding areas
the integration of active transportation, compatible land uses
accommodating the increasingly diverse group of people coming to this city for a&m
Massive growth and the schools, infrastructure and pay do not match up.
Please consider developing a sports/rec center for the city.
Address traffic congestion by creating a safe and connected system for bicycles, pedestrians and micro-mobility users.
Stray animals
Lower the cost of living! Eliminate impact fees, don't allow paid parking on amy new developments, build your own roads and stop passing the buck to developers who pass the buck to the citizens.
Young families moving in revitalizing the areas, chance to bring jobs and better education
A reset to go back to the basics and focus on what matters and not nickel and dime its citizens
Maintaining the infrastructure we currently have.
Development of US made products and the need for more industrial growth.
Design and development of University Drive expansion
Tourism
The city has a great opportunity to become a home for many more people if a different model would be followed. Understandably the city exists because A&M so that always needs to be a priority, but families need to be on the same level.
New residents
Regaining a spot as a destination city for public service workers
The amount of people who have and are coming to College Station and the abilities that provides for the city as a whole.
Since most roads are physically constrained at this point, shifting people out of their cars (onto micromobility) and providing ways to make bus service more reliable such as que bypass at traffic lights.
CAPITALIZING ON HOUSING FOR PEOPLE THAT LIVE ANBD WORK HERE, NOT JUST THE STUDENT POPULATION
city needs to bring in big retail to keep spending local
Continued positive growth but can infrastructure accommodate it?
Fiscal budget balancing
Partnership with TAMU

WHAT DO YOU CONSIDER TO BE THE GREATEST OPPORTUNITY FACING THE CITY OVER THE NEXT FIVE YEARS?
Growing its employees
constant growth
Attracting industry that can provide quality jobs and services as more businesses move to Texas
To get ahead of the next growth cycle and recruit/retain good quality people for key positions to prepare for these needs
Expansion
Rapid growth
drainage and flooding, police force
TAMU, planning projects such as this, Northgate, etc.
Increase in population growth/tax base.
Is the city going to adjust its priorities before it's too late
Attracting high-end employment and retail, we are growing fast and if we want to keep that money here we need retail activity. We have an opportunity to create high density housing (like NG) which provides relief for traffic in other areas of the city.
Parks and Economic Development (opportunities for growth.
The city should prioritize the environment and town history. Long term residents should be considered over temporary students.
Hopefully the new Housing Plan will bring new ideas to allow for growth and more affordable housing.
The freeze on TAMUs growth provides an opportunity to focus on the community members that live or work here year-round
Community Image brings more residents and opportunity for development
People want to live here, however, they are all being priced out of paradise.
reduce the cost of living
Being in a landmark university town, the possibilities are endless.
Partnerships for economic development
Need to build a Convention Center to increase tourism and business visitors.
Updating Post Oak Mall area with businesses and infrastructure that supports tourism and economic growth.
Reimagination of multi-modal transportation network as people-first recreational space of community connection, instead of auto-centric thoroughfare
With our nature I feel we can make a huge impact by improving habitats in our parks/green spaces, extending residents incentives to have more natural yards, and look for ways for the community to help with policy creation.
Opening more things for younger people to do since College Station has a lot of younger folks
Planning and development of the land east of SH 6.
Growth
Economic development

WHAT DO YOU CONSIDER TO BE THE GREATEST OPPORTUNITY FACING THE CITY OVER THE NEXT FIVE YEARS?
It is still a desirable place to live. Need to bring in more industrial to help with tax revenue
potential to plan for future growth
employment growth
Economic Development
redeveloping areas closest to campus for higher density
becoming a more family friendly city - needing to develop amenities for families
Family Friendly places.
Having a plan and making a change.
Houston area expansion
Redevelopment of Northgate area.
growth
making the streets better
Continued growth despite the city's efforts to not take advantage of it. We have great opportunities for development if the city will stop hindering it.

DO YOU HAVE ADDITIONAL COMMENTS REGARDING THE GROWTH AND DEVELOPMENT OF COLLEGE STATION?
Quality of life should be a priority
growth needs to be controlled unlike what happened to Houston during fast growth phases; developments where people can walk to amenities and meet neighbors
We need industry/ large business
Make a bus route that people would reasonably want to use over driving. Quality stops and, most importantly, dedicated bus lanes
City Hall would greatly help the citizens by not approving more HOOs in older areas of town. This would make our older neighborhoods less attractive to Ag-shack developers, (hopefully) making neighborhoods more affordable for lower-income families.
Try to land a few more large corporations in the next five years that bring stable jobs to the area. Tens of thousands live here and commute to Houston for job opportunities. East off of fitch is a great area for business park around flood zones.
Please listen to the actual residents that are raising families and have a stake in this town. It seems that even when thousands sign petitions/attend council meetings it falls on deaf ears.
If we can manage to attract large companies and industries, we will need additional workforce housing. Since we are no longer able to annex, we need to look into redevelop with particular attention paid to increasing density.
We need more green spaces in the city, like Wolf Pen Creek Park.

DO YOU HAVE ADDITIONAL COMMENTS REGARDING THE GROWTH AND DEVELOPMENT OF COLLEGE STATION?
Drove to the FedEx office near Pebble Creek recently and I saw the trails, benches, and open spaces waiting for businesses and employees. This is a great area with housing and retail nearby. Has this been forgotten?
Prioritize Midtown
Focus on midtown, athletic fields for local and tournament use, housing, and infrastructure (highways, roads, hotels, etc.)
Focus less on class warfare and pet projects like the narrowing of Lincoln Avenue and purchasing Macy's to let it sit empty. Instead, re-focus on the actual purpose of government: managing city services at the planning department and emergency services.
City should stay out of real estate ventures...encourage private development
North gate remains
We need to spend more time getting more input from the wealthy residents to get their input on the growth of the area.
Need more affordable options
need to maintain neighborhood integrity with growing student population
Growing more sustainably will provide college station with great benefits in the long run.
College Station Should promote growth because it is coming to the area
Can we share the Union Pacific right-of-way to build a commuter rail connecting all the housing centers from Wellborn (where we could even locate a park and ride) to A&M/Northgate and continuing on to Downtown Bryan? Cut congestion?
An important part of managing the growing population is to allow for easier transportation. More sidewalks and accessible public transportation will be important. Focusing only on car-centric infrastructure will only make traffic worse, similar to Houston
Parking minimums are an unnecessary burden on businesses. Sidewalks need more space away from the road if the speed limit is above 30 mph.
be proactive in re-development opportunities
I want more dense development that offers more things to do in a short distance. New development, especially around campus, should be intended to serve multiple modes of transportation.
Also public health.
Stop hiring from large cities and focus on teachers.
Ban minimum parking requirements. Upzone near campus. Remove No More than 4
Please look at youth sports in the city. Our kids deserve a quality and safe place to play all recreational sports, especially basketball.
Develop incentives for investing in sustainable practices, such as: 1. Better compensate for solar panel over production that rolls onto the city grid, a rebate program for water saving practices (i.e. rainwater recapture, low water need landscaping, etc.)
Stay animals
Build roads faster and stop waiting so long like you did with greens prairie road.
Need to update elementary schools, offer incentives for first time homebuyers to work and live in cstat

DO YOU HAVE ADDITIONAL COMMENTS REGARDING THE GROWTH AND DEVELOPMENT OF COLLEGE STATION?
Development should be based on need (ex: more baseball fields) and not on pet projects or high costs wants (ex: a multimillion dollar rec center that will compete with private businesses).
Its time we focal on building our tax base for both commercial and industrial business. A neighborhood community will not generate the tax revenue needed to support the city or community.
Papadeaux
This city needs more pretty green space. Perhaps even a man made lake with trails around it somewhere
Concentrate on the services that support the continued growth fire/pd
I appreciate what the city has done managing traffic congestion with the management center to use existing capacity better. I wish I felt safer on my bike. A painted gutter next to 35+ mph traffic is not safe despite its widespread use nationwide.
Pay
IT NEEDS TO SLOW DOWN AND FOCUS BACK ON THE PEOPLE THAT KEEP THE CITY RUNNING, TEACHERS, EMERGENY SERVICES, UTILITIES, SANITATION ETC
Development from student living, high rises, new neighborhoods, ETC has blown up in the last 5 years so a little concerned it will be too much too fast for infrastructure to keep up.
Cant wait to see all the comments and try to figure out which direction to go? Thanks
There has always been a shortage of family-friendly businesses in the city because of it being a college town. As we continue to grow, I think there should be additional emphasis on attracting industry geared to our full-time population to create balance.
Great work in changing the trajectory to a much more positive and interactive role
Having a better plan for all the construction around town that's going on, some of the planning hasn't been thought out very well
Growth is too fast and development too slow
bring bigger businesses to College Station
The city needs to look into more family friendly establishments instead of just recruiting bars and restaurants.
As the population increases, public safety and utilities/infrastructure should the first priority.
City needs better health insurance in order to keep retention. Too many coworkers are being denied needed surgeries
Opportunities the City controls: for example, turning Macy's into something that turns the mall in a positive direction. Or the Patricia St. land which could enable high-density and retail needs of the city overall to be realized.
No, I believe the City is doing what the can but only thing I might say is maybe looking at focusing on things for middle age. It feels like there are your seasoned individuals here and your students but where are the middle age individuals.
Protect the history, protect some of the nature and protect permanent residents.
The biggest obstacle to grown in the College Station is the City of College Station
Stop focusing so much on catering to the university and tourism. Support small business ventures and bring in businesses that contribute to the global economy, not just the local hospitality
Focus more on bringing in good, quality business that will attract newcomers. Focus less on multi-multimillion dollar fire stations and police stations and more on lowering cost of living for the middle class citizens.
cost of living and very high appraisals pushing out all but the wealthy.

DO YOU HAVE ADDITIONAL COMMENTS REGARDING THE GROWTH AND DEVELOPMENT OF COLLEGE STATION?
Still need more "Family-oriented" things to do, but it is getting better.
Retrofit and infill development, along with prudent resource conservation will make the city more prosperous and more resilient
I love working for the City and I would like to let you know y'all are doing a wonderful job.
I just think that we need new things for the people to do. College Station is a fast growing city and we need more things opening to compensate for that
CS has experienced tremendous growth and development but is lacking in terms of public safety support, especially within the police department.
Wages increase so employees can afford to live in city they work in
More industrial
I feel that we are 10 years behind the curve in planning for growth. After living and working in the area for the last 23 years, I could see in the early 2000s that the area was going to grow exponentially. Now we are like Austin playing catch up
While we have more people moving here it doesn't appear we have an equal number of stores/restaurants.
focusing on making this a place where families and seniors want to be - housing, amenities, job opportunities, etc. Families and seniors invest more in the community than college students
PRESERVE THE WILDLIFE AND TREES AND STOP KILLING THEM
I feel like the whole city lacks when it comes to traffic, roads, etc. We want people to move here & live here but we do not have the infrastructure to support all of these people.
I become more concerned about the availability of water with each high rise and neighborhood that goes in.