



# 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](http://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.*

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**October 2, 2025**

**6:00 PM**

**City Hall Council Chambers**

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**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 18, 2025

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

**5. Regular Agenda**

**5.1. Presentation, discussion, and possible action regarding a waiver request to the Unified Development Ordinance Section 8.3.G.2.a. 'Blocks' and presentation, discussion, and possible action regarding a Preliminary Plan for Culpepper At TAMU Subdivision on approximately 10.84 acres of land, generally located at the intersection of College Avenue and University Drive, specifically on the west side of University Drive. Case #PP2025-000008.**

Sponsors: Jeff Howell

- Attachments:
1. Staff Report
  2. Waiver Request
  3. Applicants Supporting Information
  4. Aerial and Small Area Map
  5. Preliminary Plan

- 5.2. Presentation, discussion, and possible action regarding a waiver request to the Unified Development Ordinance Section 8.4.E.1 'Blocks' and Unified Development Ordinance Section 8.4.C.3.a 'Street Projection' and presentation, discussion, and possible action regarding a Preliminary Plan for Bertram Grove Subdivision on approximately 50 acres of land, generally located along Royder Rd. Case #PP2025-000009.

Sponsors: Gabriel Schrum

- Attachments:
1. Staff Report
  2. Waiver Request
  3. Preliminary Plan

- 5.3. 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 GC General Commercial to MF Multi-Family for approximately 4.71 acres generally located south of the intersection of University Drive East and East Crest Drive. Case #REZ2025-000022 (Note: Final action of this item will be considered at the October 9, 2025 City Council Meeting – Subject to change)

Sponsors: Jeff Howell

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

## **6. Informational Agenda**

- 6.1. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

- 6.2. Presentation and discussion regarding an update on items heard:

- An ordinance amendment 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. The Planning & Zoning Commission heard this item on September 4, 2025, and voted (4-0) to recommend approval. The City Council heard this item on September 11, 2025 and voted (7-0) to approve the request.
- An ordinance amendment 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 (Rezoning)," 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. The Planning & Zoning Commission heard this item on September 4, 2025, and voted (4-0) to recommend approval. The City Council heard this item on September 11, 2025 and voted (7-0) to approve the request.

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

- 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.
- Thursday, October 23, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 6, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

6.4. 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 26, 2025 at 5:00 p.m.

  
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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](mailto: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."