



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.

October 16, 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. October 2 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 GS General Suburban to MH Middle Housing on approximately 0.5 acres generally located at 1612 Park Place A & B. Case #REZ2025-000020 (Note: Final

action of this item will be considered at the November 13, 2025, City Council Meeting – Subject to change).

Sponsors: Garrett Segraves

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

- 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 boundaries from R Rural to PDD Planned Development District for approximately 3.60 acres at 3768 McCullough Road, generally located northeast of the intersection of Wellborn Road and McCullough Road. Case #REZ2025-000006 (Note: Final action of this item will be considered at the November 13, 2025 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

- Attachments:
1. Aerial and Small Area Map
 2. Background Information
 3. Applicants Supporting Information
 4. Rezoning Map
 5. Existing Future Land Use Map
 6. Rezoning Exhibit
 7. Concept Plan

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 an update on items heard:

- An Ordinance Amendment 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 removing powers and duties related to impact fees. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the ordinance amendment. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.
- A request for a rezoning repealing ordinances, 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. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the rezoning. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.
- A request for a rezoning repealing Ordinance No. 2022-4391 in its entirety, for approximately 9.95 acres from GS General Suburban and ROO Restricted Occupancy

Overlay to GS General Suburban being 26 lots and a common area generally located within North Forest Estates. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the rezoning. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.

- A request for a rezoning repealing Ordinance No. 2022-4438 in its entirety, for approximately 27.1 acres from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban being 39 lots generally located within Southwood Phase 21. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the rezoning. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.
- A request for a rezoning repealing Ordinance No. 2022-4466 in its entirety, for approximately 54.56 acres from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban being 103 lots generally located within Southwood Section 1, Southwood Section 2, Southwood Section 2A, Southwood Sections 6, 7, and 9, and Southwood Section 10. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the rezoning. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.
- A request for a rezoning repealing Ordinance No. 2022-4513 in its entirety, for approximately 21.21 acres from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban being 49 lots and a common area generally located within Cat Hollow Phase 1 Subdivision and Glenhaven Estates Phase 8 Subdivision. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the rezoning. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.
- A request for a rezoning repealing Ordinance No. 2022-4536 in its entirety, for approximately 118.56 acres from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban being 147 lots generally located within Sweet Briar, College Hills Woodlands, and Woodland Acres subdivisions. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the rezoning. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.
- A request for a rezoning repealing Ordinance No. 2022-4541 in its entirety, for approximately 32.26 acres from GS General Suburban or PDD Planned Development District and ROO Restricted Occupancy Overlay to GS General Suburban or PDD Planned Development District being 130 lots and common area generally located within Woodcreek Section One Subdivision, save and except Woodcreek Drive. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the rezoning. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.
- A request for a rezoning repealing Ordinance No. 2022-4577 in its entirety, for approximately 11.52 acres from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban being 33 lots generally located within Glenhaven Estates Phase 2 Subdivision, save and except Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle. The Planning & Zoning Commission heard this item on September 18, 2025 and voted (6-0) to recommend approval of the rezoning. The City Council heard this item on September 25, 2025 and voted (7-0) to approve the request.

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

- 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.
- Thursday, November 13, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 20, 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 October 9, 2025 at 5:00 p.m.



City Secretary

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

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

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

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

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411,

Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre.”