



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: 287 510 910 141 59 | Passcode: S2Dc7PU7
Phone: 833-240-7855 | Phone Conference ID: 608 651 190#

The City Council may or may not attend this meeting.

January 15, 2026

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.

Speaker Protocol

An individual who desires to address the Planning & Zoning Commission regarding any agenda item must register with the Commission Secretary two (2) hours before the meeting being called to order. Individuals shall register to speak or provide written comments at <https://forms.cstx.gov/Forms/CSCouncil> or provide a name and phone number by calling 979-764-3570. Upon being called to speak an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Please do not carry purses, briefcases, backpacks, liquids, foods or any other object other than papers or personal electronic communication devices to the lectern, nor advance past the lectern unless you are invited to do so. Comments should not personally attack other speakers, Commissioners, or staff. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Planning & Zoning Commission using a translator may speak for six (6) minutes. The speaker's microphone will mute when the allotted time expires and the speaker must leave the podium.

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. November 20 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 11, "Definitions," Section 11.2 "Defined Terms" of the Code of ordinances of the City of College Station, Texas, regarding the definition of family. Case # ORDA2025-000010 (Note: Final action on this item is scheduled for the January 22, 2026 City Council meeting - subject to change)

Sponsors: Heather Wade

Attachments: 1. Article 11 Definitions Red Lines
2. Draft Ordinance

6. Informational Agenda

6.1. Presentation and discussion regarding an overview of Community Development Division housing programs as well as an update on Housing Action Plan implementation.

Sponsors: David Brower

Attachments: None

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

6.3. Presentation and discussion regarding an update on items heard:

- A request to rezone approximately 2.6 acres of land generally located at the terminus of Castle Rock Parkway from PDD Planned Development District to PDD Planned Development District to amend the concept plan. The Planning & Zoning Commission heard this item on November 20, 2025 and voted (7-0) to recommend approval of the rezoning. The City Council heard this item on December 11, 2025 and voted (6-0-1) to approve the request.

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

- Thursday, January 22, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, February 5, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, February 12, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, February 19, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- December 5, 2025 ~ Design Review Board Meeting ~ BTU Holleman Substation 11720 Old Wellborn Road

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 January 9, 2026 at 5:30 p.m.


Deputy 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."

**Minutes
Planning and Zoning Commission
Regular Meeting
November 20, 2025**

COMMISSIONERS PRESENT: Chairperson Jason Cornelius, Commissioners Aron Collins, Tre Watson, Marcus Chaloupka, Warren Finch, David Higdon, and Michael Buckley

COUNCILMEMBERS PRESENT: Councilmember Melissa McIlhaney

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Molly Hitchcock, City Engineer Carol Cotter, Development Review Administrator Robin Macias, Staff Planner Garrett Seagraves, Senior Assistant City Attorney Aaron Longoria, Administrative Support Specialist Kristen Hejny, and 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.

- November 6, 2025

Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Higdon seconded the motion, the motion passed 7-0.

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 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 PDD Planned Development District to amend the concept plan on approximately

2.6 acres generally located at the terminus of Castle Rock Parkway. Case #REZ2025-000024

Planner Segraves presented the concept plan amendment to the Commission recommending approval.

Commissioner Chaloupka asked if there are other developments with similar changes in this vicinity.

Planner Segraves clarified that these changes are specific to this lot only.

Commissioner Collins asked where the development would be required to take frontage from, if this concept plan amendment is not approved.

Planner Segraves clarified that the townhomes on the northeast side of the development would be required to front Castle Rock Parkway, and the townhomes on the northwest side of the development would not be allowed if the concept plan amendment is not approved.

Chairperson Cornelius asked for clarification on plans for the property to the east and north of Castle Rock Parkway.

Planner Segraves clarified that the development to the north of Castle Rock Parkway is the existing PDD Planned Development District for Phillips Square, across the private access drive is an office development, and GC General Commercial is directly across the street.

Chairperson Cornelius opened the public hearing.

Cynthia Dubois, Castle Rock Phase 1A, College Station, spoke on the rezoning with concerns for clear cutting the area and existing swimming pool access.

Chairperson Cornelius closed the public hearing.

Commissioner Collins asked if the development is required to have twice the number of required trees.

Planner Segraves clarified that the developer has proposed a community benefit to provide 50% more landscaping than required.

Commissioner Collins asked for the total number of trees required for the development.

Planner Segraves stated that the standard UDO requirement is two trees per unit.

Commissioner Finch moved to recommend approval of the concept plan amendment. Commissioner Higdon seconded the motion; the motion was approved 7-0.

6. Informational Agenda

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

There was no discussion.

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

- Monday, November 24, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 11, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 18, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

- None

There was no discussion.

7. Discussion and possible action on future agenda items.

Commissioner Chaloupka asked for an update on the Comprehensive Plan's housing opportunities as it relates to low-income and infill housing effectiveness and resources.

8. Adjourn

The meeting adjourned at 6:17 p.m.

Approved:

Attest:

Jason Cornelius, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

January 15, 2026
Item No. 5.1.
Family Definition Amendment

Sponsor: Heather Wade, Principal 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 11, "Definitions," Section 11.2 "Defined Terms" of the Code of ordinances of the City of College Station, Texas, regarding the definition of family. Case # ORDA2025-000010 (Note: Final action on this item is scheduled for the January 22, 2026 City Council meeting - subject to change)

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 are presenting a revised definition of family for the Commission's consideration.

Summary: This item is an amendment to the Appendix "A", "Unified Development Ordinance," Article 11, "Definitions," Section 11.2 "Defined Terms" to amend the definition of family.

Budget & Financial Summary:

Attachments:

1. Article 11 Definitions Red Lines
2. Draft Ordinance

Sec. 11.2. Defined Terms.

...

Family: A family is any number of persons occupying a single dwelling unit, including but not limited to those related by blood, marriage, adoption or guardianship or dependency. The term family shall not be construed to mean a club, a lodge, or a fraternity/sorority house.

...

ORDINANCE NO. 2026-xxxx

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 THE DEFINITION OF FAMILY; 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 11 “Definitions”, Section 11.2 “Defined Terms” 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 _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended by amending the definition of “family” to read as follows:

Sec. 11.2. - Defined Terms.

“Family: A family is any number of persons occupying a single dwelling unit, including but not limited to those related by blood, marriage, adoption or guardianship or dependency. The term family shall not be construed to mean a club, a lodge, or a fraternity/sorority house.”