



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.

February 19, 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.**
- 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. 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. January 15 2026

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.

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 the College Station Comprehensive Plan by adopting the updated Economic Development Master Plan. Case #CPA2026-000002 (Note: Final action on this item will be considered at the February 26, 2026, City Council Meeting - Subject to change.)

Sponsors: Michael Ostrowski

Attachments: 1. Ordinance
2. Economic Development Master Plan

5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 3 "Development Review Procedures", Section 3.5 "Concept Plans (P-MUD and PDD Districts)" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections relating to requirements, concept plans, and community benefits for PDD Planned Development Districts. Case #ORDA2024-000004 (Note: Final action on this item will be considered at the March 26, 2026, City Council meeting - Subject to change).

Sponsors: Jeff Howell

Attachments: 1. Section 3.5 Concept Plans (P-MUD and PDD Districts) redlines

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 CI Commercial Industrial to P-MUD Planned Mixed Use District for approximately 1.24 acres at 200 Texas Avenue, generally located northwest of the intersection of Texas Avenue and University Drive. Case #REZ2025-000021 (Note: Final action of this item will be considered at the March 26, 2026, City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments: 1. Aerial and SAM
2. Concept Plan
3. Future Land Use Map
4. Zoning Map
5. Zoning Exhibit
6. Applicant's Bulk Letter
7. Background Information

5.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Neighborhood Center to Urban Residential for approximately 7.02 acres at 8650 Turkey Creek Road. Case #CPA2025-000002 (Note: Final action of this item will be considered at the March 26, 2026, City Council Meeting - Subject to change).

Sponsors: Gabriel Schrum

Attachments: 1. Aerial and SAM

2. Background Information
 3. Comprehensive Plan Exhibit
 4. Applicants Supporting Information
 5. Future Land Use Map
- 5.5. 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 MF Multi-Family for approximately 7.02 acres generally located southwest of the intersection of Turkey Creek Road and Health Science Parkway. Case #REZ2025-000027 (Note: Final action of this item will be considered at the March 26, 2026, City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

- Attachments:
1. Aerial and SAM
 2. Rezoning Exhibit
 3. Background Information
 4. Applicants Supporting Information
 5. Existing Future Land Use Map
 6. Rezoning Map

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 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. The Planning & Zoning Commission heard this item on January 15, 2026 and voted (5-0) to recommend approval of the rezoning. The City Council heard this item on January 22, 2026 and voted (7-0) to approve the request.
- 6.3. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:
- Thursday, February 26, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
 - Thursday, March 19, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
 - Thursday, March 26, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- 6.4. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, and Impact Fee Advisory Committee.
- An ordinance amending Chapter 107, "Impact Fees", Article II, "System-Wide Impact Fees", Section 107-73, "System-Wide Roadway Impact Fees", of the Code of Ordinances of the City of College Station, Texas, to amend the roadway impact fee collection rates to zero. The Impact Fee Advisory Committee heard this item on January 7, 2026 and voted (4-2) to recommend setting the Roadway Impact Fees to \$0.00. The City Council heard this item on January 22, 2026 and voted (5-2) to maintain the existing rates.

