



# 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: 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.*

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**April 16, 2026**

**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. 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. April 2 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 Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6 South including associated future bike lanes and sidewalks. Case #CPA2025-000003 (Note: Final action on this item will be considered at the May 18, 2026, City Council Meeting - Subject to change).

**Sponsors:** Jason Schubert

**Attachments:**

1. Thoroughfare Plan Amendment Exhibit
2. Bicycle Plan Amendment Exhibit
3. Pedestrian Plan Amendment Exhibit
4. East College Station Transportation Study Exhibit
5. Applicants Supporting Information

**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 the development of the Active Transportation Master Plan.

**Sponsors:** Jesse Dimeolo

**Attachments:** None

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

- A rezoning request for approximately one acre of land from CI Commercial Industrial to PMUD Planned Municipal Utility District generally located at 200 Texas Avenue. The Planning & Zoning Commission heard this item on February 19, 2026 and voted (7-0) to recommend approval. The City Council heard this item on March 26, 2026 and voted (7-0) to approve the request.
- A comprehensive plan amendment request for approximately seven acres of land from Neighborhood Center to Urban Residential generally located at 8650 Turkey Creek Road. The Planning & Zoning Commission heard this item on February 19, 2026 and voted (6-1) to recommend approval. The City Council heard this item on March 26, 2026 and voted (7-0) to approve the request.
- A rezoning request for approximately seven acres of land from R Rural to MF Multi-Family generally located at 8650 Turkey Creek Road. The Planning & Zoning Commission heard this item on February 19, 2026 and voted (6-1) to recommend approval. The City Council heard this item on March 26, 2026 and voted (7-0) to approve the request.
- An ordinance amendment amending certain sections relating to requirements, concept plans, and community benefits for PDD Planned Development Districts. The Planning & Zoning Commission heard this item on February 19, 2026 and voted (7-0) to recommend

approval. The City Council heard this item on March 26, 2026 and voted (7-0) to approve the request.

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

- Thursday, April 23, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, May 7, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, May 18, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, May 21, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, June 11, 2026 ~ P&Z Joint Meeting ~ City of Bryan ~ 11:30 a.m.

6.5. 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 April 9, 2026 at 5:30 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](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.

**Minutes  
Planning and Zoning Commission  
Regular Meeting  
April 2, 2026**

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

**COMMISSIONERS ABSENT:** Marcus Chaloupka

**COUNCILMEMBERS PRESENT:** Melissa McIlhaney and Scott Shafer

**CITY STAFF PRESENT:** Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Molly Hitchcock, City Engineer Carol Cotter, Chief of Fire and Emergency Medical Services Richard Mann, Transportation Planning Administrator Jason Schubert, Land Development Review Administrator Robin Macias, Staff Planner Garrett Segraves, Long Range Planning Administrator Christine Leal, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, Lead Technology Services Specialist Lillian Wells, and Technology Services Specialist Adam Rene

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

Chairperson Cornelius called the meeting to order at 6:02 p.m.

2. **Hear Visitors**

Caleb Elarabi, Texas A&M University, addressed the Commission to promote the Community Resource and Health Fair on April 26, 2026.

3. **Consent Agenda**

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

- February 19, 2026

**Commissioner Higdon moved to approve the Consent Agenda, Commissioner Watson seconded the motion, the motion passed 6-0.**

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 Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance Section 8.4.C.4.b ‘Adequate Street Access’, and presentation, discussion, and possible action regarding a Final Plat for Lakeside at Millican Reserve Phase 5 on approximately 8.25 acres, generally located in the City’s Extraterritorial Jurisdiction, north of the intersection of Wellborn Road and Millican Creek Trail. Case #FP2025-000040

Planner Segraves presented the discretionary item and final plat to the Commission recommending approval of both.

Commissioner Finch asked for the average lot size in the development.

Planner Segraves clarified that the development is 8.25 acres in total.

**Commissioner Finch moved to approve the discretionary item and final plat. Commissioner Collins seconded the motion; the motion was approved 6-0.**

Agenda Item #5.2 was heard after Agenda Item #5.4.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 11 “Definitions”, Section 11.2 “Defined Terms” and Article 6 “Use Regulations”, Section 6.3.C “Use Table” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections relating to shared housing. Case #ORDA2026-000001 (Note: Final action on this item will be considered at the April 23, 2026, City Council meeting - Subject to change).

Administrator Macias presented the ordinance amendment to the Commission recommending approval.

Commissioner Collins asked for clarification that this amendment would state that bedrooms would generally be the same size, asking how that is defined.

Administrator Macias clarified that typical bedrooms for shared housing uses are the same size, the building code does not define a primary bedroom.

Director Armstrong further clarified that there is a list of criteria staff look for to identify if there is a primary bedroom or not, the updated ordinance provides flexibility at a staff level.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

**Commissioner Finch moved to recommend approval of the ordinance amendment. Commissioner Collins seconded the motion; the motion was approved 6-0.**

- 5.3 Public hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Pebble Creek Parkway, a Minor Arterial, between St. Andrews Drive and the future Minor Arterial to the south including associated future bike lanes and sidewalks. Case #CPA2026-000005 (Note: Final action of this item will be considered at the April 9, 2026, City Council Meeting - Subject to change).

Director Armstrong presented the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan amendment to the Commission recommending denial of the request.

Chief Mann was available to address the Commission on emergency response service for the Savannah Oaks community with and without the future Pebble Creek Parkway extension.

Commissioner Higdon asked for clarification and a better idea of the traffic impact on William D. Fitch Parkway.

Director Armstrong explained that with the future extension of Pebble Creek Parkway, development of the Savannah Oaks community, and commercial development along the State Highway 6 frontage road, there will be approximately 4,000 more cars accessing the intersection of Pebble Creek Parkway and William D. Fitch Parkway. Mr. Armstrong also clarified that there is currently a Texas Department of Transportation (TXDOT) project to put a signal at the intersection of Pebble Creek Parkway and William D. Fitch Parkway.

Commissioner Watson asked if the future extension of Pebble Creek Parkway is constructed, will the extension displace property owners and raise property values.

Director Armstrong clarified that property owners will not be displaced and property values could increase.

Commissioner Collins asked for clarification that there have been no substantial changes to the area or conditions that would merit removal and to the best of staff knowledge, there have not been any subsequent changes since the 1992 Thoroughfare Plan was developed.

Director Armstrong confirmed there have been no substantial changes to the Thoroughfare Plan or the area since 1992.

Commissioner Collins asked if the increased travel time to the proposed 2,000 lots created by the Savannah Oaks community amounts to about a 50% increase in emergency response time.

Chief Mann confirmed the 50% increase in response time to the Savannah Oaks community.

Chief Mann further clarified that the Pebble Creek Subdivision plat in 1992 showed a need for Fire Station #5 approximately 13 years after its development, the future extension of Pebble Creek Parkway may alleviate the need for an 8<sup>th</sup> fire station sooner than anticipated.

Commissioner Buckley stated that if the future Pebble Creek Parkway extension was removed from the Comprehensive Plan, areas of Lakeway Drive would not be sufficient for added traffic, asking if there are plans to increase the size of Lakeway Drive.

Director Armstrong stated that there is no immediate plan to expand Lakeway Drive.

Commissioner Collins asked for clarification that if the future extension of Pebble Creek Parkway is removed from the Comprehensive Plan, construction costs will then be on the City and taxpayers in lieu of the developer if the future extension remains.

Director Armstrong confirmed that if the future extension is removed, the construction will become a cost to the City and taxpayers.

Chairperson Cornelius opened the public hearing.

Elaine Meadows, Pebble Creek Subdivision, College Station, spoke in support of the item citing concerns for golfer crossing and golf course liability.

Ken Grace, Pebble Creek Subdivision, College Station, spoke in support of the item citing concerns for safety, the golf course, and impact on Lakeway Drive, decreased property values, and emergency services.

Brian Worth, Pebble Creek Subdivision, College Station, spoke in support of the item citing concerns for golf course safety, traffic flow on Lakeway Drive, and emergency road services.

Charles Hermann, Pebble Creek Subdivision, College Station, spoke in support of the item expressing support that the future extension be limited to emergency vehicle use only and utilizing Lakeway Drive as a link to the new developments to the south.

Peter Bastain, Pebble Creek Subdivision, College Station, spoke in support of the item citing concerns for community character, safety, connectivity, and bicycle, pedestrian, and greenways connectivity.

Jeannine Smith, Pebble Creek Subdivision, College Station, spoke in support of the item questioning the future development and developer, as well as Navasota Watershed, flood, and Texas Commission on Environmental Quality (TCEQ) studies.

Kerry Roper, Pebble Creek Subdivision, College Station, spoke in support of the item citing concerns for emergency response studies, impact fees, property taxes, and golf safety.

Chairperson Cornelius closed the public hearing.

Commissioner Higdon expressed concerns for long-term real estate values.

Commissioner Finch expressed concerns with no substantial changes being made to the area or the Thoroughfare Plan since its adoption.

Commissioner Watson expressed concerns for future residents if the extension is removed, asking for clarification on developer construction responsibility and City construction responsibility.

Director Armstrong clarified that the Thoroughfare Plan sets the overall expectation for the City, stating that when a development is planned the developer must abide by the Thoroughfare Plan. The Savannah Oaks development will be required to build this future extension as part of their development responsibility per the Thoroughfare Plan. If the extension is removed, and is needed in the future, it becomes a City responsibility.

Chairperson Cornelius asked for clarification that if the future extension is removed from the Comprehensive Plan, at some point it will be City's responsibility.

Director Armstrong clarified that if the future extension is removed from the Thoroughfare Plan, it's gone; reinstating the extension would require an act of the City Council to put the extension back on the Thoroughfare Plan.

Commissioner Collins asked about making the future extension of Pebble Creek Parkway a roadway for emergency vehicles only.

Director Armstrong clarified that there is no street designation for emergency vehicles only.

**Commissioner Higdon moved to recommend approval of Comprehensive Plan Amendment by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Pebble Creek Parkway. Commissioner Buckley seconded the motion.**

There was general discussion amongst the Commission.

**The motion to recommend approval failed 3-3 with Chairperson Cornelius and Commissioners Collins and Watson voting in opposition.**

- 5.4 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 RS Restricted Suburban, for approximately 222 acres, generally located on Greens Prairie Road, east of the intersection of Greens Prairie Road and W.S. Phillips Parkway. Case #REZ2026-000003 (Note: Final action of this item will be considered at the April 23, 2026 City Council Meeting – Subject to change).

Administrator Macias presented the rezoning to the Commission recommending approval.

Chairperson Cornelius asked for clarification on proposed changes from the previous rezoning application.

Administrator Macias clarified that the applicant has changed the proposed zoning from GS General Suburban to RS Restricted Suburban which reduces the maximum density from eight units per acre to four units per acre.

Commissioner Higdon asked for clarification on the number of units per acre, asking if the number is a development wide average.

Administrator Macias confirmed that the number of units per acre applies to the entirety of the subdivision.

Commissioner Collins asked for the minimum lot size for the development.

Administrator Macias stated that a RS Restricted Suburban zoning district has an average lot size of 10,000 square feet with an absolute minimum lot area of 6,500 square feet.

Commissioner Finch asked for the original proposed number of dwelling units and the new proposed number of dwelling units in the development.

Administrator Macias clarified that both the original and current plan consist of approximately 880 dwelling units.

Commissioner Buckley asked if the dwelling unit count is consistent with the adjacent Castlegate development.

Administrator Macias clarified that the Castlegate I development has a density of 3.4 units per acre, and the Castlegate II development has a density of four units per acre.

Chairperson Cornelius opened the public hearing.

Craig McDaniel, Woodlake Phase 1, College Station, spoke in opposition of the item citing concerns for connecting roadways and traffic into the Woodlake subdivision.

Robert Todd, Woodlake Phase 2, College Station, spoke in opposition of the item citing concerns for connecting roadways into the Woodlake subdivision.

Dolores Kmiecik-Graham, Greens Prairie Reserve Section 1, College Station spoke in opposition of the item citing concerns for traffic, safety, drainage, property values, and drainage studies.

Jean Phelps, Indian Lakes Phase 20, College Station, spoke in opposition of the item citing concerns for traffic, safety, and the new development not aligning with surrounding communities.

Shane Phelps, Indian Lakes Phase 20, College Station, spoke in opposition of the item citing concerns for traffic, safety, and the new development not aligning with surrounding communities.

Joe Crawford, DR Horton, was available to address and answer questions from the visitors and the Commission. Mr. Crawford explained that although the maximum number of dwelling units is 880, the actual number will likely be lower. Mr. Crawford also stated that the zoning request is in line with the City's Comprehensive Plan.

Commissioner Higdon asked how the developer can assure that the development will not exceed the maximum of 880 dwelling units.

Mr. Crawford clarified that the development will likely not exceed the maximum.

Neal Hogansen, Sweetwater Subdivision, College Station, spoke in opposition of the item citing concerns for the traffic impact analysis and drainage.

Adam Klaus, Woodlake Phase 2, College Station, spoke in opposition of the item citing concerns for traffic, roadways, and new roadways through the Woodlake Subdivision.

Chairperson Cornelius closed the public hearing.

Chairperson Cornelius asked for clarification that the City does not and cannot control who owns a property, the City can only control what is done with or constructed on the property.

Director Armstrong confirmed that the City does not and cannot control who owns a property, the City can only control what is done with or constructed on the property.

Administrator Schubert provided clarification on traffic concerns in the Woodlake Subdivision, clarifying that this rezoning does not touch the Woodlake Subdivision and the Traffic Impact Analysis for the rezoning does not project any traffic onto Woodlake Drive.

Commissioner Buckley asked if all development traffic would exit on to Greens Prairie Road.

Administrator Schubert confirmed that there will be a signal at Greens Prairie Road for traffic from this development along with other smaller connections that do not include Woodlake Drive.

Commissioner Watson asked for information on road work being performed on Arrington Road and Greens Prairie Road.

Administrator Schubert stated that Brazos County included in their 2022 bond election, improvements for non-county roads, which encompasses William D. Fitch Parkway between State Highway 6 and Arrington Road.

Commissioner Watson asked if the county bond funding work will alleviate traffic.

Administrator Schubert stated that purpose of work is to improve that area.

**Commissioner Collins moved to recommend approval of the rezoning. Commissioner Watson seconded the motion; the motion was approved 6-0.**

## **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)

There was no discussion.

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

- An ordinance amending the College Station Comprehensive Plan by adopting the updated Economic Development Master Plan. The Planning & Zoning Commission heard this item on February 19, 2026 and voted (4-3) to recommend approval. The City Council heard this item on February 26, 2026 and voted (7-0) to approve the request.

There was no discussion.

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

- Thursday, April 9, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, April 16, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, April 23, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, May 7, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.4 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, and Impact Fee Advisory Committee.

- March 27, 2026 ~ Design Review Board ~ Kraken's Revenge ~ 508 Earl Rudder Freeway South

There was no discussion.

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

Director Armstrong confirmed with the Commission a scheduled joint Planning & Zoning Commission meeting with the City of Bryan on Thursday, June 11, 2026.

Director Armstrong announced that there will be a public meeting for the Active Transportation Plan on Wednesday, April 15, 2026.

8. **Adjourn**

The meeting adjourned at 8:24 p.m.

**Approved:**

**Attest:**

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Jason Cornelius, Chairperson  
Planning & Zoning Commission

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Kristen Hejny, Board Secretary  
Planning & Development Services

**April 16, 2026**

**Item No. 5.1.**

**Pavilion Avenue Extension Thoroughfare Plan Amendment**

**Sponsor:** Jason Schubert

**Reviewed By CBC:** Bicycle, Pedestrian, & Greenways Advisory Board

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6 South including associated future bike lanes and sidewalks. Case #CPA2025-000003 (Note: Final action on this item will be considered at the May 18, 2026, City Council Meeting - Subject to change).

**Relationship to Strategic Goals:**

- Improving Mobility

**Recommendation(s):** The Bicycle, Pedestrian, and Greenways Advisory Board will consider this request at their April 13, 2026 meeting and a report of their recommendation will be provided at the meeting. Staff recommends approval of the request.

**Summary:**

**REVIEW CRITERIA:**

**1) Changed or changing conditions in the subject area of the City:**

The future extension of Pavilion Avenue between Sebesta Road and State Highway 6 South is about 0.6 miles in length and was added to the Thoroughfare Plan as part of a group of changes proposed by the East College Station Transportation Study completed in 2007 (see attached exhibit). The purpose of this extension was to provide a backage road to the one-way frontage road of State Highway 6 to allow circulation and access for future commercial development. This was intended to reduce the potential for traffic circulating back through a residential area on Foxfire Drive, Stonebrook Drive and Woodcreek Drive to access the future commercial properties. When the car dealerships developed along the frontage road in 2018, cross access between them was required, as is done for commercial developments fronting the same street. The dealerships wanted to have their private parking lots gated off at night to protect their inventory, so they constructed cross access at the back of their lots along with a sidewalk. This connects through to other commercial properties and achieves much of the desired circulation from Sebesta Road to these properties that were intended with the addition of the thoroughfare in 2007. With the State Highway 6 project that started construction in December, TxDOT will be installing a shared use path along the length of the project so will provide a bicycle and pedestrian connection from Sebesta Road to Woodcreek Drive. This new shared use path will be reflected in the upcoming Active Transportation Master Plan and provides a bicycle and pedestrian connection that the Pavilion Avenue extension with bike lanes and sidewalks accompanied by a shared use path connection was planned to provide.

**2) Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole:**

The planned extension of Pavilion Avenue was intended to provide circulation and connectivity for the transportation network in this area. The required cross access constructed by the car dealerships along the frontage road provides access to surrounding future commercial properties. This has

provided the circulation that would help reduce commercially related traffic in the nearby residential area for which the thoroughfare was intended.

**3) Impact on environmentally sensitive and natural areas:**

The extension of Pavilion Avenue, or its removal, would have minimal impact on environmentally sensitive or natural areas. It is anticipated that the area in which the street would develop would otherwise be constructed with commercial site improvements such as buildings and parking lots.

**4) Impacts on infrastructure including water, wastewater, drainage, and the transportation network:**

The proposed amendment does not impact water, wastewater, or drainage. A traffic study was performed as part of this request and was developed in consultation with City staff. It compared the full build-out of the surrounding commercial area and the impact of having or removing the planned thoroughfare extension. The study determined that there is only a minor difference, as traffic delay in the area would fluctuate within a second or two depending upon the intersection and changing traffic patterns that would result from whether the thoroughfare extension occurred or not. The traffic study does not account for the private cross access that has been provided, so the impact is likely to be even to a lesser degree.

**5) Consistency with the goals and strategies set forth in the Comprehensive Plan:**

The Thoroughfare Plan and Bicycle Plan, and Pedestrian Plan are established to meet the long-term transportation needs of the City's residents and its visitors. Removal of the Pavillion Avenue extension from the Thoroughfare Plan and the Bicycle, Pedestrian, and Greenways Master Plan does not have significant impact to achieving their goals and objectives, as the circulation intended by the extension has been provided by the required cross access in the manner it was constructed and by the forthcoming shared use path provided by TxDOT as part of the State Highway 6 project.

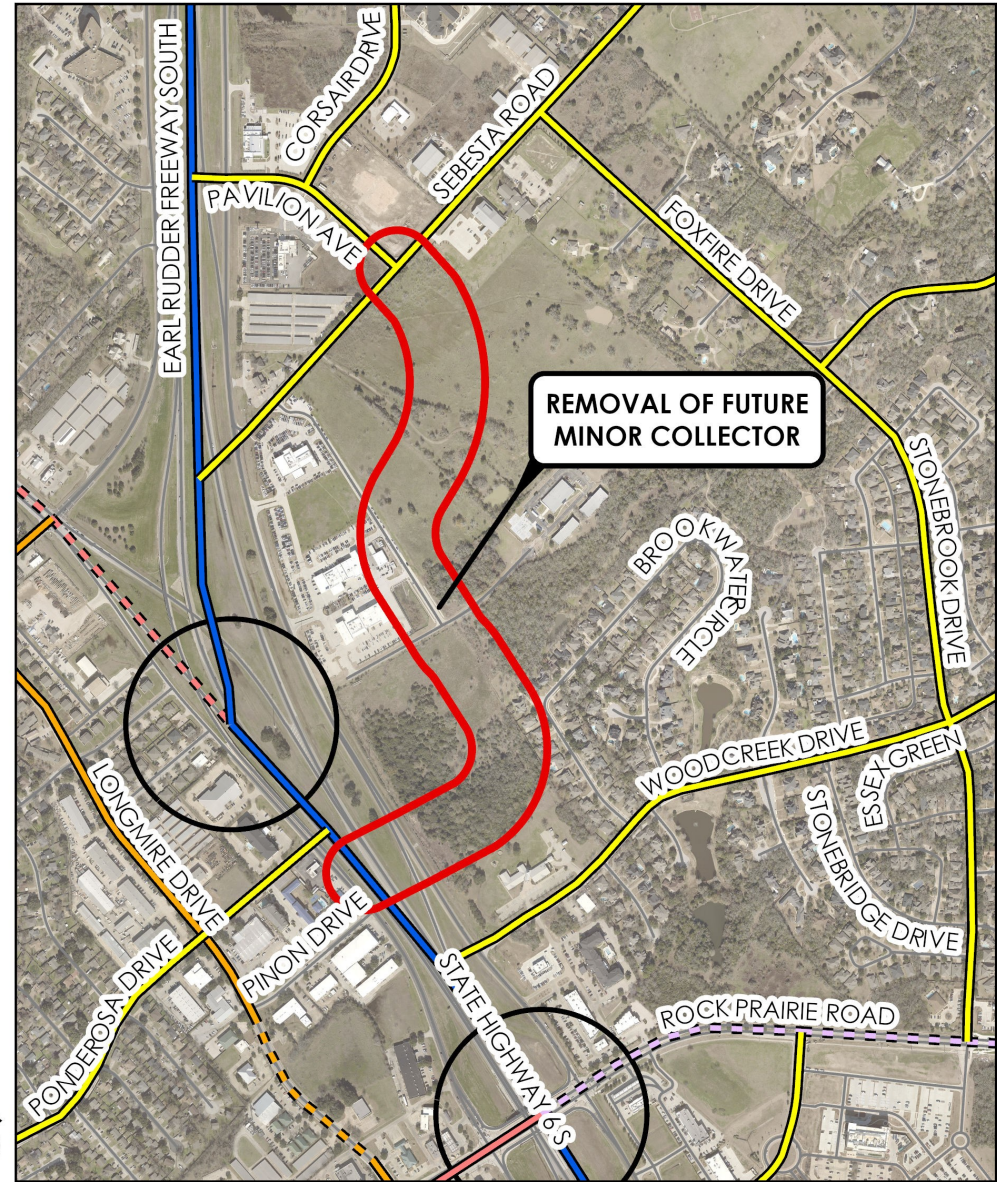
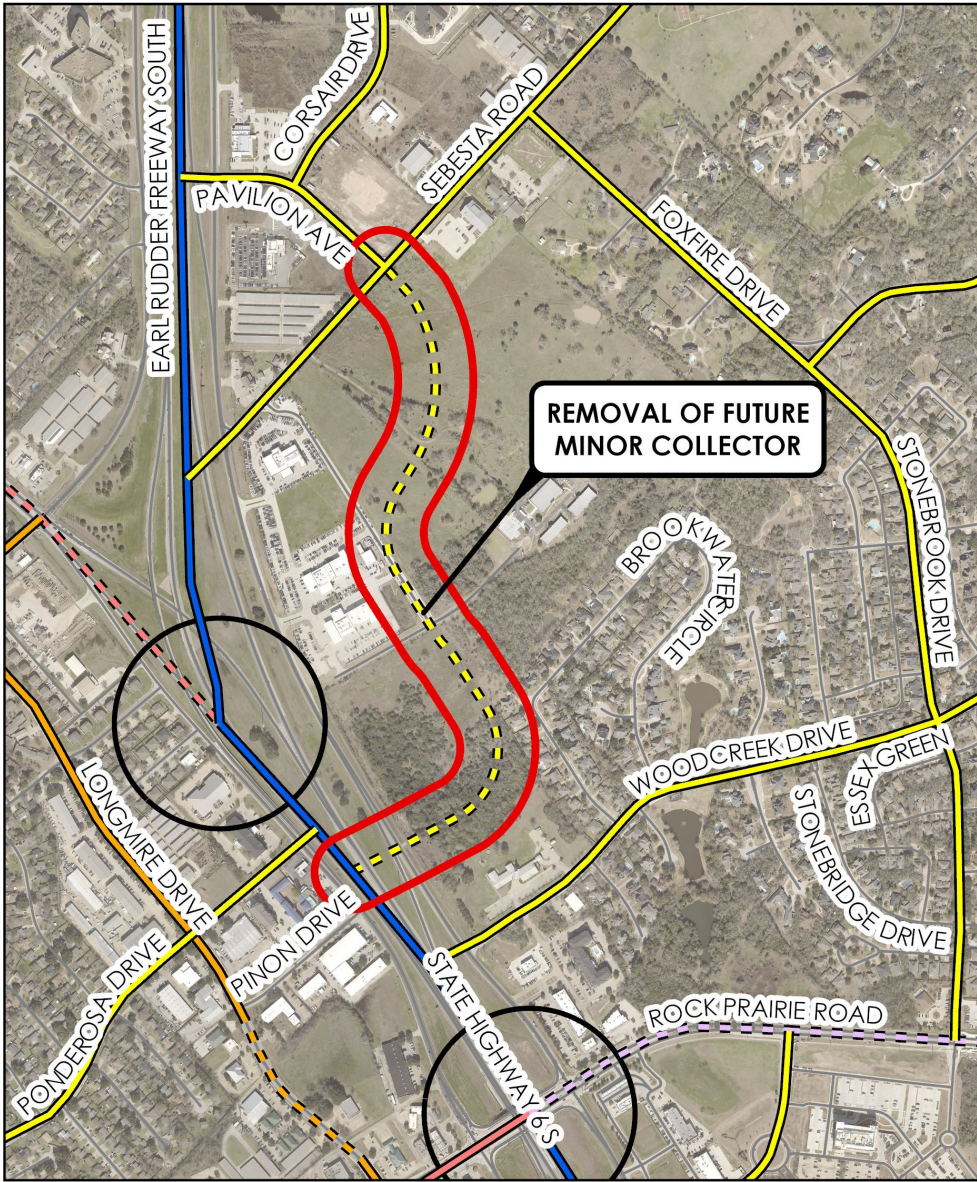
**Budget & Financial Summary:** N/A

**Attachments:**

1. Thoroughfare Plan Amendment Exhibit
2. Bicycle Plan Amendment Exhibit
3. Pedestrian Plan Amendment Exhibit
4. East College Station Transportation Study Exhibit
5. Applicants Supporting Information

# EXISTING THOROUGHFARE PLAN

# PROPOSED THOROUGHFARE PLAN



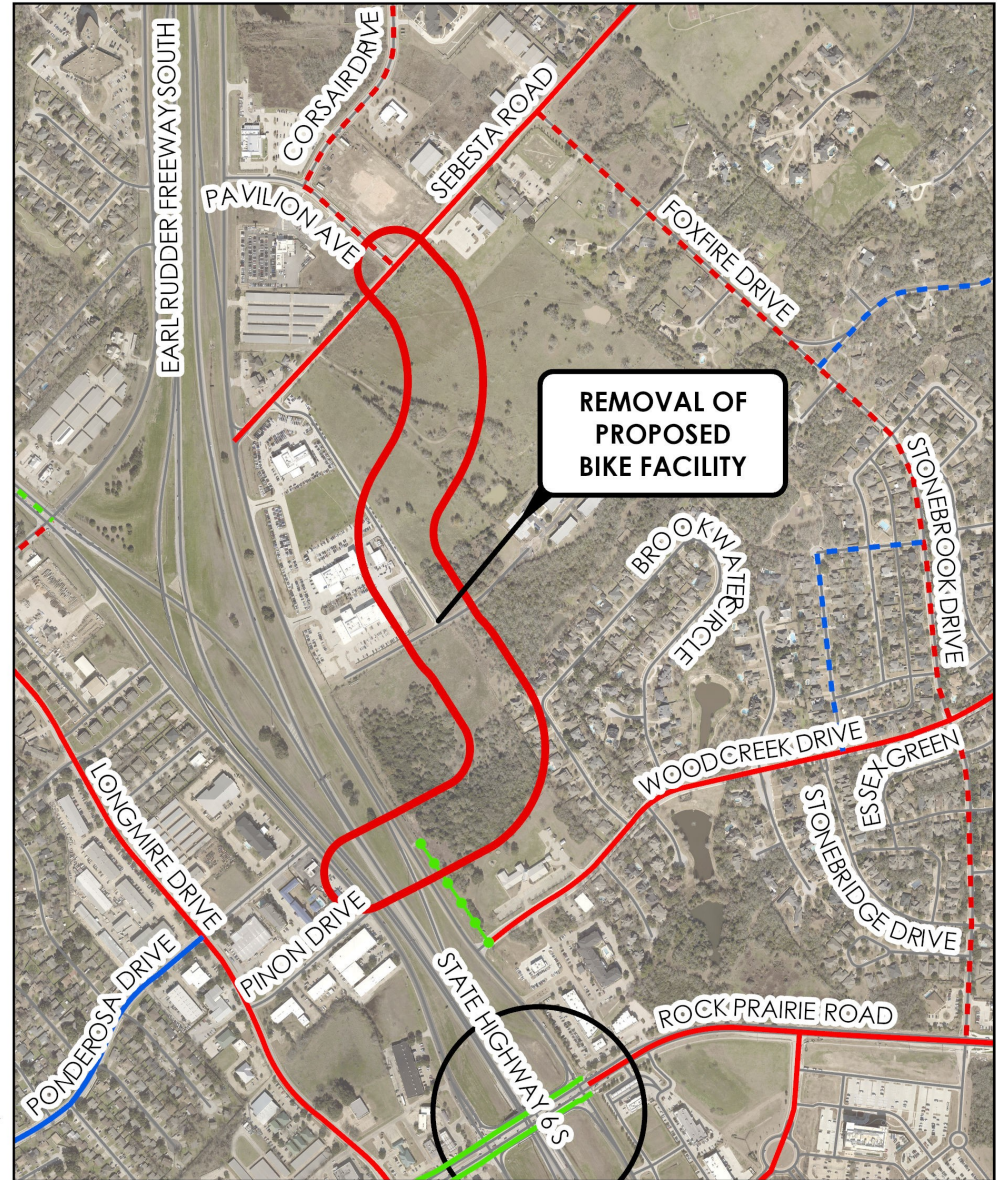
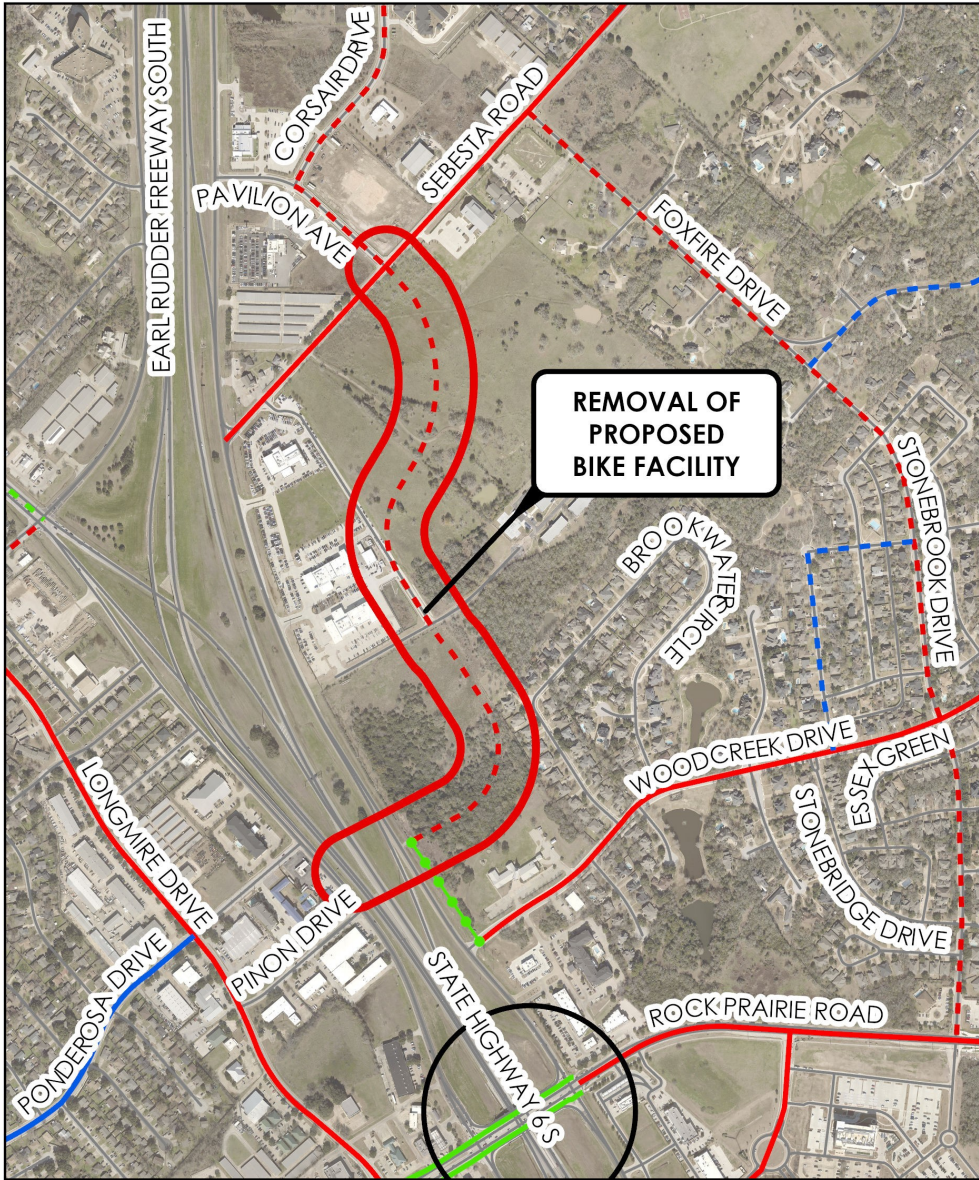
## Proposed Thoroughfare Plan Amendment - Pavilion Avenue







- / ○ (dashed) Grade Separation - Existing/Proposed
- / — (dashed) Freeway/Expressway - Existing/Proposed
- / — (dashed) 6 Lane Major Arterial - Existing/Proposed
- / — (dashed) 4 Lane Major Arterial - Existing/Proposed
- / — (dashed) Minor Arterial - Existing/Proposed
- / — (dashed) Major Collector - Existing/Proposed
- / — (dashed) Minor Collector - Existing/Proposed

# EXISTING BICYCLE PLAN

# PROPOSED BICYCLE PLAN

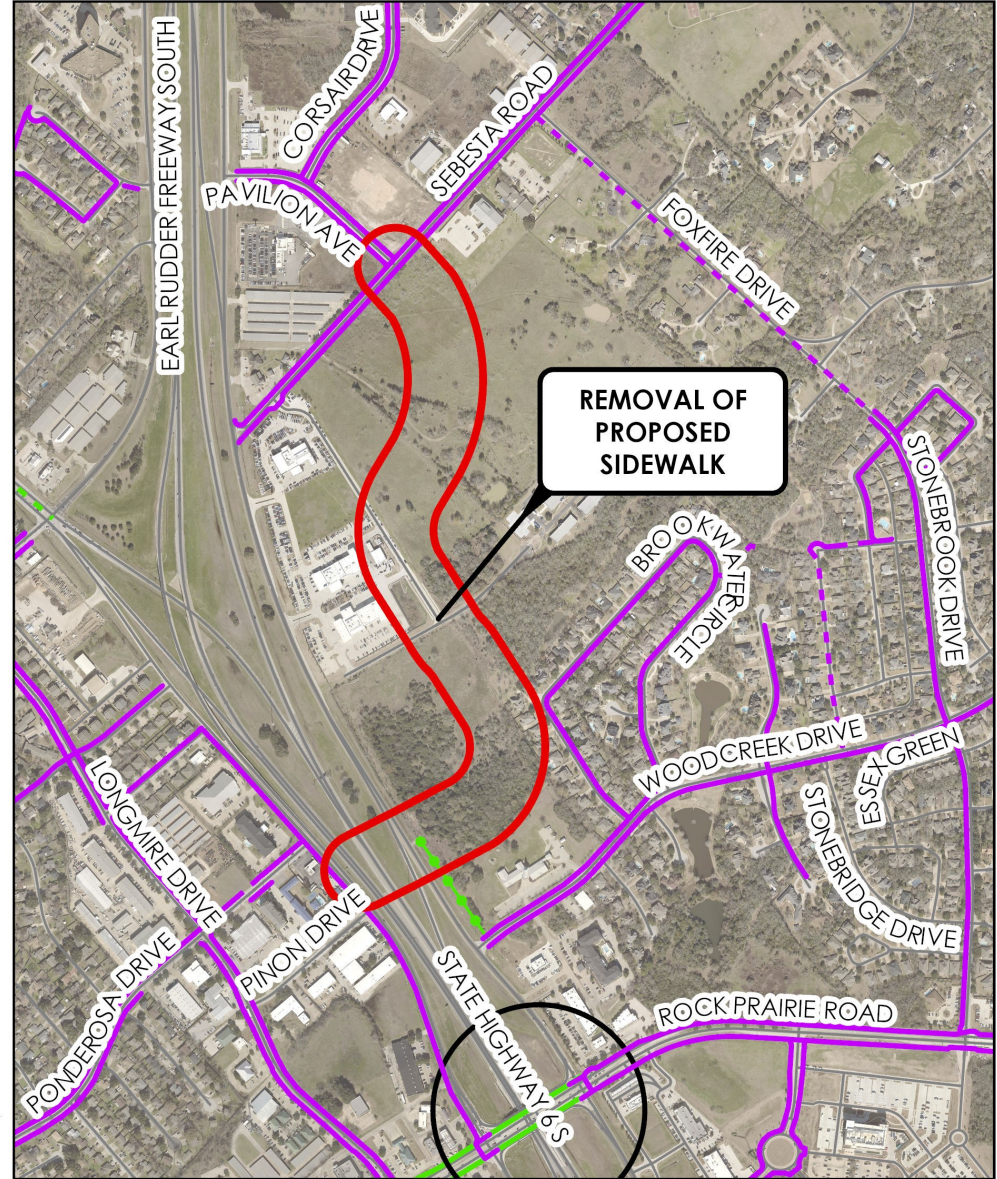
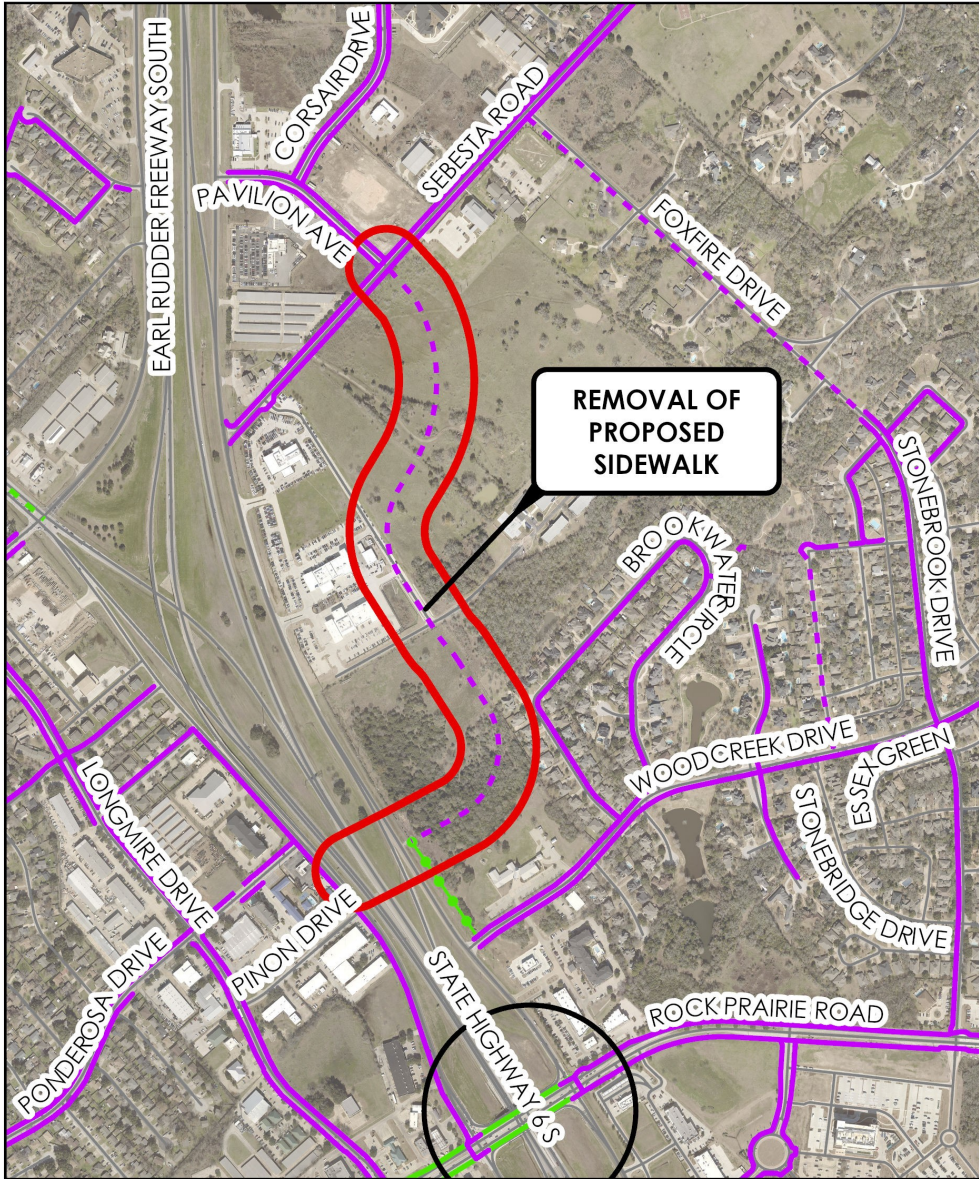


## Proposed Bicycle Plan Amendment - Pavilion Avenue

-  Bike Facility - Existing/Funded/Proposed
-  Bike Route - Existing/Proposed
-  Shared-use Path - Existing/Funded/Proposed
-  Grade Separation - Existing/Funded/Proposed

# EXISTING PEDESTRIAN PLAN

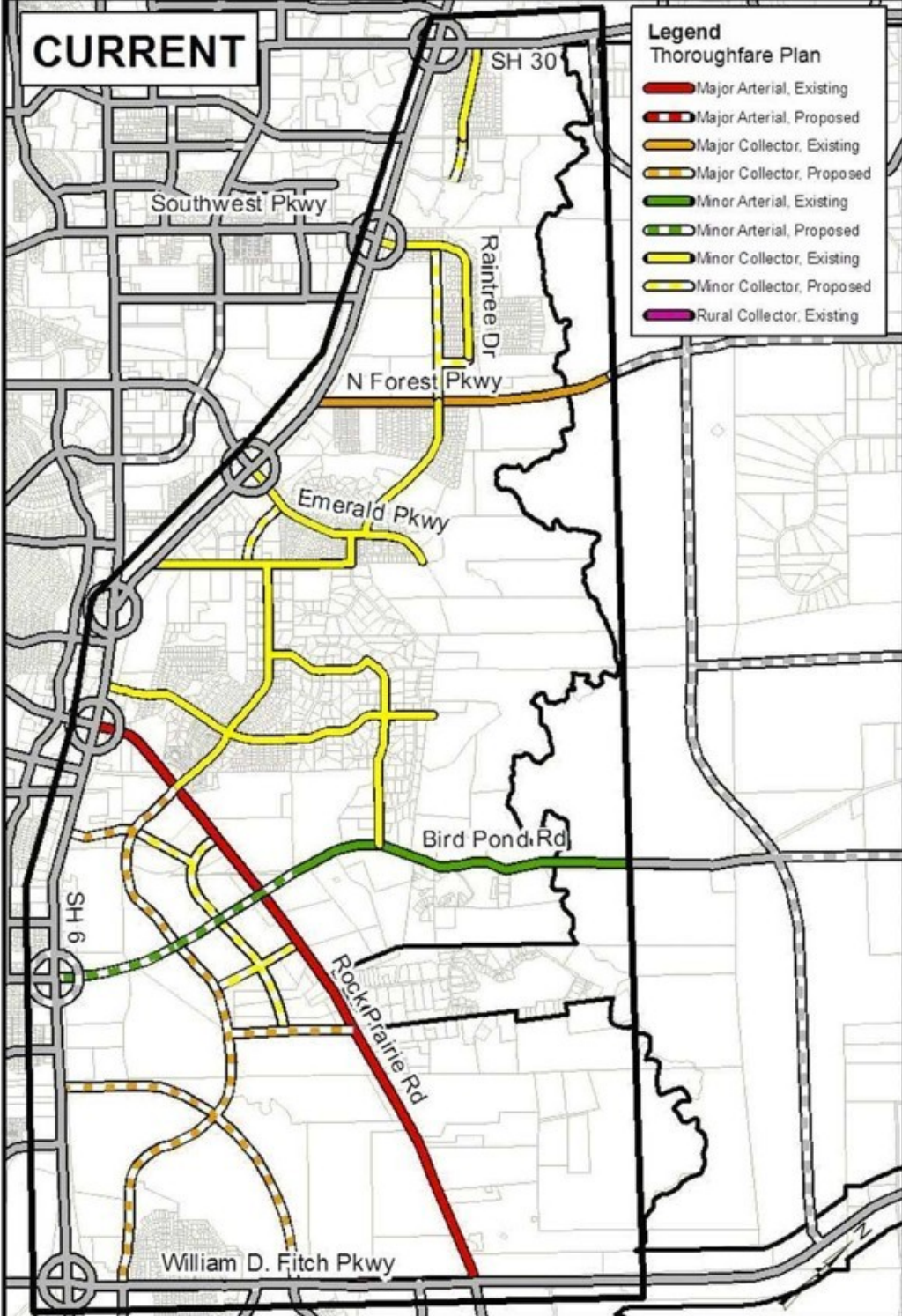
# PROPOSED PEDESTRIAN PLAN



## Proposed Bicycle Plan Amendment - Pavilion Avenue

- Sidewalk - Existing/Funded/Proposed
- Shared-use Path - Existing/Funded/Proposed
- Grade Separation - Existing/Funded/Proposed

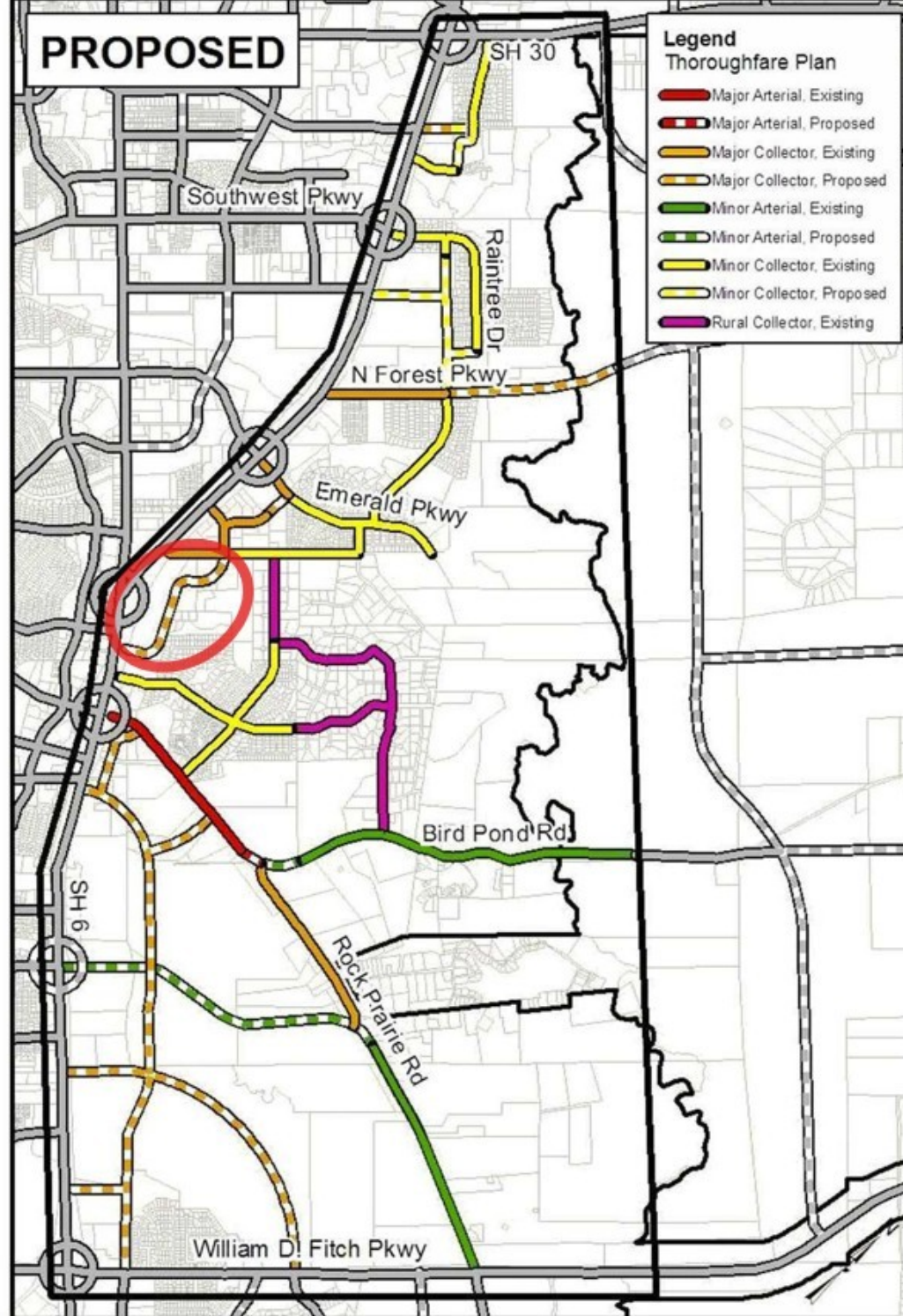
# CURRENT



**Legend**  
Thoroughfare Plan

- Major Arterial, Existing
- Major Arterial, Proposed
- Major Collector, Existing
- Major Collector, Proposed
- Minor Arterial, Existing
- Minor Arterial, Proposed
- Minor Collector, Existing
- Minor Collector, Proposed
- Rural Collector, Existing

# PROPOSED



**Legend**  
Thoroughfare Plan

- Major Arterial, Existing
- Major Arterial, Proposed
- Major Collector, Existing
- Major Collector, Proposed
- Minor Arterial, Existing
- Minor Arterial, Proposed
- Minor Collector, Existing
- Minor Collector, Proposed
- Rural Collector, Existing

**Project Type:** Comprehensive Plan Amendment  
**Project Subtype:** Thoroughfare Plan  
**Short Description:** Pavilion Avenue Thoroughfare Amendment

**APPLICATION FEES:**

**Rezoning App Fee:** N/A (All fees for CSISD are waived)  
**Total:** N/A

**COMP PLAN:**

**Total Acreage:**

Total site acreage is 40.943.

**Community Character:** This application is related to Community Character.

Not Applicable.

**Transportation:** This application is related to Transportation.

Applicable.

**Other:** This application is related to other (please explain below).

Not Applicable.

**Element & Loc Amended:** What specific element of the Comprehensive Plan (for example, Land Use & Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Thoroughfare alignment (including the Pedestrian and Bicycle alignments) of the proposed two-lane Minor Collector that is currently shown to extend the existing portion of Pavilion Avenue from Sebesta Road to State Highway 6. The roadway alignment removal is a change to the Thoroughfare Plan and the removal of the bike lane/sidewalks is a change to the Bicycle, Pedestrian, and Greenways Master Plan.

**Amendment Request:** Please list the amendment(s) requested.

Our request is to delete the segment of Pavilion Avenue from where it is proposed to be extended from Sebesta Road to State Highway 6 from the Thoroughfare Plan. This would include the proposed bike lanes, sidewalks and vehicle travel lanes. The removal of the bike lane/sidewalks is a change to the Bicycle, Pedestrian, and Greenways Master Plan.

**Reason for the Amendment:** Please explain the reason for the amendment(s).

We are requesting this amendment for two reasons. First, the purpose of this roadway is to provide an alternative north south connection parallel to State Highway 6 (SH6). However, because this roadway route extends from Sebesta Road to the one-way northbound frontage road there is very limited southbound movement to four existing lots (three of which are

developed a car dealerships) that already have north-south connectivity from Sebesta Road via a private access easement and a single undeveloped tract south of the dealerships with access to the SH6 frontage road. The second is since this roadway would only provide parallel southbound access to one 19.95-acre undeveloped tract, the expected connectivity in this area does not necessitate the construction cost for a Minor Collector roadway.

**Changed Conditions: Please explain the changed or changing conditions in the subject area of the City.**

The properties in College Station along this proposed roadway extension are mostly built out and traffic patterns are unlikely to change significantly in the future along this proposed route. As mentioned above, since 2018, three (3) car dealerships were constructed that all have north-south connectivity from Sebesta Road via a private access easement. This leaves a single undeveloped 19.95-acre tract south of the dealerships with access to the SH6 frontage road that this proposed Minor Collector would provide secondary access to since this proposed roadway would only connect to a one-way northbound frontage road.

**Existing Element: Please show the compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole.**

The properties in College Station along this proposed roadway extension are mostly built out and traffic patterns are unlikely to change significantly in the future along this proposed route. As mentioned above, since 2018, three (3) car dealerships were constructed that all have north-south connectivity from Sebesta Road via a private access easement. This leaves a single undeveloped 19.95-acre tract south of the dealerships with access to the SH6 frontage road that this proposed Minor Collector would provide secondary access to since this proposed roadway would only connect to a one-way northbound frontage road.

**ADDITIONAL INFORMATION:**

**Environment Impact: Please list any impacts on environmentally sensitive and natural areas.**

The planned alignment of this roadway extension does not necessitate a crossing of any creeks and/or any other environmentally sensitive and natural areas.

**Infrastructure Impact: List any impacts on infrastructure, including water, wastewater, drainage and transportation network.**

There are no planned utility extensions along the Pavilion Avenue extension route. Therefore, there would be no impact to existing water, wastewater, or drainage networks. As mentioned previously, this area is mostly built out except for CSISD's property and three other properties. Any required infrastructure for this future development has already been constructed. Existing waterlines are located along Sebesta Road and the SH6 Frontage Road with existing sewer already extended to the rear of all the undeveloped properties.

**Goals & Objectives: Explain consistency with the goals and strategies set forth in the Comprehensive Plan.**

The goal of **Chapter 8 – Managed Growth** in the City's Comprehensive Plan is to have "Fiscally responsible and carefully managed development that is aligned with growth expectations and the ability to provide safe, timely, and efficient infrastructure and services."

As the Comprehensive Plan states, “the purpose of this chapter is to establish the necessary policy guidance and associated strategic actions to enable the City of College Station to manage its ongoing physical growth and development in a **sensible, predictable, and fiscally responsible** manner.”

The construction of this roadway is not sensible nor fiscally responsible because it does not serve the intended purpose of providing north-south connectivity since it loops back to a one-way frontage road. Only one undeveloped tract benefits from this access. Therefore, the benefit of the roadway does not mitigate the high construction cost to build it.

**Additional Properties:**

Not applicable.

**ACKNOWLEDGEMENTS:**

**Acknowledgement (1):** The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

Agreed.

**Acknowledgement (2):** IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

Understood.

**Project Proposal Meeting Acknowledgement:** Applicant acknowledges that they understand a Project Proposal Meeting with neighborhood representatives is required for all CPAs requesting changes to the Future Land Use & Character Map, as stated in UDO Section 3.22.

Understood.

**LOCATION:**

Address: 1404 Sebesta Road  
Parcel Number: 004601-0041-0000

**Applicant Information:**

Name: Mitchell & Morgan, LLP C/O Veronica Morgan  
Address: 3204 Earl Rudder Freeway South  
City: College Station  
State: Texas  
Zip Code: 77845-6457  
Phone: 979-260-6963  
Email Address: v@mitchellandmorgan.com

**Owner Information:**

Name: College Station ISD C/O Paul Buckner  
Address: 1812 Welsh Avenue  
City: College Station  
State: Texas  
Zip Code: 77840  
Phone: 979-764-5443  
Email Address: pbuckner@csisd.org

**Contact Primary Information:**

Name: Mitchell & Morgan, LLP C/O Veronica Morgan  
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**Contact Secondary Information:**

Name: Mitchell & Morgan, LLP C/O Kerry Pillow  
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City: College Station  
State: Texas  
Zip Code: 77845-6457  
Phone: 979-260-6963  
Email Address: kerry@mitchellandmorgan.com

**Contact Tertiary Information:**

Name: Mitchell & Morgan, LLP C/O Tina Weido  
Address: 3204 Earl Rudder Freeway South  
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Zip Code: 77845-6457  
Phone: 979-260-6963  
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**Engineer Information:**

Name: Mitchell & Morgan, LLP C/O Veronica Morgan  
Address: 3204 Earl Rudder Freeway South  
City: College Station  
State: Texas  
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