



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.

May 7, 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. April 16 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 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 and E Estate to RS Restricted Suburban for approximately 7.73 acres generally located southwest of the intersection of Sebesta Road and Foxfire Drive. Case #REZ2026-000004 (Note: Final action of this item will be considered at the May 26, 2026 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

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

5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Official City of College Station Comprehensive Plan based on recommendations from the Comprehensive Plan 5-Year Evaluation and Appraisal Report completed in 2025, including amendments to text in all ten chapters, all maps within the Plan (including but not limited to the Planning Areas Map, Future Land Use & Character Map, and Thoroughfare Plan Map), and the Action Plan.

Sponsors: Christine Leal

- Attachments:
1. Comprehensive Plan Amended May 2026
 2. Redlines - Comprehensive Plan Amended May 2026

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 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. The Planning and Zoning Commission heard this item on April 2, 2026, and voted (3-3) to recommend approval, resulting in a recommendation of denial forwarded to City Council. The City Council heard this item on April 9, 2026, and voted (4-3) to approve the request.
- A rezoning request for approximately 222 acres of land from R Rural to RS Restricted Suburban generally located on Greens Prairie Road, east of the intersection of Greens Prairie Road and W.S. Phillips Parkway. The Planning and Zoning Commission heard this

item on April 2, 2026, and voted (6-0) to recommend approval. The City Council heard this item on April 23, 2026, and voted (7-0) to approve the request.

- 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. The Planning and Zoning Commission heard this item on April 2, 2026, and voted (6-0) to recommend approval. The City Council heard this item on April 23, 2026, and voted (7-0) to approve the request.

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

- Thursday, May 14, 2026 ~ Impact Fee Advisory Committee Meeting ~ Council Chambers ~ 3:00 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, May 28, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, June 4, 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.

6.4. 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 April 30, 2026 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.