



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.

July 16, 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 third-party 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 meeting body 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 meeting body and to allow adequate time for completion of the agenda items. The meeting body 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 meeting body 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 meeting body regarding one or more items on the Consent Agenda may address the meeting body at this time as well. If any member 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. July 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.

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 to MF Multi-family, MH Middle Housing, and NAP Natural Areas Protected on approximately 35 acres generally located at the northern corner of Victoria Avenue and William D. Fitch Parkway. Case #REZ2026-000006 (Note: Final action of this item will be considered at the August 13, 2026, City Council Meeting – Subject to change).

Sponsors: Garrett Segraves

Attachments:

1. Aerial and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicants Supporting Information
5. Existing Future Land Use
6. Rezoning Map

6. Informational Agenda

- 6.1. Presentation, discussion, and possible action regarding potential Unified Development Ordinance updates to drive-thru / off-street queuing requirements.

Sponsors: Joe Allen

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 the P&Z Calendar of Upcoming Meetings:

- Thursday, July 23, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, August 6, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, August 13, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, August 20, 2026 ~ 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 July 10, 2026 at 10:00 a.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.

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

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

COUNCILMEMBERS PRESENT: Scott Shafer

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Administrator Jason Schubert, Land Development Review Administrator Robin Macias, Long Range Planning Administrator Christine Leal, Senior Planner Jeff Howell, Senior Assistant City Attorney Aaron Longoria, Development Coordinator Kristen Hejny, and Technology Services Specialist Jeremy Halling

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.

- June 18, 2026

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**

Agenda Items #5.1 and #5.2 were heard together.

- 5.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from General Commercial to Urban Residential for approximately 12.43 acres at 2950 Rock Prairie Road

West, generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road. Case #CPA2026-000004

- 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 MF Multi-Family for approximately 12.43 acres at 2950 Rock Prairie Road West, generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road. Case #REZ2026-000009

Senior Planner Howell presented the Comprehensive Plan Amendment and rezoning to the to the Commission recommending denial of both items. Mr. Howell also stated that if the rezoning is approved, staff recommends a condition be placed on the rezoning that the construction, installation, and acceptance of approximately 506-foot portion of sewer line (from manhole numbers O38B2M007 to O38B2M006) on Old Wellborn Road be improved within 24 months of the signed ordinance for the zoning to take effect. This line must be approved by the City of College Station Water Services Department and Planning and Development Services Department, and in compliance with the B/CS Design Guidelines.

Commissioner Collins asked if staff is recommending denial to preserve commercial use in the area and asked for additional information on access to the property and traffic in the area.

Senior Planner Howell confirmed that Wellborn Road does not turn into this property, the only access to the property is from Rock Prairie Road, however Old Wellborn Road does stub to this property as right-of-way.

Commissioner Collins asked if all adjacent properties were residential developments.

Senior Planner Howell confirmed that there are no commercial properties abutting the development.

Commissioner Finch asked if Old Wellborn Road is paved.

Senior Planner Howell confirmed that a portion of Old Wellborn Road is paved.

Commissioner Finch expressed concerns about access to the property from Rock Prairie Road.

Senior Planner Howell confirmed that limited access is available from Rock Prairie Road, and as part of the platting the developer would have to extend the streets.

Director Armstrong clarified that access to this parcel is difficult either way, further clarifying that a GC General Commercial zoning district can include any level of commercial use.

Chairperson Cornelius asked when the property was first designated for residential use in the Comprehensive Plan whether the railroad grade change had been completed at that time.

Director Armstrong confirmed that the railroad grade change was completed after the Comprehensive Plan was amended to designate the property as GC General Commercial.

Commissioner Higdon asked if there were any plans to expand Rock Prairie Road West beyond the railroad intersection.

Administrator Schubert stated that Rock Prairie Road West is designated as a minor arterial on the Thoroughfare Plan and that there are no current plans to expand the roadway.

Chairperson Cornelius asked what types of development are permitted under the Business Center land use designation.

Senior Planner Howell confirmed that office and mixed-use developments are permitted within the Business Center land use designation.

Commissioner Collins requested clarification regarding the proposed conditional rezoning in the event the Commission recommends approval.

Senior Planner Howell clarified staff's recommended condition for approval: the applicant must install and obtain City acceptance of approximately 506 feet of sewer line along Old Wellborn Road (from manholes O38B2M007 to O38B2M006) within 24 months of the signed zoning ordinance for the rezoning to take effect. The improvements must be approved by the City of College Station Water Services and Planning and Development Services Departments and comply with the B/CS Design Guidelines.

Commissioner Chaloupka asked for clarification that the previous City Council requested the property to be mixed-use.

Senior Planner Howell clarified that the sewer line has been installed, but not completed, which is why the zoning has not been established.

Director Armstrong clarified that the general commercial land use designation on the Comprehensive Plan allows for properties to be zoned either GC General Commercial or MU Mixed-Use.

Veronica Morgan, Applicant, Mitchell & Morgan, College Station, was available to present to the Commission and answer questions.

Brad Brimley, Avenue Consultants, was available to present to the Commission and answer questions regarding the Traffic Impact Analysis (TIA) performed for the development.

Commissioner Higdon asked if varying train schedules were computed into the TIA.

Mr. Brimley explained that train schedules were not specifically accounted for in the TIA.

Commissioner Watson asked how a.m. and p.m. traffic volumes are calculated.

Mr. Brimley explained that traffic volumes are collected using cameras or other counting devices and incorporated into a traffic model for analysis.

Commissioner Watson requested further explanation of the estimated a.m. trip generation for the proposed 898-bedroom development.

Mr. Brimley clarified that the estimated 144 a.m. peak-hour trips are based on trip generation rates for off-campus student housing.

Commissioner Chaloupka asked if access on Old Wellborn Road was included in the TIA.

Ms. Morgan confirmed that Old Wellborn Road is included as part of the development proposal.

Commissioner Collins asked for clarification that either use/development will accommodate the City's recommendation of a 12-inch sewer line.

Ms. Morgan confirmed that the 12-inch sewer line will be installed.

Chairperson Cornelius asked for the maximum height of the proposed buildings.

Ms. Morgan clarified that the development would be four to five stories.

Commissioner Chaloupka requested clarification regarding the one-way exit onto Rock Prairie Road, referencing the turnaround configuration on Brothers Boulevard.

Senior Planner Howell clarified that an existing median turnaround is located on Rock Prairie Road.

Chairperson Cornelius asked whether traffic volumes differ between Brothers Boulevard and Rock Prairie Road.

Administrator Schubert confirmed that Rock Prairie Road carries higher traffic volumes than Brothers Boulevard.

Commissioner Watson requested an example of a successful mixed-use development.

Senior Planner Howell referenced Northpoint Crossing and The Lofts at Wolf Pen Creek as examples of mixed-use developments zoned as PDD Planned Development District.

Chairperson Cornelius asked for clarification on when General Parkway is scheduled to extend.

Administrator Schubert clarified that a General Parkway extension would likely be a future City project unless the properties in the area replat. There are no plans for an extension at this time.

Chairperson Cornelius asked about the amount of commercial development along Holleman Drive available to support the multi-family development.

Senior Planner Howell clarified that there is commercial development on Cain Road, Deacon Drive and Holleman Drive, and Old Wellborn Road.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

Commissioner Chaloupka shared concerns for the determination from the previous City Council stating that losing potential commercial development in this location is a challenge.

Commissioner Collins stated that the property's highest and best use is residential development and supported recommending approval of the rezoning subject to the staff-recommended condition.

Commissioner Higdon expressed concerns regarding the safety of the intersection and traffic exiting the development.

Commissioner Buckley expressed support for residential development in the area.

Commissioner Finch expressed concerns regarding mixed-use development in the area.

Commissioner Watson expressed concerns regarding existing and projected traffic in the area.

Commissioner Collins stated that retaining the mixed-use designation would not reduce traffic and that limiting the development to mixed-use would not result in fewer vehicle trips.

Commissioner Colins moved to recommend approval of the Comprehensive Plan Amendment, Commissioner Buckley seconded the motion; the motion passed 7-0.

Commissioner Collins moved to recommend approval of the rezoning with the condition that the construction, installation, and acceptance of approximately 506-foot portion of sewer line (from manhole numbers O38B2M007 to O38B2M006) on Old Wellborn Road be improved within 24 months of the signed ordinance for the zoning to take effect. This line must be approved by the City of College Station Water Services Department and Planning and Development Services Department, and in compliance with the B/CS Design Guidelines, Commissioner Buckley seconded the motion; the motion passed 7-0.

- 5.3 Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.E.4.b. 'Adequate Street Access', Section 8.3.E.7.a. 'Cul-de-sac', and Section 8.3.E.7.c. 'Cul-de-sac' and presentation, discussion, and possible action regarding a Preliminary Plan for Krenek Tap Townhomes Subdivision on approximately 6.177 acres of land, generally located northeast of the intersection of Krenek Tap Road and Dartmouth Street. Case #PP2026-000001

Senior Planner Howell presented the waiver requests and preliminary plan to the Commission recommending approval stating that if the waivers are approved the preliminary plan must be also approved, and if the waivers are denied the preliminary plan must also be denied.

Commissioner Buckley asked whether this was the first residential development for which a fire suppression system had been requested.

Senior Planner Howell stated that, although uncommon, fire suppression systems have been approved for single-family residential developments and was recommended by the City's Fire Department.

Commissioner Collins asked whether other City departments, including Fire, Sanitation, and Police, had reviewed the proposal.

Senior Planner Howell confirmed that the relevant departments have been involved in the review process and that Sanitation will reevaluate the proposal once the bed count is finalized.

Commissioner Watson requested clarification regarding the adjacent properties.

Senior Planner Howell stated that the subject property is adjacent to two multi-family developments and is bordered by single-family residential properties to the rear.

Chairperson Cornelius asked for clarification that the City's Fire Department and Police Department have reviewed the application.

Senior Planner Howell stated that the Fire Department has reviewed the application and that the Sanitation Department will reevaluate the use of dumpsters versus individual cans based on the proposed bed count.

Director Armstrong clarified that the Sanitation Department's review focuses on ensuring adequate truck maneuverability and that the determination of dumpsters or individual cans will be made during the platting and development process.

Commissioner Chaloupka asked if the development would provide on or off-street parking.

Senior Planner Howell clarified that parking is prohibited on the north side of Amarillo Court.

Director Armstrong further clarified that there are individual driveways that are added which would functionally remove parking on both sides of the street.

Deven Doyen, Schultz Engineering, College Station, was available for questions from the Commission.

Commissioner Watson asked whether the applicant had communicated with the adjacent residential community to the south regarding the proposed development.

Mr. Doyen stated that the applicant had not communicated with the adjacent residential community regarding the proposed development.

Commissioner Watson expressed concerns regarding increased residential density in the area.

Mr. Doyen clarified that the property is currently zoned R-4 Multi-Family and that the applicant has elected to develop townhomes in lieu of multi-family.

Commissioner Chaloupka requested clarification regarding the proposed setbacks.

Mr. Doyen stated that the development complies with the standard 20-foot rear setback requirement.

Chairperson Cornelius asked if the addition of 30 – 46 units is to maximize the use of the land.

Mr. Doyen confirmed the addition is to maximize the use of the land.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

Commissioner Finch moved to approve the waiver requests and preliminary plan as presented, Commissioner Bukley seconded the motion; the motion passed 6-1 with Commissioner Watson voting in the negative.

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:

- Thursday, July 9, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, July 16, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 23, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, August 6, 2026 ~ 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, BioCorridor Board, and Impact Fee Advisory Committee.

There was no discussion.

7. Discussion and possible action on future agenda items.

There was general discussion amongst the Commission regarding mixed-use developments.

8. Adjourn

The meeting adjourned at 7:13 p.m.

Approved:

Attest:

Jason Cornelius, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

July 16, 2026
Item No. 5.1.
Seaback Tract Rezoning

Sponsor: Garrett Segraves, Staff 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 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, MH Middle Housing, and NAP Natural Areas Protected on approximately 35 acres generally located at the northern corner of Victoria Avenue and William D. Fitch Parkway. Case #REZ2026-000006 (Note: Final action of this item will be considered at the August 13, 2026, City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of the rezoning request.

Summary: This request is to rezone 21.263 acres of land from R Rural to MF Multi-family, 4.556 acres of land from R Rural to MH Middle Housing, and 9.478 acres of land from R Rural to NAP Natural Areas Protected, located at the Northern corner of Victoria Avenue and William D Fitch Parkway. The property is currently undeveloped, with proposed development consisting of a multi-family complex at the front along Victoria Ave and Middle Housing townhomes at the rear. The rezoning intends to increase the density of the property with a transition to lower density as you move to the abutting single-family development at the rear.

REZONING REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:

The Comprehensive Plan Future Land Use and Character Map designates a portion of the subject property as Urban Residential. The Comprehensive Plan generally describes the Urban Residential land use designation as follows:

Areas that are appropriate for a range of high-density multifamily and attached residential development in various forms, including townhomes, apartment buildings, mixed-use buildings, and limited non-residential uses that are compatible with the surrounding area.

The intent of the district is to:

- Accommodate a wide range of attractive multifamily housing for a diverse population. Buildings may be clustered and grouped. Building setback from the street varies but is generally consistent within a development
- Provide vehicular and pedestrian connectivity between developments
- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support commercial, service, office uses, and vertical mixed-use within redevelopment areas

The zoning districts that are generally appropriate within the Urban Residential land use include: MF Multi-family, T Townhouse, MU Mixed-use, and limited Suburban Commercial zoning.

The Comprehensive Plan Future Land Use and Character Map designates a portion of the subject property as Mixed Residential. The Comprehensive Plan generally describes the Mixed Residential land use designation as follows:

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multifamily buildings (3-12 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

The intent of the district is to:

- Accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern
- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Encourage community facilities, parks, and greenways within neighborhoods
- Support neighborhoods with a mix of housing types and where larger or more dense housing is located near community facilities or adjacent to commercial or neighborhood centers

The zoning districts that are generally appropriate within the Urban Residential land use include: D Duplex, T Townhouse, MH Middle Housing, and limited-scale single-family.

The Comprehensive Plan Future Land Use and Character Map designates a portion of the subject property as Natural & Open Areas. The Comprehensive Plan generally describes the Natural & Open Areas land use designation as follows:

Areas that represent a constraint to development and that should be conserved for their natural function or open space qualities. These areas include floodplains, riparian buffers, common areas, and open space. The boundaries of the Natural & Open Areas land use are illustrative, and the exact location of floodplains and other physical constraints are determined during the development process.

The zoning district that is generally appropriate within the Natural & Open Areas land use is Natural Areas Protected.

The proposed zoning district of MF Multi-family, MH Middle Housing, and NAP Natural Areas Protected would be in line with the Comprehensive Plan.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The property has frontage to Victoria Avenue, which is classified as a 2 Lane Major Collector on the City's Thoroughfare Plan. College Station High School is located to the west of this tract, with General Suburban single-family lots to the north, General Commercial and PDD with a base of Multi-

family to the southeast, and undeveloped lots zoned R Rural to the southwest.

The MF Multi-family zoning district is designed for areas having intense development. This district is flexible and allows for townhomes, single-unit dwellings, two-unit dwellings, multi-family buildings, and optional mixed-use development.

The MH Middle Housing zoning district is designed to be flexible and provide a variety of housing options by-right. It allows for detached single-family residences, duplexes, townhouses, courtyard houses, live-work units, and small and medium multiplexes. This district is intended to accommodate a walkable pattern of small lots, small blocks, and a well-connected street pattern adjacent to commercial and neighborhood centers. Developments in this district are ideal on the edge of more intense urban and multi-family areas to serve as a transition to single-family zoning districts. Structures in this district are individually platted, distinguishing them from structures in the MF Multi-Family zoning district.

The Natural Areas Protected zoning district is designed for public or private property intended for the conservation of natural areas. Properties in this district are relatively undeveloped and are often used for recreational or open space purposes or for the conveyance of floodwaters. Properties in this district are not projected for conversion to more intense land use in the future by the Comprehensive Plan.

The proposed zoning districts are appropriate for the surrounding area, as the Middle Housing would be a buffer between the adjacent single-family and the proposed multi-family, while protecting areas that are designated as floodplain.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

The size and location of the subject property are suitable for uses allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for MF Multi-family and MH Middle Housing.

The Natural & Open Area of the Comprehensive plan has had a reclamation flood study done to show that additional storage within the flood plain would allow for the boundary to be shifted such that more buildable area is available on the Seaback tract.

4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

The existing water and wastewater infrastructure is adequate to support the needs of this development. Detention is required in accordance with the BCS guidelines. Drainage and any other infrastructure required for the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject property has frontage to Victoria Avenue, which is designated as a 2 Lane Major Collector on the City's Thoroughfare Plan. Castle Rock Parkway is proposed to be connected to Victoria Avenue from Phillips Square when this tract develops.

5. The marketability of the property:

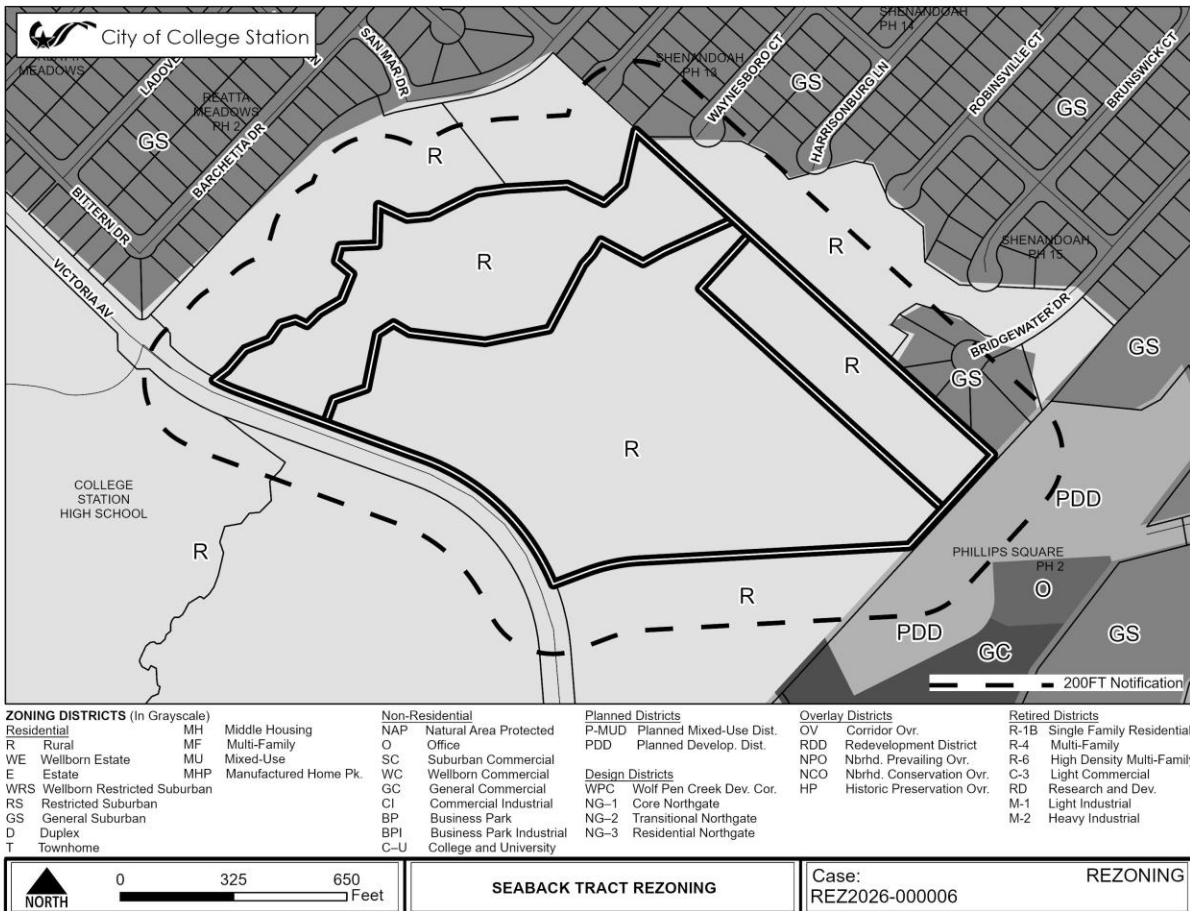
Rezoning the property from R Rural to MF Multi-family, MH Middle Housing, and NAP Natural Areas

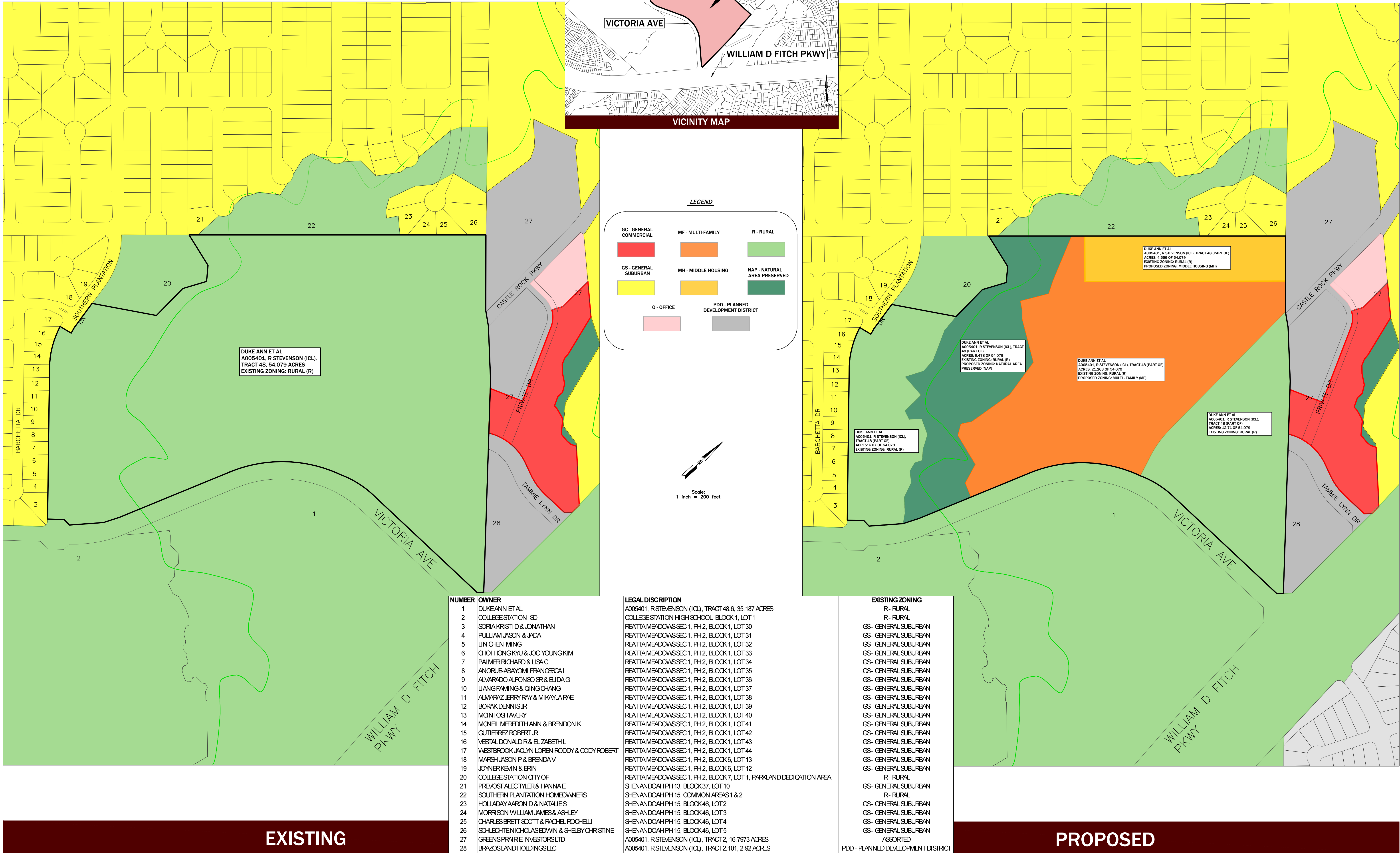
Protected would allow the lot to be subdivided, providing additional housing, making the property more marketable.

Budget & Financial Summary:

Attachments:

1. Aerial and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicants Supporting Information
5. Existing Future Land Use
6. Rezoning Map





BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: July 16, 2026
Advertised Council Hearing Date: August 13, 2026

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Reatta Meadows Home Owner's Association and Southern Plantation Home Owner's Association

Property owner notices mailed: 23
Contacts in support: None at the time of this report
Contacts in opposition: 1
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural & Open Areas/Suburban Residential	GS General Suburban	Single-Family Residential
South	General Commercial	R Rural/PDD Planned Development/GC General Commercial	Undeveloped/Townhomes/Commercial
East	Natural & Open Areas/Parks& Greenways/Suburban Residential	GS General Suburban/R Rural/PDD Planned Development District	Single-Family Residential/Undeveloped
West	Natural & Open Areas/Institutional	R Rural	Victoria Ave/College Station High School/Undeveloped

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: R Rural(1995)
Final Plat: Unplatted
Site development: Undeveloped



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: SEABACK TRACT REZONING (REZ2026-000006)

Address: 4291 VICTORIA AVE

Legal Description: A005401, R STEVENSON (ICL), TRACT 48, 54.079 ACRES

Total Acreage: 54

Applicant:: CRISSY HARTL

Property Owner: DUKE ANN ETAL

List the changed or changing conditions in the area or in the City which make this zone change necessary.

According to the College Station Housing Action Plan, the City of College Station is currently addressing a housing shortage, which includes all housing types and densities. Rezoning this property to MF Multi-family and MH Middle Housing has the potential to add approximately 600 housing units that are much needed and would be very valuable for the City.

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The Comprehensive Plan Land Use and Character Map indicates that this property is planned for Urban, Mixed Residential, and Natural & Open Areas land uses. The rezoning request for MF Multi-Family, MH Middle Housing and NAP Natural Areas Protected in a configuration that is compatible to these land uses is in accordance with the Comprehensive Plan.

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The property is currently zoned R Rural. According to the Unified Development Ordinance, the R Rural zoning district is intended for agricultural uses and limited development activities due to a lack of public infrastructure and public service limitations. This description does not reflect the existing conditions of the property for public services and available infrastructure. This property is not suitable for uses permitted by the R Rural zoning district.

Explain the suitability of the property for uses permitted by the rezoning district requested.

College Station continues to experience steady growth as well as a need for more diverse housing types. Proposed housing associated with this rezoning request would allow for high and medium-density in the form of multi-family apartments and townhomes. The proposed housing is compatible with the multi-family housing approved for the Phillips Square PDD multi-family, adjacent to the southeast.

The proposed medium and high-density housing will also be adequately buffered from nearby single-family residential uses by parkland and preserved floodplain.

Explain the suitability of the property for uses permitted by the current zoning district.

College Station continues to experience steady growth as well as a need for more diverse housing types. Proposed housing associated with this rezoning request would allow for high and medium-density in the form of multi-family apartments and townhomes. The proposed housing is compatible with the multi-family housing approved for the Phillips Square PDD multi-family, adjacent to the southeast.

The proposed medium and high-density housing will also be adequately buffered from nearby single-family residential uses by parkland and preserved floodplain.

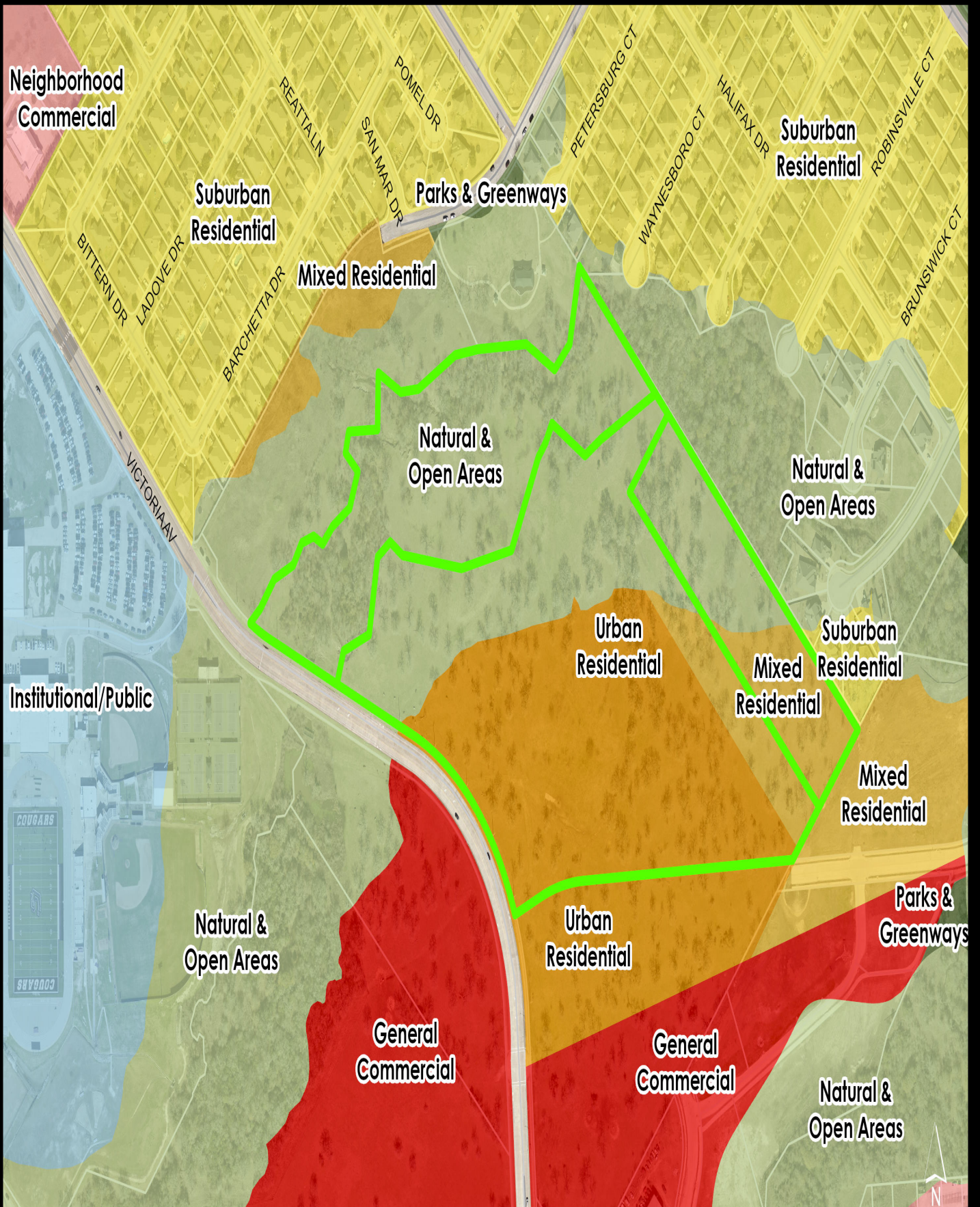
Explain the marketability of the property for uses permitted by the current zoning district.

Agricultural uses are not marketable for this property. All surrounding property is developed or developing for residential and commercial uses.

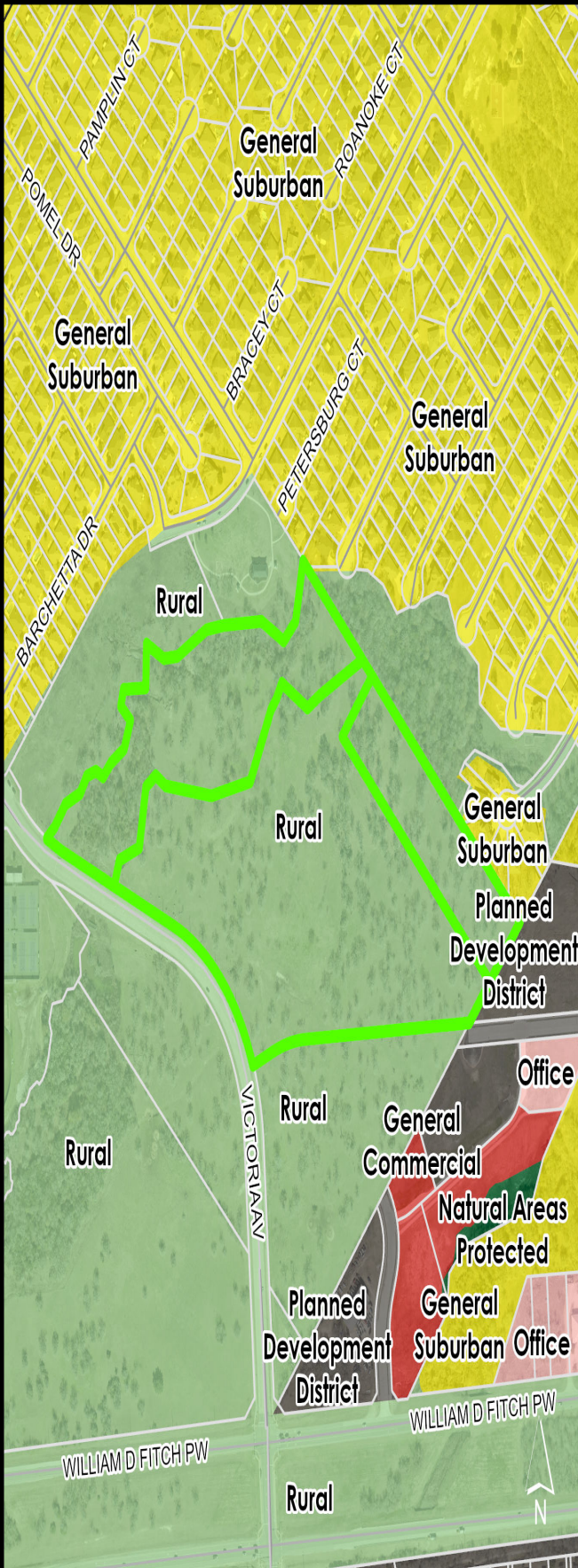
List any other reasons to support this zone change.

N/A

EXISTING Future Land Use



EXISTING Zoning



PROPOSED Zoning

