



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.

August 6, 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 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 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.

5. Regular Agenda.

- 5.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to General Commercial for approximately 106 acres generally located east of the intersection of Midtown Drive and Corporate Parkway. Case #CPA2026-000009 (Note: Final action of this item will be considered at the August 27, 2026 City Council Meeting- Subject to change).

Sponsors: Jeff Howell

- Attachments:
1. Aerial and Small Area Map
 2. Comprehensive Plan Exhibit
 3. Background Information
 4. Applicant's Supporting Information
 5. Comprehensive Plan Amendment Map

- 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 M-1 Light Industrial to GC General Commercial for approximately 92.88 acres generally located east of the intersection of Midtown Drive and Corporate Parkway. Case #REZ2026-000010 (Note: Final action of this item will be considered at the August 27, 2026 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

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

- 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 boundaries from PDD Planned Development District to T Townhouse on approximately 9.75 acres generally located west of the intersection of Harvey Road and Boonville Road. Case #REZ2026-000002 (Note: Final action of this item will be considered at the August 27, 2026, City Council Meeting – Subject to change).

Sponsors: Garrett Segraves

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

7. Summit Crossing Subdivision Master Development Plan

- 5.4. Public Hearing, presentation, discussion, and possible action regarding an Ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Active Transportation Master Plan to remove the future extension of Corporate Parkway, a Major Collector, between Midtown Drive and William D. Fitch Parkway including associated future bike lanes and sidewalks along with the realignment of the future Spring Creek trail to the existing Lick Creek trail. Case #CPA2026-000010 (Note: This item is tentatively scheduled for the August 27, 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

- 5.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 2 "Administration," Article I "In General," Section 2-3 "City Boards, Commissions, and Committees," and Appendix A, Unified Development Ordinance, Article 2 "Development Review Bodies," Sections 2.1.B.1 "Appointments" and 2.6 "Bicycle, Pedestrian, and Greenways Advisory Board," Article 3 "Development Review Procedures," Section 3.5.C "Concept Plan Approval Process," Article 8 "Subdivision Design and Improvements," Sections 8.3.K.2 "Required Sidewalks," 8.3.K.3 "Sidewalk Exceptions," 8.3.L.2 "Timing," 8.3.V.1 "General Requirements," and 8.4.T "Private Streets and Gating of Roadways," and Article 11 "Definitions," Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections related to the name, membership, and duties of the Bicycle, Pedestrian, and Greenways Advisory Board and references to the Bicycle, Pedestrian, and Greenways Master Plan. Case #ORDA2026-000010 (Note: Final action of this item will be considered at the August 27, 2026 City Council meeting ~ Subject to change).

Sponsors: Joe Allen

Attachments: 1. Ordinance Redlines
2. Ordinance Clean Document

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 Future Land Use & Character Map from General Commercial to Urban Residential for approximately 7.2 acres generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. The Planning and Zoning Commission heard this item on June 18, 2026, and voted (4-2) to recommend approval. The City Council heard this item on July 9, 2026, and voted (7-0) to approve the request.
- A rezoning request for approximately 8.029 acres of land from GC General Commercial & OV Corridor Overlay to MF Multi-Family (7.20 acres) & NAP Natural Areas Protected (0.829 acres) generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. The Planning and Zoning Commission heard this item on June 18, 2026, and voted (4-2) to recommend approval. The City Council heard this item on July 9, 2026, and voted (7-0) to approve the request.
- An ordinance amending Appendix A, Unified Development Ordinance, Article 6 "Types of Use", Section 6.3.C "Use Table" and Section 6.4 "Specific Use Standards" of the Code of

Ordinances of the City of College Station, Texas, by amending certain sections relating to use requirements and specific standards for Vehicular Sales within the WPC Wolf Pen Creek District. The Planning and Zoning Commission heard this item on June 18, 2026, and voted (1-5) to recommend approval, resulting in a recommendation of denial forwarded to City Council. The City Council heard this item on July 9, 2026, and voted (4-3) to approve the request.

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

- 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.
- Thursday, August 27, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, September 3, 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 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.