



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 31, 2026 at 11:00 a.m.



Deputy 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 16, 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, Staff Planners Garrett Segraves and Joe Allen, Assistant City Attorney II Derra Purnell, Staff Assistant III Grecia Fuentes, and Technology Services Specialist Trey Bransom

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 Collins 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**

- 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

Staff Planner Segraves presented the rezoning to the Commission recommending approval.

Chairperson Cornelius asked whether the surrounding properties would remain zoned R Rural.

Staff Planner Segraves confirmed they would and noted the areas are designated as Natural and Open Areas in the Comprehensive Plan.

Crissy Hartl, Applicant, Mitchell & Morgan Engineers, addressed the Commission.

Commissioner Buckley asked if the area left as Natural and Open Areas would remain undeveloped.

Ms. Hartl confirmed the area designated as Natural and Open Areas will remain undeveloped.

Commissioner Watson asked about the anticipated price point of the development.

Austin Martin, Developer, Indermuehle Development, stated the project will consist of market-rate middle housing intended for graduates and families.

Commissioner Cornelius asked whether Tammie Lynn Drive would connect to the development.

Mr. Martin stated no connection is proposed.

Commissioner Finch asked about the waterway on the property.

Mr. Martin explained it is located on the portion of the property the seller is retaining.

Director Armstrong added that the waterway is Spring Creek, which extends through Tower Point and the City's Business Park.

Chairperson Cornelius asked about the potential traffic impact on the Castle Rock subdivision following completion of Castle Rock Parkway.

Administrator Schubert stated the Traffic Impact Analysis anticipates Castle Rock Parkway connecting to Victoria Avenue.

Chairperson Cornelius asked whether the Castle Rock subdivision had been notified of the rezoning.

Staff Planner Segraves stated that the Southern Plantation and Reatta Meadows Homeowners Associations received notification of the rezoning.

Chairperson Cornelius opened the public hearing.

Aaron Gadberry, Shenandoah Subdivision, College Station, provided the Commission with a graphic of the area, including planned thoroughfares, and spoke in opposition of the extensions of Southern Plantation Drive and Castlerock Parkway.

Chairperson Cornelius closed the public hearing.

Commissioner Watson moved to recommend approval of the rezoning, Commissioner Buckley seconded the motion; the motion passed 7-0.

6. Informational Agenda

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

Staff Planner Allen presented an overview of potential updates to the City's drive-thru and off-street queuing requirements.

Commissioner Higdon asked whether separate standards exist for schools.

Staff Planner Allen stated this section of the ordinance is currently the only one addressing off-street queuing as a concept.

Commissioner Collins suggested including traffic studies for existing developments.

Staff Planner Allen responded that staff is considering requirements affecting both new and existing developments.

Chairperson Cornelius asked if there were queuing requirements for shopping centers as a whole.

Staff Planner Allen explained that the current ordinance calculates queuing on a site-specific basis.

Commissioner Higdon asked whether measures could be implemented to prevent drive-thru queues from blocking adjacent businesses.

Staff Planner Allen stated that higher intensity uses would require additional analysis to minimize operational impacts.

Commissioner Chaloupka asked whether the City has authority to address queuing issues at existing developments.

Director Armstrong explained that staff can regulate access and development in a coordinated manner and noted that all new developments must undergo site plan review to ensure compliance with applicable standards.

Assistant Director Hitchcock added that staff also review modifications to existing developments, including proposals to add new drive-thru facilities.

- 6.2 Discussion of new development applications submitted to the City. New Development Link: www.cstx.gov/newdev

There was no discussion.

- 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.

There was no discussion.

- 6.4 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 no discussion.

8. **Adjourn**

The meeting adjourned at 6:38 p.m.

Approved:

Attest:

Jason Cornelius, Chairperson
Planning & Zoning Commission

Grecia Fuentes, Board Secretary
Planning & Development Services

August 6, 2026
Item No. 5.1.
The Station (City-Initiated)

Sponsor: Jeff Howell, Senior Planner

Reviewed By CBC: N/A

Agenda Caption: 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).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment.

Summary: As part of a development agreement with the Economic Development Department, the request is a City-initiated amendment to the Comprehensive Plan Future Land Use and Character Map from Business Center to General Commercial for approximately 106 acres, generally located east of the intersection of Midtown Drive and Corporate Parkway. General Commercial is defined as areas of commercial activities typically located along regionally significant roads. This Comprehensive Plan Amendment is in conjunction with a rezoning of a portion of an un-platted property that is owned by the City of College Station to GC General Commercial to allow for additional commercial uses in the area. A sports complex and associated hospitality development are proposed within the subject tract.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The subject property is identified with a future land use designation of Business Center. Those directly abutting it have a future land use designation of Natural & Open Areas as well as Parks & Greenways. The Business Center land use designation is appropriate for office, research, or industrial uses that may be planned and developed as a unified project. The purpose of the Business Center land use designation is to accommodate a variety of large footprint buildings, commercial and service uses in business centers, and provide large-scale employment sites. The immediate area is primarily vacant and used as a park and designated as Natural & Open Areas. These areas include floodplains, riparian buffers, common areas, and open space. This designation is generally for areas that represent a constraint to development. The properties to the west are designated as Business Center, as well as General Commercial on the other side of Midtown Drive. This request to change the land use designation of the subject property to General Commercial would allow for the development of a largely undeveloped property with proximity to Midtown Drive.

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 applicant is requesting an amendment to the Future Land Use & Character Map to General Commercial and has also requested a rezoning to General Commercial for a portion of the property. The intent of General Commercial is to accommodate a wide range of commercial uses and concentrate commercial

development near major intersections and thoroughfares. The subject property is located east of the intersection of Midtown Drive and Corporate Parkway. This property would be compatible with existing uses, development patterns, and character of GC General Commercial zoned properties in the area.

City Staff held a neighborhood meeting on July 6, 2026. All property owners within 200 feet of the subject property were notified of the neighborhood meeting as well as the adjacent neighborhood associations, and no members of the public were in attendance. Attendees were only City Staff.

The proposal is compatible with the character of the area as it allows for commercial development that is compatible with the surrounding area.

3. Impact on environmentally sensitive and natural areas: There is no FEMA designated floodplain on the subject property. While not within the subject property, there are existing waterbodies and floodplain located in the general area.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Water and wastewater services will be provided by College Station Utilities. There is not adequate water and sanitary sewer capacity to support the proposed amendment. The applicant will design and construct an 18-inch waterline extension across a portion of the subject tract. This line is sized to serve the proposed uses on the tract and to extend regional water grid capacity through the site, providing system benefits beyond the project boundary. The City of College Station is also constructing sewer infrastructure to serve a portion of the project, and the applicant is coordinating closely with City Staff on design, phasing, and acceptance of those improvements. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property is located near the intersection of Midtown Drive and Corporate Parkway. Midtown Drive and Corporate Parkway are identified as Major Collectors on the Thoroughfare Plan. The proposed General Commercial designation may increase the potential traffic generated in comparison to the existing Business Center designation, and a Traffic Impact Analysis with the rezoning request was required. Mitigation included adding roundabouts and a turn-lane on Midtown Drive.

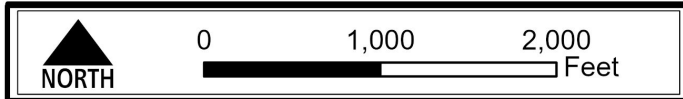
5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment to General Commercial, defined as areas that accommodate a wide range of commercial uses, is appropriate for this property as it provides infill development along a major commercial corridor of the city. The project is being delivered through a coordinated effort between the City of College Station and the applicant, with public and private infrastructure improvements designed in parallel to support the sports and hospitality components. The General Commercial designation provides the land use framework that supports this collaboration.

Budget & Financial Summary: N/A

Attachments:

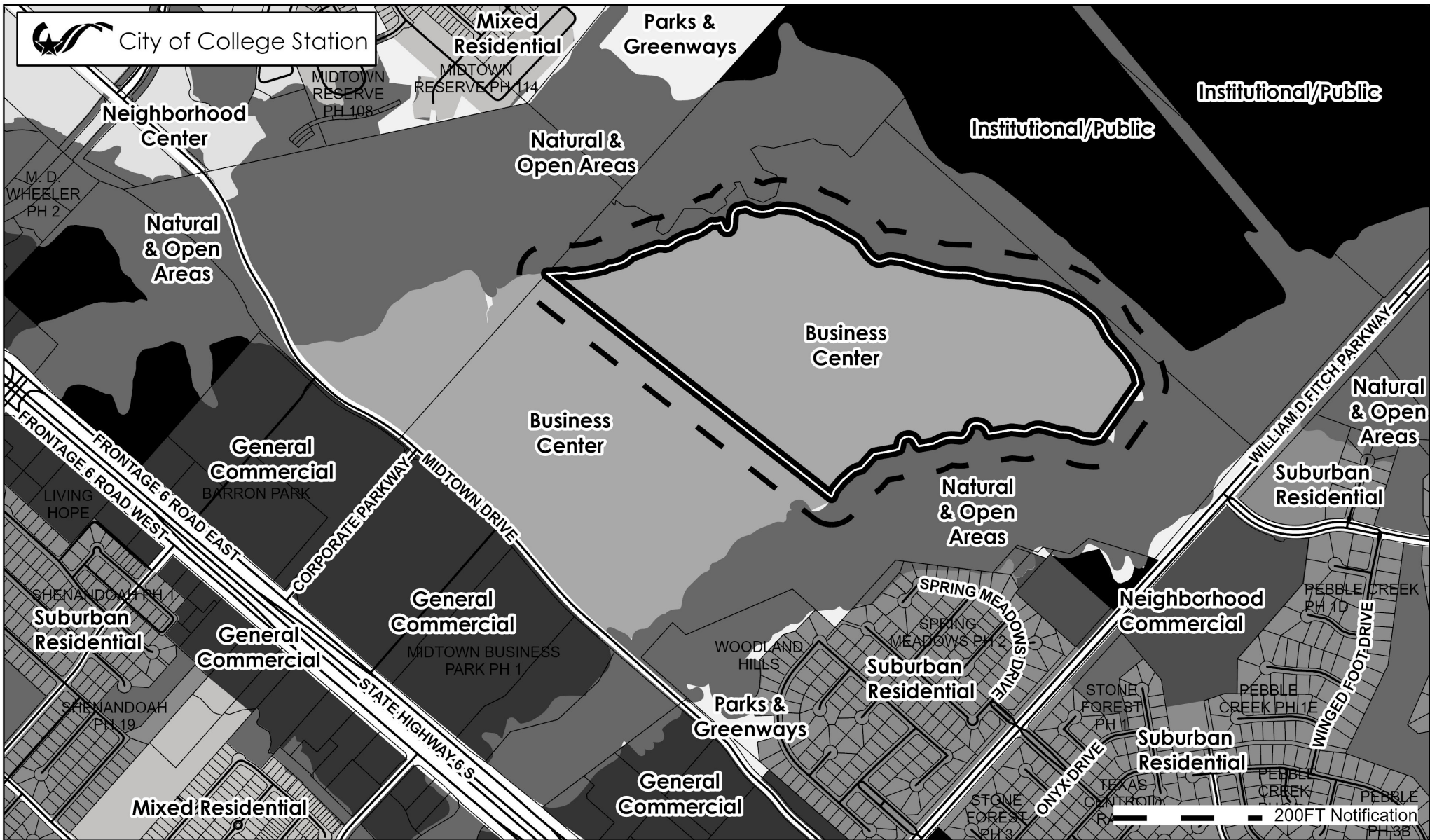
1. Aerial and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information

4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map



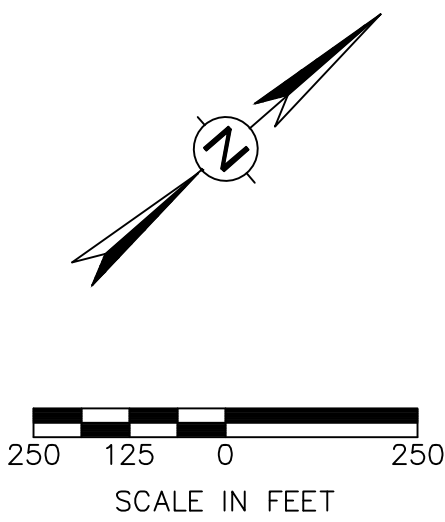
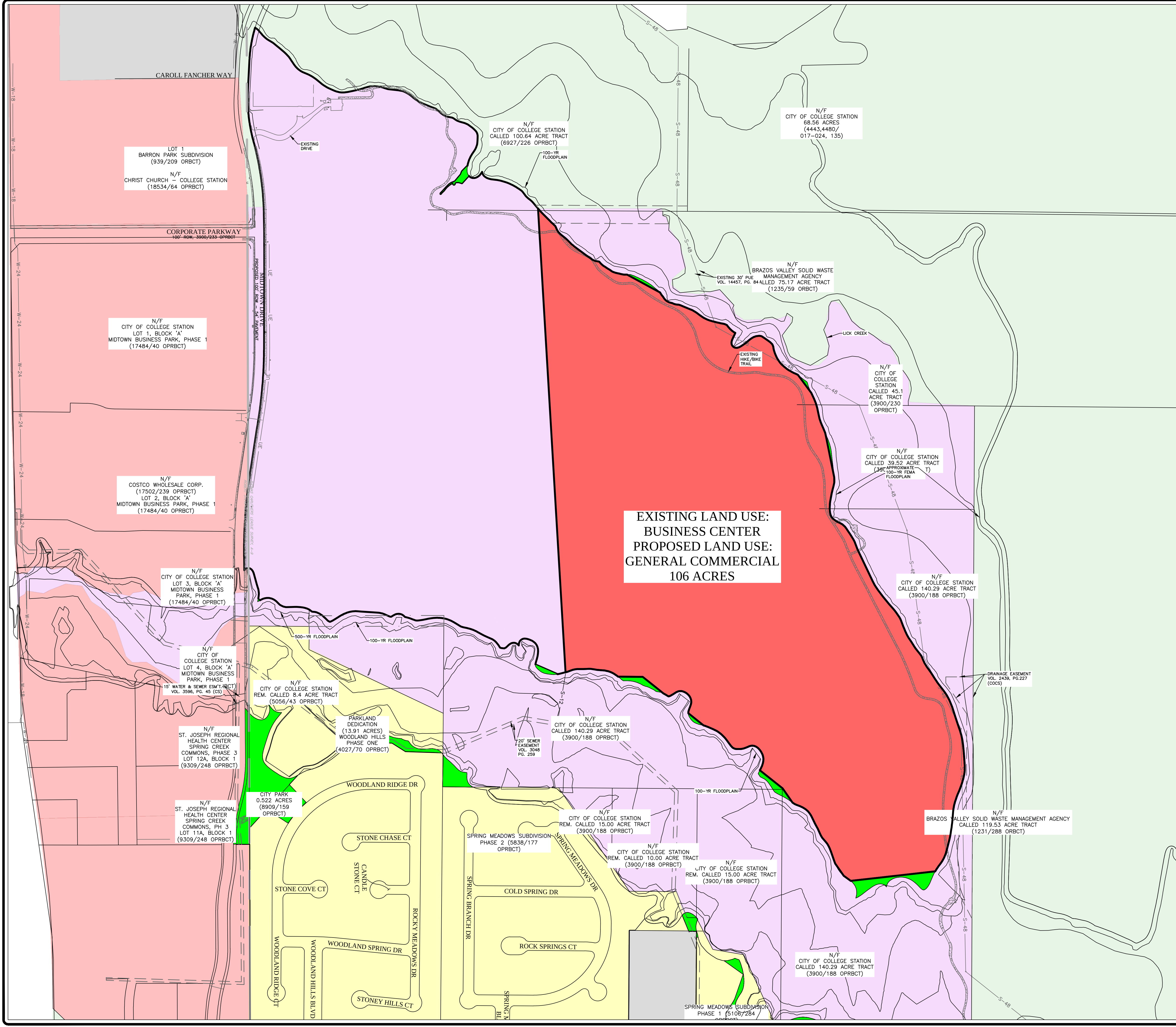
Case:
CPA2026-000009

COMPREHENSIVE PLAN AMENDMENT

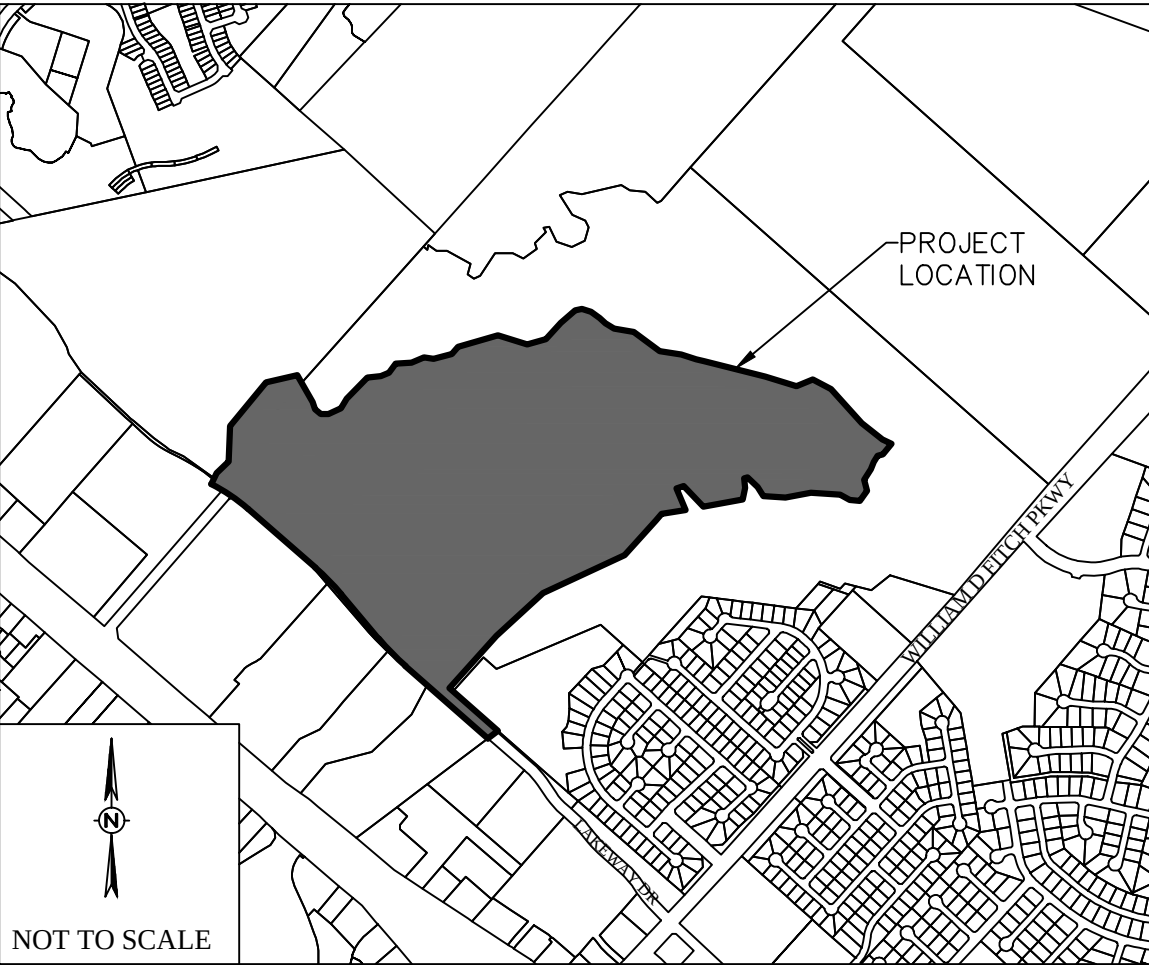


FUTURE LAND USE DISTRICTS (In Grayscale)

<u>Residential</u>	<u>Non-Residential</u>	<u>Combined Centers</u>	<u>Other</u>
Urban Residential	General Commercial	Urban Center	Institutional/Public
Mixed Residential	Neighborhood Commercial	Neighborhood Center	TAMU
Suburban Residential	Business Center		Parks & Greenways
Estate Residential	Medical		Natural & Open Areas
Rural			Redevelopment Areas
Neighborhood Conservation			



VICINITY MAP



- NOTES:
1. THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO 1/2", 3/8", AND 5/8" IRON RODS AND MONUMENTS FOUND AS NOTED IN THE PREVIOUS RECORDED DEEDS.

LEGEND	
	LAND USE CHANGE BOUNDARY
	EXISTING PUBLIC DRAINAGE EASEMENT
	EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING FEMA FLOOD HAZARD AREA
	PROPOSED LAND USE - GENERAL COMMERCIAL
	EXISTING LAND USE - PARKS & GREENWAYS
	EXISTING ZONING - (M-1) LIGHT INDUSTRIAL
	EXISTING ZONING - (GS) GENERAL SUBURBAN
	EXISTING ZONING - (GC) GENERAL COMMERCIAL
	EXISTING ZONING - (R) RURAL
	EXISTING ZONING - (PDD) PLANNED DEVELOPMENT DISTRICT

COMPREHENSIVE PLAN
AMENDMENT

THE STATION
EXISTING LAND USE - BUSINESS CENTER
PROPOSED LAND USE - GENERAL COMMERCIAL
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 250' JULY 2026		
<u>OWNER/DEVELOPER:</u> City of College Station 1101 Texas Avenue, College Station, TX 77840 (979) 764-3500	<u>SURVEYOR:</u> Kerr Surveying, LLC Nathan Paul Kerr, RPLS No. 6834 1718 Briarcrest Drive, Bryan, TX 77802 (979) 268-3195	<u>ENGINEER:</u>  TBP# NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 www.cpseng.com (979) 764-3900

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 6, 2026
Advertised Council Hearing Date: August 27, 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:

Pebble Creek
Spring Meadows
Woodland Hills

Property owner notices mailed: 5

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: 2

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural and Open Areas	M-1 Light Industrial, R Rural	Vacant, Woodland Hills Park
South	Natural and Open Areas, Parks and Greenways	M-1 Light Industrial, GS General Suburban	Vacant, Woodland Hills Park
East	Natural and Open Areas, Parks and Greenways	M-1 Light Industrial, R Rural	Vacant
West	Business Center	M-1 Light Industrial	Vacant

DEVELOPMENT HISTORY

Annexed: June 1995
Zoning: A-O Agricultural-Open (upon annexation 1995)
Portion from A-O Agricultural-Open to R-1 Single-Family Residential (1996)
A-O Agricultural-Open renamed to R Rural (2013)
R Rural and R-1 Single-Family Residential to M-1 Planned Industrial (2000)
M-1 Planned Industrial renamed to M-1 Light Industrial (2003)
Final Plat: Unplatted
Site Development: Vacant



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: THE STATION (CITY-INITIATED) (CPA2026-000009)

Address:

Legal Description: A000901, THOMAS CARRUTHERS (ICL), TRACT 3.10, 313.734 ACRES, & A005401 R STEVENSON

Total Acreage: 106

Applicant: SCHULTZ ENGINEERING

Property Owner: COLLEGE STATION CITY OF

What element of the Comprehensive Plan and at what location is requested to be amended?

We are requesting an amendment to the Land Use & Character designation shown on the Future Land Use & Character Map for an approximately 106-acre tract located north of State Highway 6 near the intersection of Corporate Parkway and Midtown Drive (4321 SH-6 S)

What is the amendment requested?

Amend the Land Use & Character designation on the subject tract from Business Center to General Commercial.

What is the reason for the amendment?

A sports complex and associated hospitality development are proposed within the subject tract. These uses (large-scale recreation/entertainment, hotels, restaurants, and visitor-serving retail) align with the General Commercial designation, which contemplates a broader mix of retail, lodging, and entertainment than the Business Center designation, which is oriented toward office, light industrial, and corporate campus uses. Amending the designation lets the planned uses proceed under a land use category that accurately reflects them.

Explain the changed or changing conditions in the subject area of the City.

Several conditions in and around the subject tract have shifted since the current Business Center designation was assigned:

1. The State Highway 6 corridor is being upgraded by TxDOT and the City to a controlled-access urban freeway, which has increased the corridor's value for highway-frontage commercial, lodging, and entertainment uses rather than back-office or light industrial uses.
2. The adjacent SH-6 frontage has built out almost entirely as General Commercial, leaving the subject tract as an isolated pocket of Business Center rather than part of a contiguous office/industrial node.
3. A regional baseball/sports complex and hospitality development is moving forward on the tract through a coordinated effort between the City of College Station and the development team. This effort establishes the tract as an active commercial node rather than an isolated office/industrial pocket.
4. Parkland has been established on the remaining boundaries of the tract, creating a built-in buffer between the property and the nearest residential neighborhoods.

How will this change be compatible with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole?

The proposed General Commercial designation is consistent with the existing land use pattern of the immediate area, the general area, and the city as a whole:

- The SH-6 frontage adjacent to the subject tract is already designated and developed as General Commercial, so redesignating this tract to General Commercial creates a continuous, commercial corridor rather than an isolated Business Center pocket.
- City parkland borders the remaining sides of the tract, providing a permanent buffer between the proposed commercial uses and the nearest residential neighborhoods and limiting any spillover impacts (noise, lighting, traffic) on those neighborhoods.
- At the citywide scale, General Commercial along major highway corridors is an established and intentional pattern within the Comprehensive Plan, and this amendment reinforces that pattern at a key SH-6 location.

Explain the impact on environmentally sensitive and natural areas and infrastructure, including water, wastewater, drainage and transportation network.

The subject tract contains no jurisdictional waters, or other environmentally sensitive or natural areas that would be adversely affected by the designation change. Site development will comply with the City's stormwater, and erosion control at the platting and site plan stage.

List any impacts on infrastructure, including water, wastewater, drainage, and transportation network.

Water. The applicant will design and construct an 18-inch waterline extension across a portion of the subject tract. This line is sized to serve the proposed uses on the tract and to extend regional water grid capacity through the site, providing system benefits beyond the project boundary.

Wastewater. The tract is well-positioned for wastewater service. Two existing City trunk sewer lines flank the property to the east and west, providing high-capacity service corridors on both sides. The City of College Station is also constructing sewer infrastructure to serve a portion of the project, and the applicant is coordinating closely with City staff on design, phasing, and acceptance of those improvements.

Drainage. On-site stormwater detention will be provided in accordance with the City of College Station Drainage Criteria and the BCS Unified Drainage Design Guidelines, with no increase in discharge rates to receiving channels.

Transportation. Primary access will be taken from Corporate Parkway and Midtown Drive, both classified roadways with capacity contemplated for commercial frontage development. A Traffic Impact Analysis will identify any mitigation.

Overall, the combination of City-led sewer improvements, the existing trunk sewer lines on either side of the property, and the 18-inch waterline reflects a coordinated effort that makes efficient use of existing public infrastructure.

Explain how this change will be consistent with the goals and strategies set forth in the Comprehensive Plan.

The requested amendment supports the adopted goals of the College Station Comprehensive Plan:

- **Distinctive Places.** Consolidating the SH-6 frontage under a single General Commercial designation reinforces a coherent commercial corridor identity rather than leaving an isolated Business Center pocket within an otherwise General Commercial frontage.
- **Prosperous Economy.** The proposed sports complex and hospitality uses, together with additional general commercial frontage along SH-6, expand the City's visitor-serving economy, broaden the sales tax base, and create permanent jobs in retail, lodging, and entertainment sectors.
- **Managed Growth.** The amendment directs growth to a tract already flanked by City trunk sewer lines and adjacent to a fully built-out commercial corridor, making efficient use of infrastructure capacity that has already been built.
- **Engaging Spaces.** The site is bordered by City parkland, and the proposed uses (sports, hospitality, and supporting commercial) complement that parkland by drawing visitors to an adjacent active-recreation and entertainment node.
- **Integrated Mobility.** Primary access from Corporate Parkway and Midtown Drive, combined with the planned SH-6 freeway upgrade, keeps higher-intensity trips on the corridor designed to carry them rather than on neighborhood streets.
- **Collaborative Partnerships.** The project is being delivered through a coordinated effort between the City of College Station and the applicant, with public and private infrastructure improvements designed in parallel to support the sports and hospitality components. The General Commercial designation provides the land use framework that supports this collaboration.

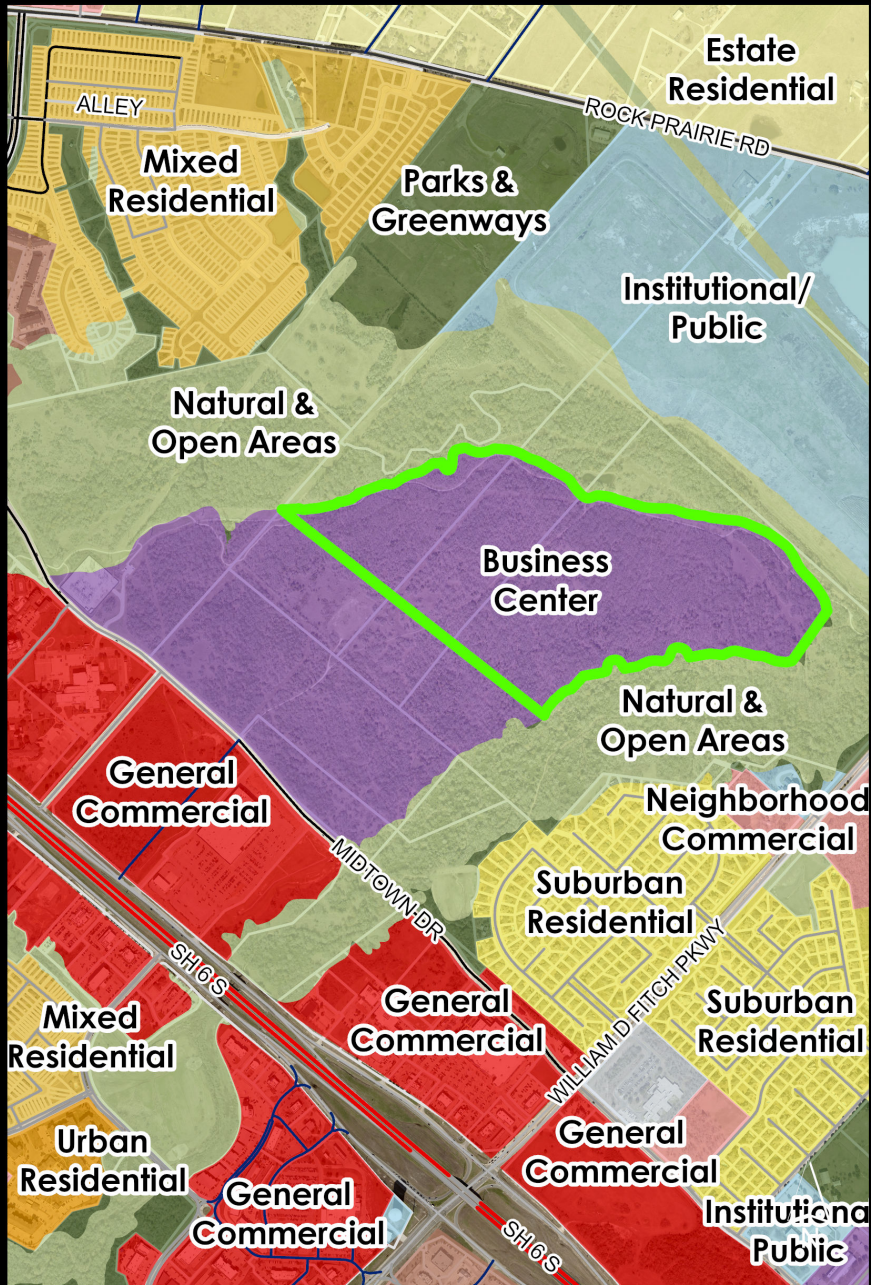
List any other reasons to support this zone change.

N/A

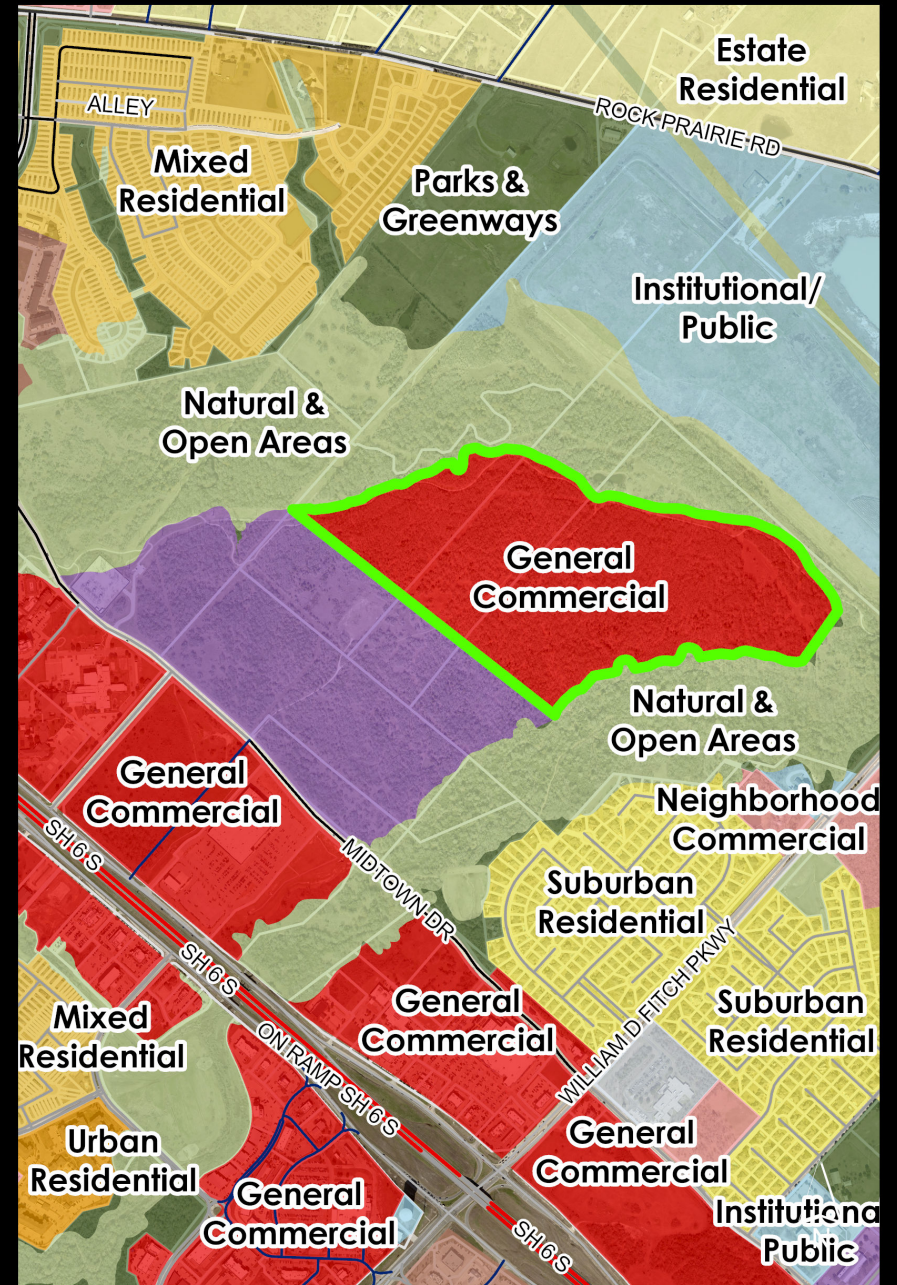
List any other additional properties.

N/A

EXISTING Future Land Use



PROPOSED Future Land Use



August 6, 2026
Item No. 5.2.
The Station (City-Initiated)

Sponsor: Jeff Howell, Senior Planner

Reviewed By CBC: N/A

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 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).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of this rezoning request as it is in line with the Comprehensive Plan, the proposed amendment to the Comprehensive Plan, and compatible with the surrounding area.

Summary: As part of a development agreement with the Economic Development Department, the request is a City-initiated rezoning of approximately 92.88 acres of land generally located east of the intersection of Midtown Drive and Corporate Parkway from M-1 Light Industrial to GC General Commercial. The tract proposed to be rezoned consists an un-platted property that is owned by the City of College Station. The majority of the property was originally zoned R Rural upon annexation to the City in 1995 and zoned to M-1 Light Industrial in 2003. This zoning request is in effort to allow for additional commercial uses in the area which would not be allowed in the current Light Industrial zoning. A sports complex and associated hospitality development are proposed within the subject tract.

REZONING REVIEW CRITERIA

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

The subject tract is designated as Business Center on the Comprehensive Plan Future Land Use & Character Map. Portions outside of the area to be rezoned are designated as Natural and Open Areas. For the Business Center land use, the Comprehensive Plan provides the following:

Areas that include office, research, or industrial uses that may be planned and developed as a unified project. Generally, these areas need convenient access to arterial roadways.

The intent of the Business Center land use is to accommodate a variety of large footprint buildings, commercial and service uses in business centers, and provide large-scale employment sites

The zoning districts that are generally appropriate within the Business Center land use include: Business park, industrial, and commercial industrial zoning.

This is in conjunction with a City-initiated amendment request for a land use change from a Business Center portion of the property to General Commercial. The proposed General Commercial land use designation is appropriate for concentrated areas of commercial activities that cater to both nearby

residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

The proposed rezoning request to GC General Commercial is consistent with the amendment to the Comprehensive Plan.

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

The area directly abutting the subject property to the north and south is currently designated as parkland, which includes Woodland Hills Park. Further south, there is an existing residential development consisting of single-family structures as well. The subject property is near other existing commercial uses which are located across Midtown Drive to the west. The proposed zoning district is appropriate in the context of the area as it would allow for infill with additional commercial options and commercial uses connecting to a major thoroughfare.

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

The size and location of the subject property is suitable for commercial development. The site has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance.

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 not adequate to support the needs of this development. The applicant will design and construct an 18-inch waterline extension across a portion of the subject tract. This line is sized to serve the proposed uses on the tract and to extend regional water grid capacity through the site, providing system benefits beyond the project boundary. The City of College Station is also constructing sewer infrastructure to serve a portion of the project, and the applicant is coordinating closely with City staff on design, phasing, and acceptance of those improvements. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. The subject property is located near the intersection of Midtown Drive and Corporate Parkway. Midtown Drive and Corporate Parkway are identified as Major Collectors on the Thoroughfare Plan. The proposed General Commercial designation may increase the potential traffic generated in comparison to the existing Light Industrial designation, and a Traffic Impact Analysis with the rezoning was required. Mitigation included adding roundabouts and a turn-lane on Midtown Drive.

5. The marketability of the property:

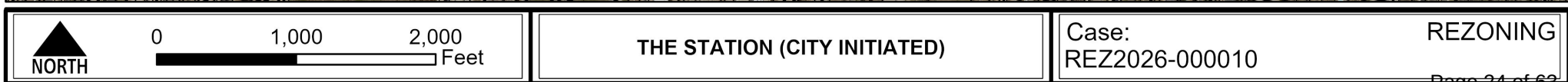
The applicant states the surrounding corridor has developed as commercial rather than office or industrial. The rezoning supports a coordinated effort between the City and the development team to bring a regional sports complex and hospitality development to the corridor.

Budget & Financial Summary: N/A

Attachments:

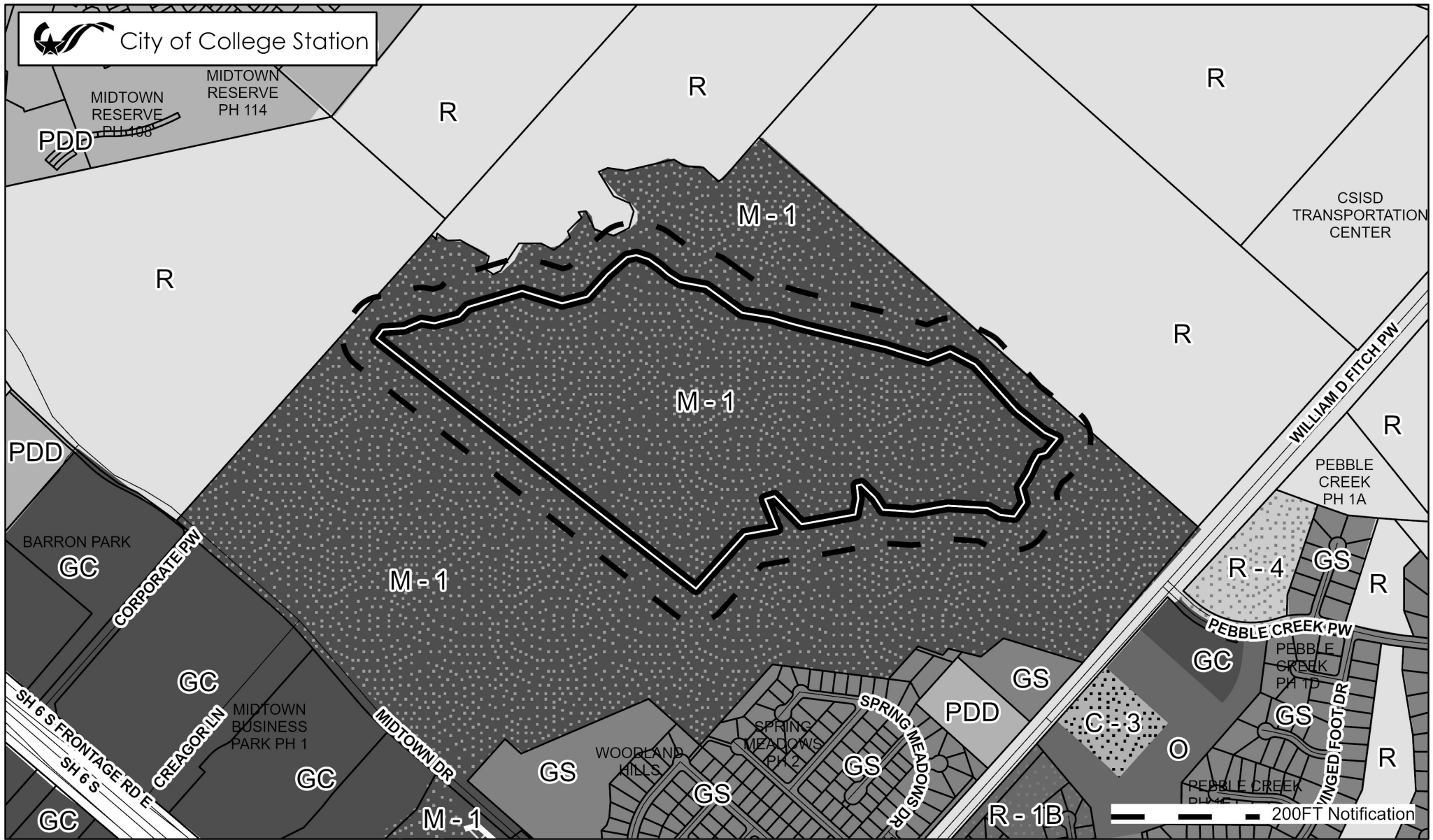
1. Aerial and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map

6. Existing Future Land Use Map





City of College Station



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MH Middle Housing
WE	Wellborn Estate	MF Multi-Family
E	Estate	MU Mixed-Use
WRS	Wellborn Restricted Suburban	MHP Manufactured Home Pk.
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential	
NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts	
P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
Design Districts	
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts	
OV	Corridor Ovr.
RDD	Redevelopment District
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts	
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

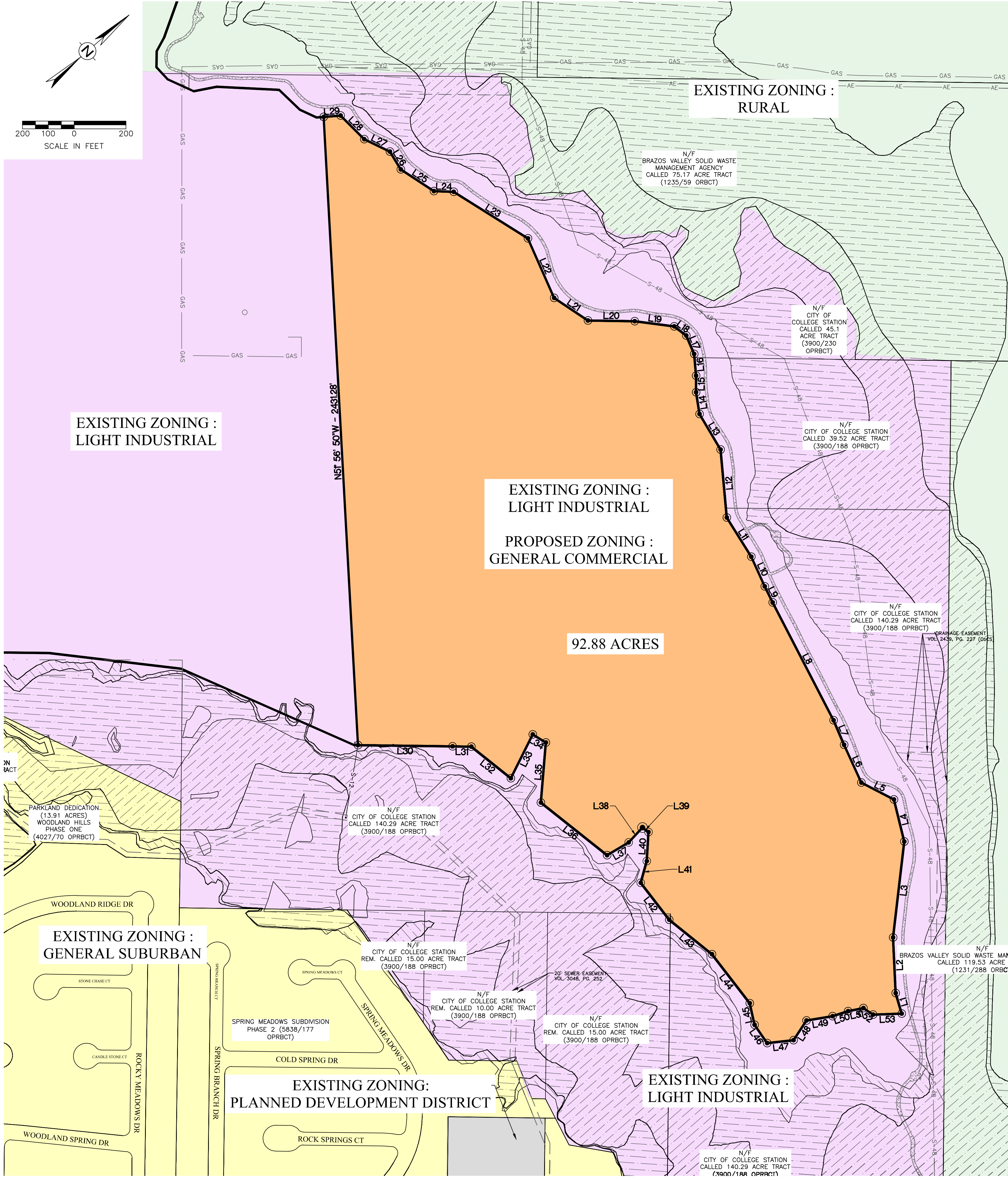


0 500 1,000 Feet

THE STATION (CITY INITIATED)

Case:
REZ2026-000010

REZONING



FIELD NOTES DESCRIPTION OF A 92.88 ACRE TRACT THOMAS CARUTHERS LEAGUE SURVEY, ABSTRACT 9 COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 92.88 ACRES IN THE THOMAS CARUTHERS LEAGUE SURVEY, ABSTRACT 9, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 140.29 ACRE TRACT OF LAND, A PORTION OF A CALLED 39.52 ACRE TRACT OF LAND AND A PORTION OF A CALLED 15.00 ACRE TRACT OF LAND, ALL THREE DESCRIBED AS TRACTS ONE, TWO AND FIVE IN A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3900, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND A PORTION OF A CALLED 45.1 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3900, PAGE 230 (OPRBCT); SAID 92.88 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

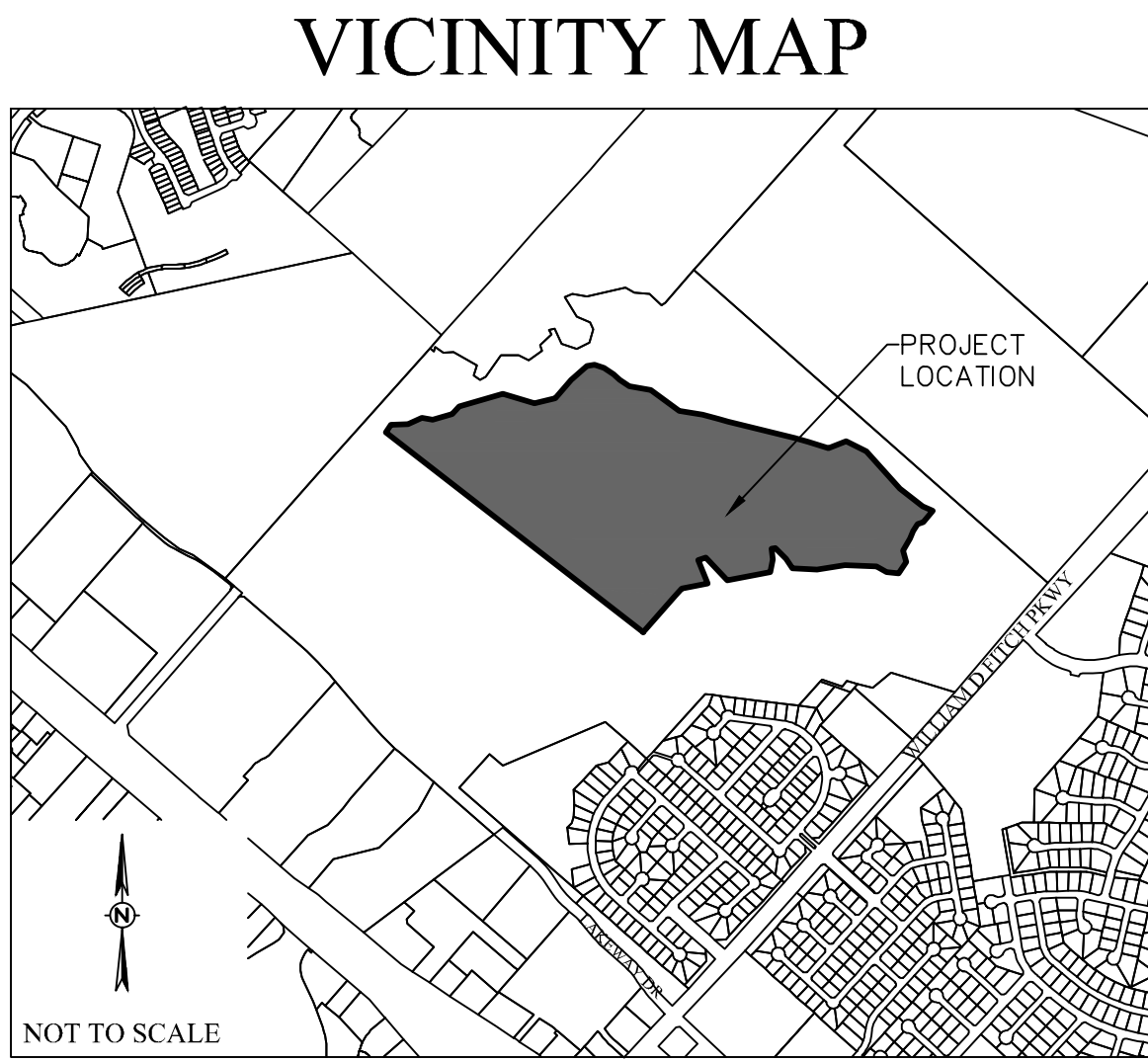
COMMENCING at a 5/8 inch iron rod found bent in the northwest right-of-way line of William D. Fitch Parkway (a variable width right-of-way partially dedicated in Volume 495, Page 453 of the Deed Records of Brazos County, Texas and Volume 1224, Page 559 of the Official Records of Brazos County, Texas), marking the most easterly corner of said City of College Station 140.29 acre tract, from which another 5/8 inch iron rod found bent marking the common east corner of said City of College Station 140.29 acre tract and said City of College Station 15.00 acre tract, same being the east corner of Spring Meadows Subdivision Phase One, filed in Volume 5106, Page 284 (OPRBCT), bears S 41° 51' 59" W, a distance of 1,066.83 feet;

THENCE, through said City of College Station 140.29 acre tract, N 57° 43' 40" W, for a distance of 1,014.93 feet to a point for the most easterly corner and POINT OF BEGINNING hereof, from which the City of College Station monument C594-138 bears S 35° 45' 25" W, a distance of 5,021.79 feet;

THENCE, continuing through said City of College Station tracts, the following fifty-four (54) courses and distances:

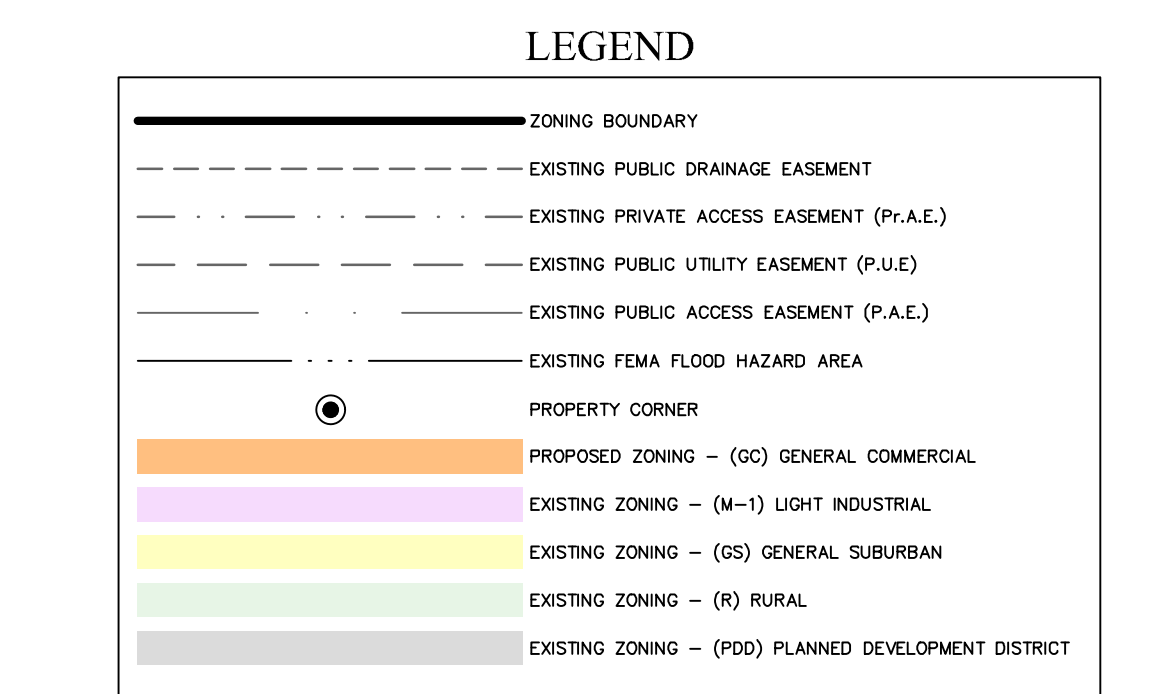
- 1) N 65° 11' 07" W, a distance of 82.45 feet to a point;
- 2) N 51° 33' 48" W, a distance of 215.57 feet to a point;
- 3) N 42° 07' 51" W, a distance of 372.69 feet to a point;
- 4) N 62° 29' 42" W, a distance of 167.40 feet to a point;
- 5) S 68° 34' 19" W, a distance of 142.12 feet to a point;
- 6) N 73° 24' 23" W, a distance of 160.58 feet to a point;
- 7) N 72° 03' 50" W, a distance of 103.26 feet to a point;
- 8) N 76° 11' 00" W, a distance of 512.55 feet to a point;
- 9) N 75° 00' 52" W, a distance of 69.40 feet to a point;
- 10) N 73° 10' 13" W, a distance of 125.77 feet to a point;
- 11) N 80° 40' 31" W, a distance of 178.56 feet to a point;
- 12) N 54° 03' 11" W, a distance of 263.72 feet to a point;
- 13) N 79° 31' 46" W, a distance of 159.79 feet to a point;
- 14) N 57° 56' 38" W, a distance of 85.14 feet to a point;
- 15) N 48° 40' 18" W, a distance of 64.06 feet to a point;
- 16) N 54° 03' 12" W, a distance of 83.87 feet to a point;
- 17) N 71° 44' 07" W, a distance of 77.54 feet to a point;
- 18) S 78° 28' 40" W, a distance of 58.93 feet to a point;
- 19) S 48° 29' 33" W, a distance of 153.88 feet to a point;
- 20) S 42° 02' 49" W, a distance of 180.82 feet to a point;
- 21) S 75° 04' 54" W, a distance of 157.24 feet to a point;
- 22) N 72° 43' 04" W, a distance of 250.96 feet to a point;
- 23) S 73° 22' 32" W, a distance of 338.25 feet to a point;
- 24) S 43° 02' 35" W, a distance of 76.89 feet to a point;
- 25) S 74° 28' 38" W, a distance of 153.07 feet to a point;
- 26) N 80° 21' 10" W, a distance of 80.72 feet to a point;
- 27) S 66° 56' 26" W, a distance of 109.99 feet to a point;
- 28) S 86° 14' 44" W, a distance of 129.03 feet to a point;
- 29) S 36° 46' 46" W, a distance of 65.63 feet to a point for the west corner hereof, from which a 1/2 inch iron rod found marking the northwest corner of said City of College Station 45.1 acre tract bears N 28° 29' 42" E, a distance of 704.91 feet;
- 30) S 51° 56' 50" E, a distance of 2,431.28 feet to a point for the south corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 2972" found in the southwest line of said City of College Station 140.29 acre tract marking the east corner of a called 78.36 acre tract of land described in a deed to the City of College Station recorded in Volume 3900, Page 233 (OPRBCT) and the northeast corner of called 13.91 acre Parkland Dedication as shown on the plat of Woodland Hills Phase One filed in Volume 4027, Page 70 (OPRBCT) bears S 23° 29' 47" W, a distance of 717.84 feet;
- 31) N 41° 56' 51" E, a distance of 365.36 feet to a point;
- 32) N 42° 02' 49" E, a distance of 72.89 feet to a point;
- 33) N 79° 55' 55" E, a distance of 195.40 feet to a point;
- 34) N 22° 15' 06" W, a distance of 189.58 feet to a point;
- 35) N 72° 38' 15" E, a distance of 59.56 feet to a point;
- 36) S 44° 06' 08" E, a distance of 232.74 feet to a point;
- 37) N 79° 44' 39" E, a distance of 326.92 feet to a point;
- 38) N 10° 36' 12" E, a distance of 96.78 feet to a point;
- 39) N 05° 53' 25" W, a distance of 78.60 feet to a point;
- 40) N 77° 55' 23" E, a distance of 28.75 feet to a point;
- 41) S 45° 38' 43" E, a distance of 112.56 feet to a point;
- 42) S 33° 09' 26" E, a distance of 86.62 feet to a point;
- 43) S 86° 24' 11" E, a distance of 180.26 feet to a point;
- 44) N 80° 12' 32" E, a distance of 212.30 feet to a point;
- 45) S 86° 32' 12" E, a distance of 238.91 feet to a point;
- 46) S 61° 17' 55" E, a distance of 85.38 feet to a point;
- 47) S 83° 34' 05" E, a distance of 86.19 feet to a point;
- 48) N 34° 50' 15" E, a distance of 102.66 feet to a point;
- 49) N 15° 42' 24" W, a distance of 91.06 feet to a point;
- 50) N 32° 03' 55" E, a distance of 102.08 feet to a point;
- 51) N 22° 55' 09" E, a distance of 63.22 feet to a point;
- 52) N 30° 09' 35" E, a distance of 60.56 feet to a point;
- 53) N 75° 17' 32" E, a distance of 44.95 feet to a point;
- 54) N 39° 05' 38" E, a distance of 110.60 feet to the POINT OF BEGINNING hereof and containing 92.88 acres, more or less.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	82.45'	S65° 11' 07"E	L19	153.88'	N48° 29' 33"E	L37	96.78'	S10° 36' 12"W
L2	215.57'	S51° 33' 48"E	L20	180.82'	N42° 02' 49"E	L38	78.60'	S5° 53' 25"E
L3	372.69'	S42° 07' 51"E	L21	157.24'	N75° 04' 54"E	L39	28.75'	S77° 55' 23"W
L4	167.40'	S62° 29' 42"E	L22	250.96'	S72° 43' 04"E	L40	112.56'	N45° 38' 43"W
L5	142.12'	N68° 34' 19"E	L23	338.25'	N73° 22' 32"E	L41	86.62'	N33° 09' 26"W
L6	160.58'	S73° 24' 23"E	L24	76.89'	N43° 02' 35"E	L42	180.26'	N86° 24' 11"W
L7	103.26'	S72° 03' 50"E	L25	153.07'	N74° 28' 38"E	L43	212.30'	S80° 12' 32"W
L8	512.55'	S76° 11' 00"E	L26	80.72'	S80° 21' 10"E	L44	238.91'	N86° 32' 12"W
L9	69.40'	S75° 00' 52"E	L27	109.99'	N66° 56' 26"E	L45	85.38'	N61° 17' 55"W
L10	125.77'	S73° 10' 13"E	L28	129.03'	N86° 14' 44"E	L46	86.19'	N83° 34' 05"W
L11	178.56'	S80° 40' 31"E	L29	65.63'	N36° 46' 46"E	L47	102.66'	S34° 50' 15"W
L12	263.72'	S54° 03' 11"E	L30	365.36'	S41° 06' 51"W	L48	91.06'	S15° 42' 24"E
L13	159.79'	S79° 31' 46"E	L31	72.89'	S42° 02' 49"W	L49	102.08'	S32° 03' 55"W
L14	85.14'	S57° 56' 38"E	L32	195.40'	S79° 55' 55"W	L50	63.22'	S22° 55' 09"W
L15	64.06'	S48° 40' 18"E	L33	189.58'	S22° 15' 06"E	L51	60.56'	S30° 09' 35"W
L16	83.87'	S54° 03' 12"E	L34	59.56'	S72° 38' 15"W	L52	44.95'	S75° 17' 32"W
L17	77.54'	S71° 44' 07"E	L35	232.74'	N44° 06' 08"W	L53	110.60'	S39° 05' 38"W
L18	58.93'	N78° 28' 40"E	L36	326.92'	S79° 44' 39"W			



NOTES:

1. THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO 1/2", 3/8", AND 5/8" IRON RODS AND MONUMENTS FOUND AS NOTED IN THE PREVIOUS RECORDED DEEDS.



REZONING EXHIBIT

THE STATION

EXISTING ZONING - LIGHT INDUSTRIAL

PROPOSED ZONING - GENERAL COMMERCIAL

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
City of College Station
1101 Texas Avenue, College
Station, TX 77840
(979) 764-3500

SURVEYOR:
Kerr Surveying, L.L.C.
Nathan Paul Kerr, RPLS
No. 6834
1718 Briarcrest Drive, Bryan, TX
77802
(979) 268-3195

ENGINEER:
Kerr Engineering, L.L.C.
TBP# No. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

SCALE: 1" = 200'
JULY 2026

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 6, 2026
Advertised Council Hearing Date: August 27, 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:

Pebble Creek
Spring Meadows
Woodland Hills

Property owner notices mailed: 2

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: 2

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural and Open Areas	M-1 Light Industrial, R Rural	Vacant, Woodland Hills Park
South	Natural and Open Areas, Parks and Greenways	M-1 Light Industrial, GS General Suburban	Vacant, Woodland Hills Park
East	Natural and Open Areas, Parks and Greenways	M-1 Light Industrial, R Rural	Vacant
West	Business Center	M-1 Light Industrial	Vacant

DEVELOPMENT HISTORY

Annexed: June 1995
Zoning: A-O Agricultural-Open (upon annexation 1995)
Portion from A-O Agricultural-Open to R-1 Single-Family Residential (1996)
A-O Agricultural-Open renamed to R Rural (2013)
R Rural and R-1 Single-Family Residential to M-1 Planned Industrial (2000)
M-1 Planned Industrial renamed to M-1 Light Industrial (2003)
Final Plat: Unplatted
Site Development: Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: THE STATION (CITY INITIATED) (REZ2026-000010)

Address:

Legal Description:

Total Acreage: 92.87

Applicant:: SCHULTZ ENGINEERING

Property Owner: COLLEGE STATION CITY OF

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

The SH-6 frontage adjacent to the property has built out as commercial, leaving this tract as the only Business Center pocket along that stretch. TxDOT and the City are upgrading SH-6 to a controlled-access freeway, which has shifted demand at this location toward commercial, lodging, and entertainment uses. A regional sports complex and hospitality development is now planned on the larger tract. City parkland borders the remaining sides of the property, buffering the nearest residential neighborhoods.

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

Yes. A Comprehensive Plan Amendment is being filed concurrently to change the land use designation for the property from Business Center to General Commercial. With that amendment approved, this rezoning 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 Business Center district is intended for office, light industrial, and corporate campus uses. The tract sits within a retail and lodging corridor with no surrounding office or industrial node, so it is not a natural fit for Business Center uses.

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

The tract fronts SH-6 with access from Corporate Parkway and Midtown Drive. Two City trunk sewer lines flank the property, the City is constructing additional sewer to serve a portion of the project, and an 18-inch waterline will be extended across the site. These conditions support the commercial, lodging, and entertainment uses associated with General Commercial.

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

The tract fronts SH-6 with access from Corporate Parkway and Midtown Drive. Two City trunk sewer lines flank the property, the City is constructing additional sewer to serve a portion of the project, and an 18-inch waterline will be extended across the site. These conditions support the commercial, lodging, and entertainment uses associated with General Commercial.

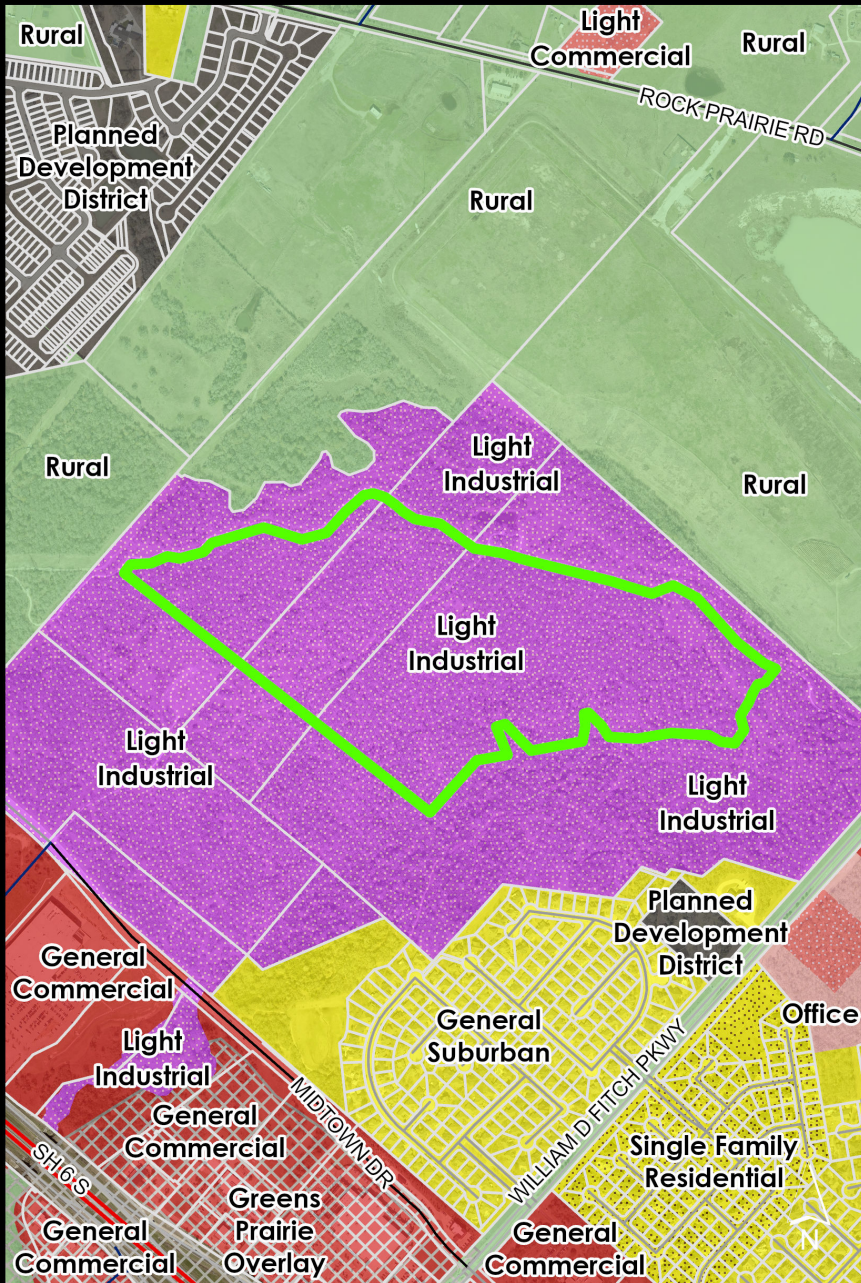
Explain the marketability of the property for uses permitted by the current zoning district.

The surrounding corridor has developed as commercial rather than office or industrial.

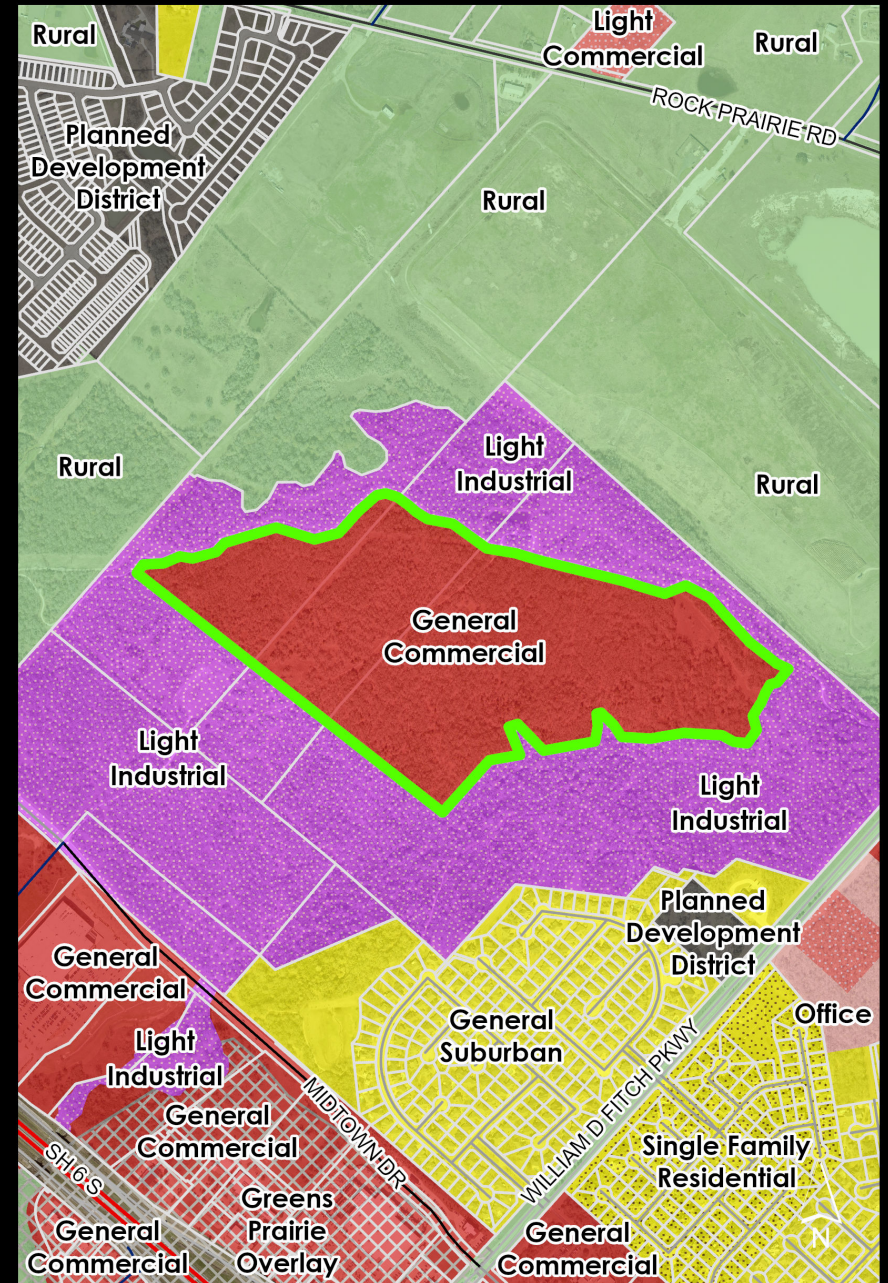
List any other reasons to support this zone change.

The rezoning supports a coordinated effort between the City and the development team to bring a regional sports complex and hospitality development to the corridor. The existing utility infrastructure and the planned SH-6 freeway upgrade are aligned with the higher-intensity uses General Commercial allows.

EXISTING Zoning

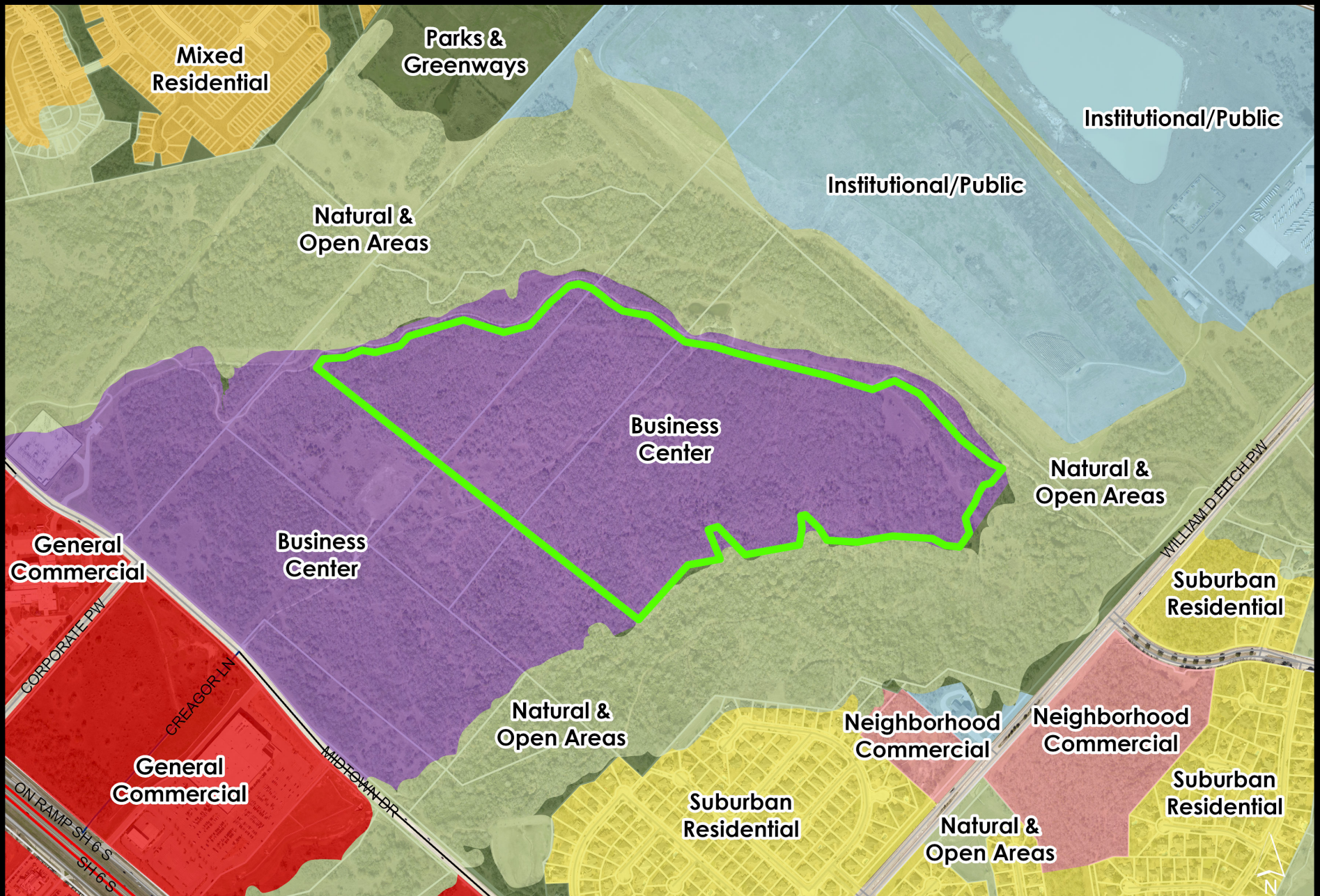


PROPOSED Zoning



EXISTING

Future Land Use



August 6, 2026
Item No. 5.3.
Harvey Road Townhomes 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 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).

Relationship to Strategic Goals:

Diverse and growing economy.

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

Summary: This request is to rezone 9.76 acres of land from PDD Planned Development District to T Townhouse, located west of the intersection of Harvey Rd and Boonville Rd. The property is currently undeveloped and sits at the end of Ascend Ln's temporary turnaround, which is intended to be built out with this project's development. The property was zoned to PDD Planned Development District in 2003 with the allowed uses being duplex and parks/open-space, and at that time a Concept Plan was not provided. The applicant is proposing a townhome development which would not be allowed in the current zoning district. The rezoning intends to follow the 2007 approved Master Development Plan of the property that indicated this area to be high density single-family residential uses, which is similar to the adjacent existing developments within the Plan.

REZONING REVIEW CRITERIA

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

The Comprehensive Plan Future Land Use and Character Map designates the subject property as General Commercial. The Comprehensive Plan generally describes the General Commercial land use designation as follows:

Concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

The intent of the district is to:

- Accommodate a wide range of commercial uses
- Concentrate future commercial development at major intersections
- Provide connectivity to surrounding bicycle and pedestrian networks and provide safe pedestrian facilities within sites
- Encourage transitions in building height and mass when adjacent to residential neighborhoods
- Support multi-family residential as secondary uses on a site
- Encourage shared surface parking

The zoning districts generally appropriate within the General Commercial land use include GC General Commercial, O Office, and mixed-use zoning.

However, abutting the subject tract is land designated as Urban Residential on the Comprehensive Plan Future Land Use & Character Map. For the Urban Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for range of high-density multifamily and attached residential development in various forms. Buildings may be clustered and grouped. Building setback from street varies but is generally consistent within a development.

The intent of the district is to:

- Accommodate a wide range of attractive multifamily housing for a diverse population
- Provide vehicular and pedestrian connectivity
- Accommodate streetscape features and support commercial, service, and office uses

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

The Comprehensive Plan serves as a guide to achieve the community's vision for the future. It anticipates and guides physical development in a manner that provides College Station with a balance of land uses that promote economic development while retaining the quality of life. The future land use designations are generally flexible and are not tied to a specific boundary as compared to the zoning district. This is also more apparent as the property has not been subdivided or there are no natural features dictating the boundary (i.e. floodplain).

The proposed zoning district for T Townhouse is consistent with the Comprehensive Plan's Future Land Use Designation as the request will be providing a development with permitted uses allowed by the zoning district. Also, it generally follows the Summit Crossing Master Development Plan. This Master Development Plan was approved in 2007, which allows high-density single-family structures to be developed behind the commercial area along Boonville Rd.

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 Harvey Road, which is classified as a 4 Lane Major Arterial on the City's Thoroughfare Plan. There is a Multi-family development to the southwest of this property, undeveloped townhouse-zoned land to the west, Rural undeveloped land to the northwest, undeveloped General Commercial land to the northeast, and Harvey Rd to the southeast.

The T Townhouse zoning district contains land which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in groups of single-family attached residences constructed on individually platted lots.

The proposed zoning district is appropriate for the surrounding area, as T Townhouse follows the Master Development Plan's designation for this area of Single-family Residential - High-density.

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 T Townhouse.

There is no FEMA-identified floodplain on the property.

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.

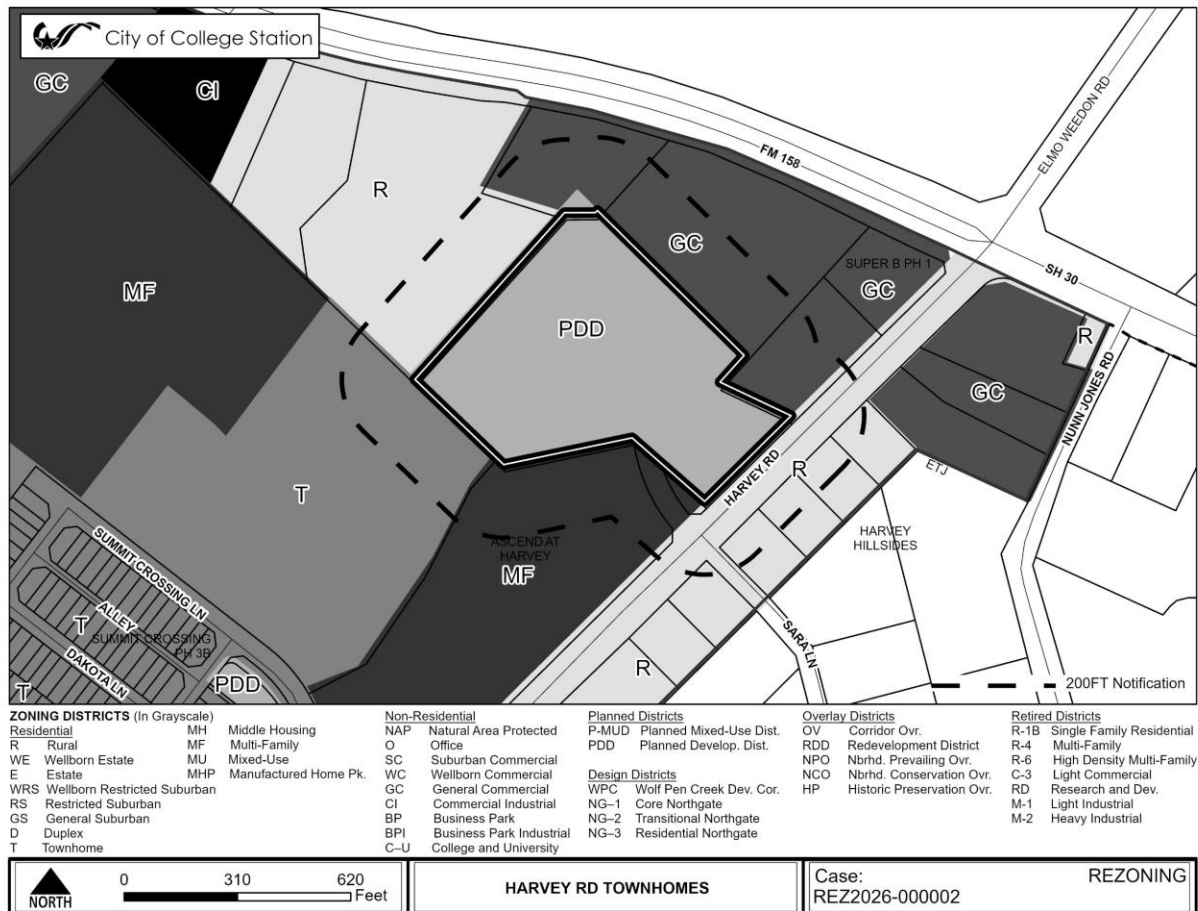
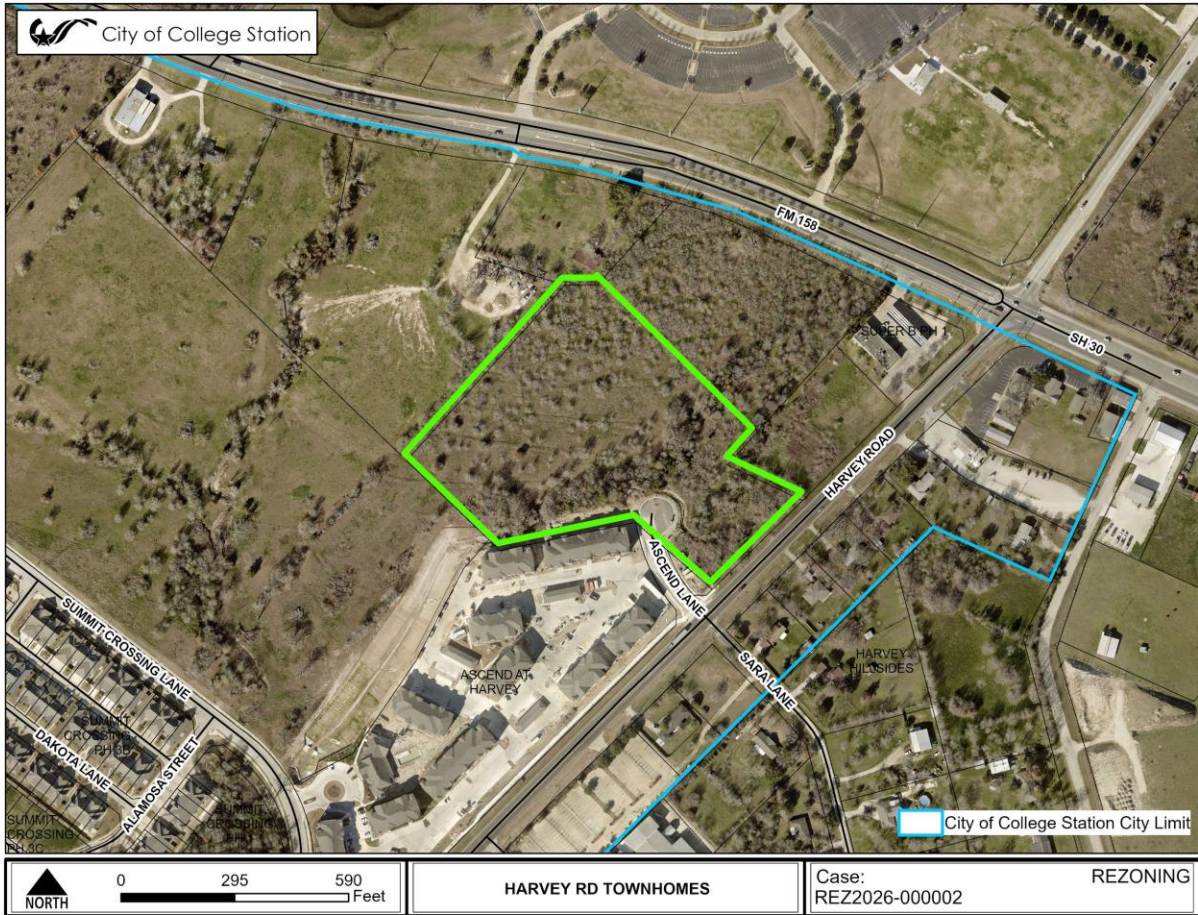
The subject property has frontage to Harvey Rd, which is designated as a proposed 4 Lane Major Arterial on the City's Thoroughfare Plan. Right-of-way dedication would be required at the time of the plat for Harvey Rd.

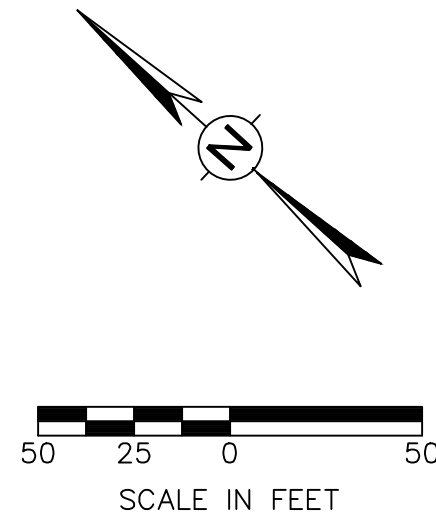
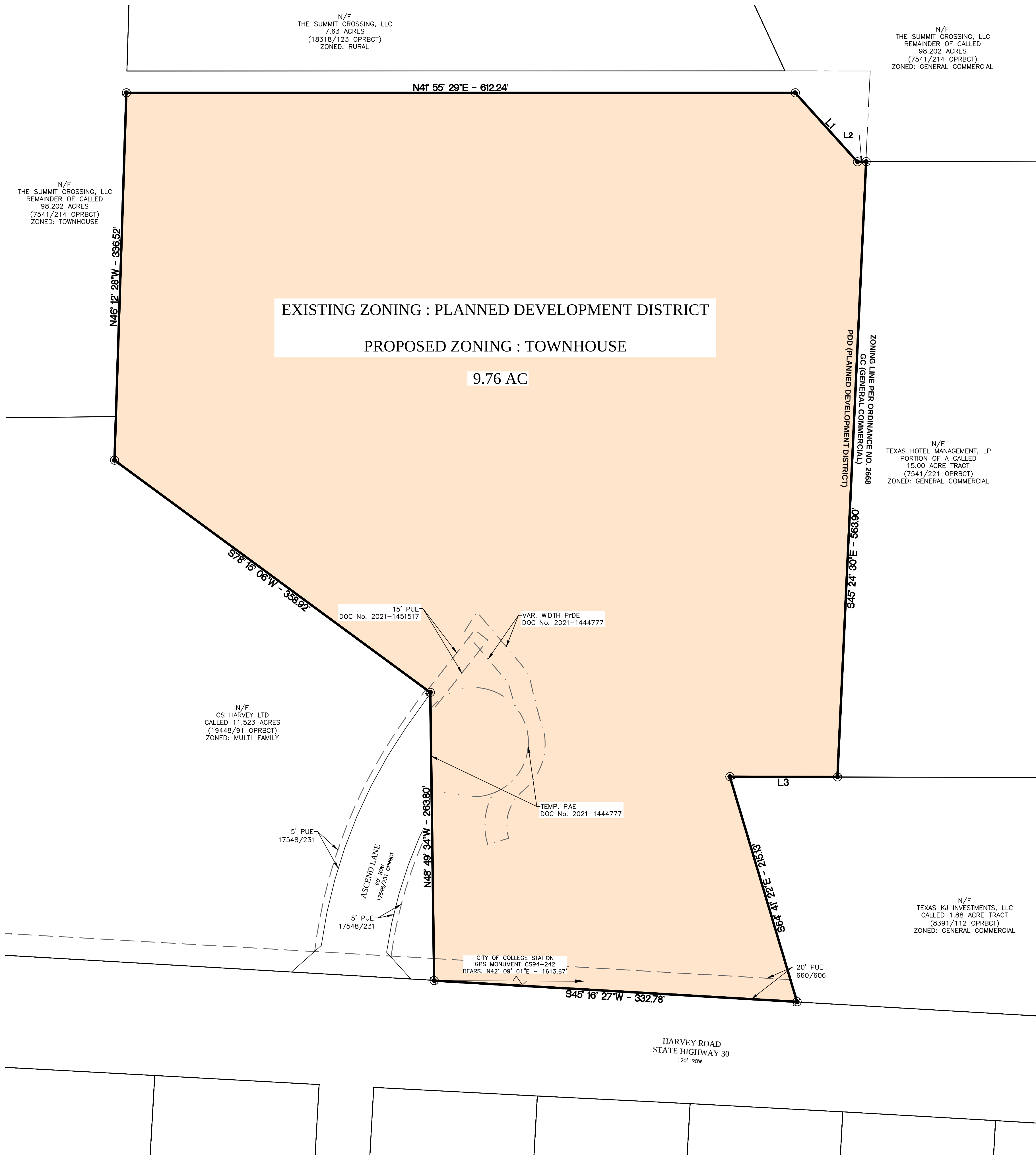
5. The marketability of the property:

Rezoning the property from PDD Planned Development District to T Townhouse would allow for the development of additional housing, making the property more marketable.

Budget & Financial Summary:**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





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	84.91'	N89° 51' 37"E
L2	7.98'	N41° 44' 10"E
L3	98.51'	S42° 04' 28"W

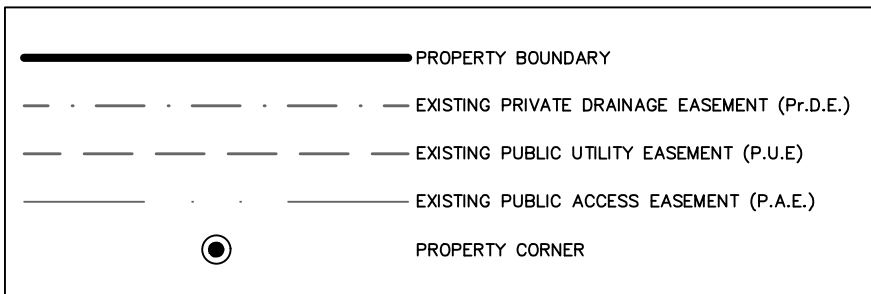
VICINITY MAP



NOTES:

1. THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO 1/2", 3/8", AND 5/8" IRON RODS AND MONUMENTS FOUND AS NOTED IN THE PREVIOUS RECORDED DEEDS.
2. SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO.48041C0310F EFFECTIVE DATE, APRIL 2, 2014.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 TEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0220F, REVISED DATE: 04-02-2014.

LEGEND



REZONING EXHIBIT

HARVEY ROAD REZONING

9.764 ACRES

EXISTING ZONING - PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING - TOWNHOUSE
BEING A PORTION OF A CALLED 15.00 ACRE TRACT
VOLUME 7541, PAGE 221 OPRBCT
JAMES W. SCOTT LEAGUE SURVEY, ABSTRACT 49
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
TEXAS HOTEL MANAGEMENT, LP
2121 E. WILLIAM JOEL BRYAN PKWY,
BRYAN, TX, 77805

SCALE: 1"=50'
JUNE 2026

DEVELOPER:
KEPT PROPERTY GROUP, LLC
1555 GREENS PRAIRIE ROAD, SUITE 101
COLLEGE STATION, TX, 77845
979-492-0425

SURVEYOR:
Kerr Surveying, LLC
1718 Briarcrest Drive
Bryan, TX 77802
(979) 268-3195
TBP&S FIRM # 10018500
SURVEYS@KERRSURVEYING.NET

ENGINEER:
Kerr Engineering, LLC
TBP&S NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www.kerr-engineering.com
(979) 764-3900

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 6th, 2026
Advertised Council Hearing Date: August 27th, 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:

Summit Crossing HOA

Property owner notices mailed: 13
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	R Rural/GC General Commercial	Undeveloped
South	Urban Residential	MF Multi-family	Multi-family
East	General Commercial	GC General Commercial	Undeveloped
West	Urban Residential	T Townhouse	Undeveloped

DEVELOPMENT HISTORY

Annexation: September 1980
Zoning: Agricultural-Open(1980), PDD Planned Development District (2003)
Final Plat: Unplatted
Site development: Undeveloped



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: HARVEY RD TOWNHOMES (REZ2026-000002)

Address:

Legal Description: A004901, J W SCOTT (ICL), TRACT 29.2, 15. ACRES

Total Acreage: 9.78

Applicant:: Caprock Development

Property Owner: TEXAS HOTEL MANAGEMENT LP

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

City of College Station zoning ordinances no longer include a specific duplex zoning district. The area is part of the Approved Master Development Plan for Summit Crossing. This plan designates this area as "single-family residential high density", which includes the development of connected townhome products.

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 Comp Plan shows this tract as GC - General Commercial. However, the City has recently approved the Summit Crossing Master Development Plan which vests the property as "single family residential high density".

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 current zoning district is no longer suitable for this tract. There is no longer a duplex district. Most importantly, the City-approved Master Development Plan for Summit Crossing vests this tract for "single family residential high density" uses.

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

The property is suitable for rezoning to Townhome, as adequate access, water, sewer, and drainage are in place. In addition, adjacent tracts that surround this parcel are either General Commercial, Townhome, or Multifamily uses.

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

The property is suitable for rezoning to Townhome, as adequate access, water, sewer, and drainage are in place. In addition, adjacent tracts that surround this parcel are either General Commercial, Townhome, or Multifamily uses.

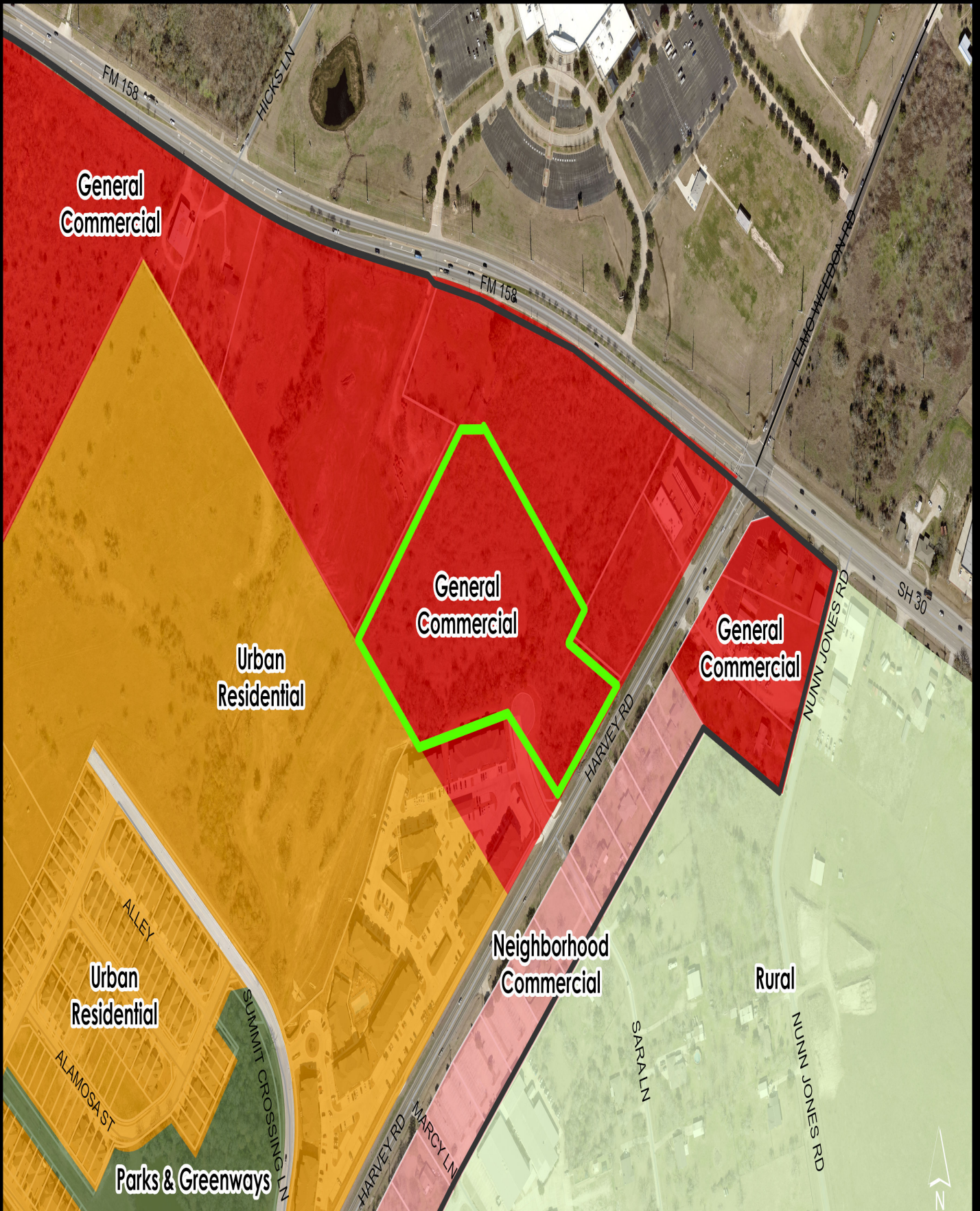
Explain the marketability of the property for uses permitted by the current zoning district.

Market conditions have failed to support duplex-style housing for over a decade. With higher land, development, and construction costs, the marketability of duplexes is nearly non-existent. On the other hand, Townhomes have a lower-cost than duplexes, attracting a broader market of buyers, which includes first-time home buyers.

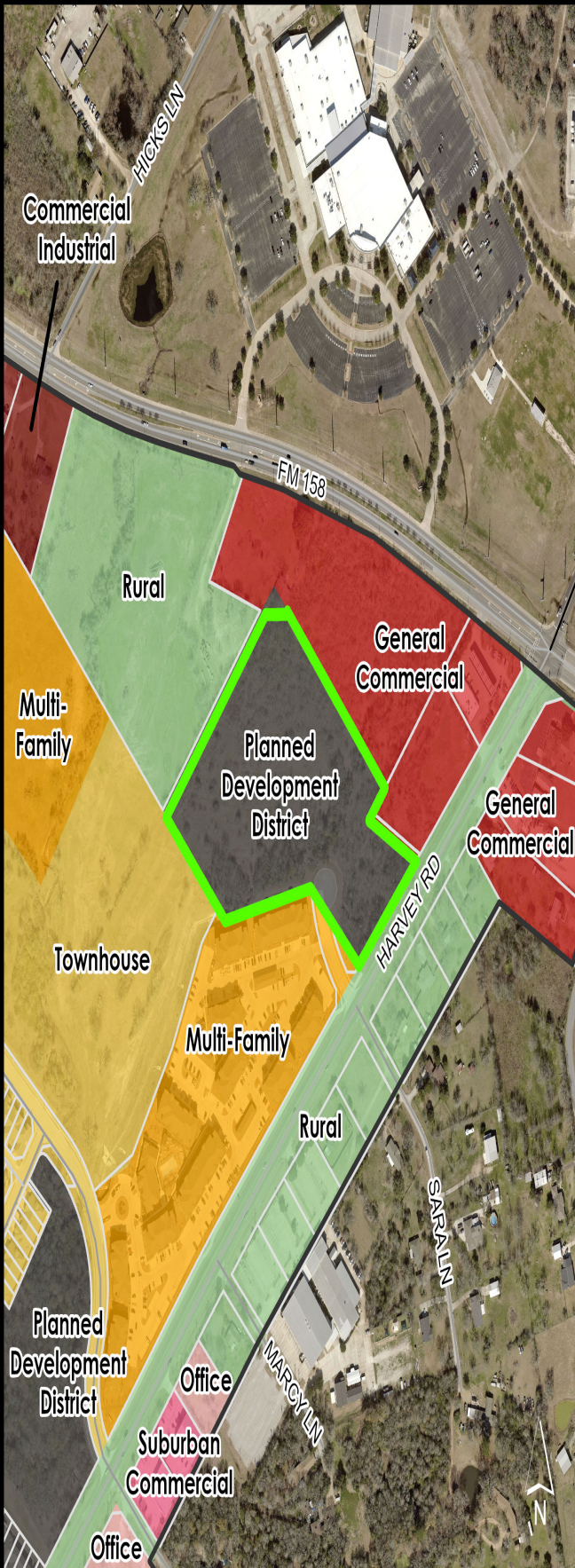
List any other reasons to support this zone change.

None.

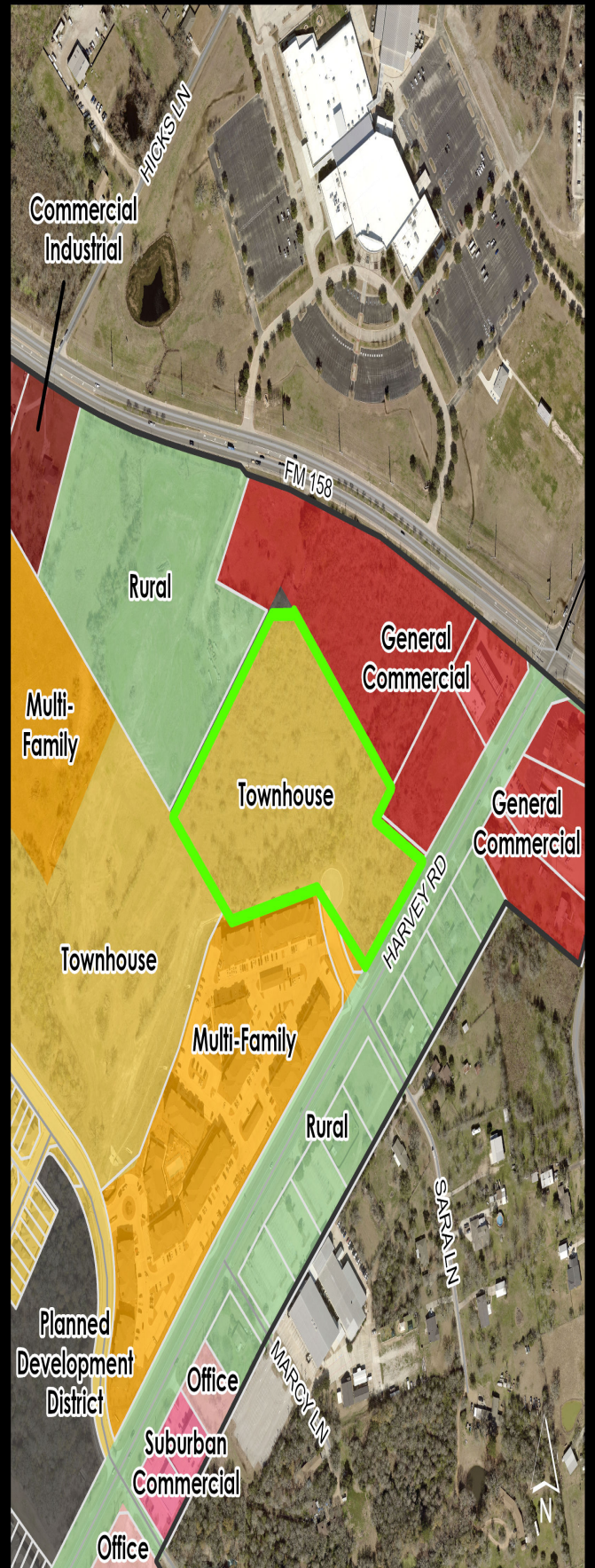
EXISTING Future Land Use

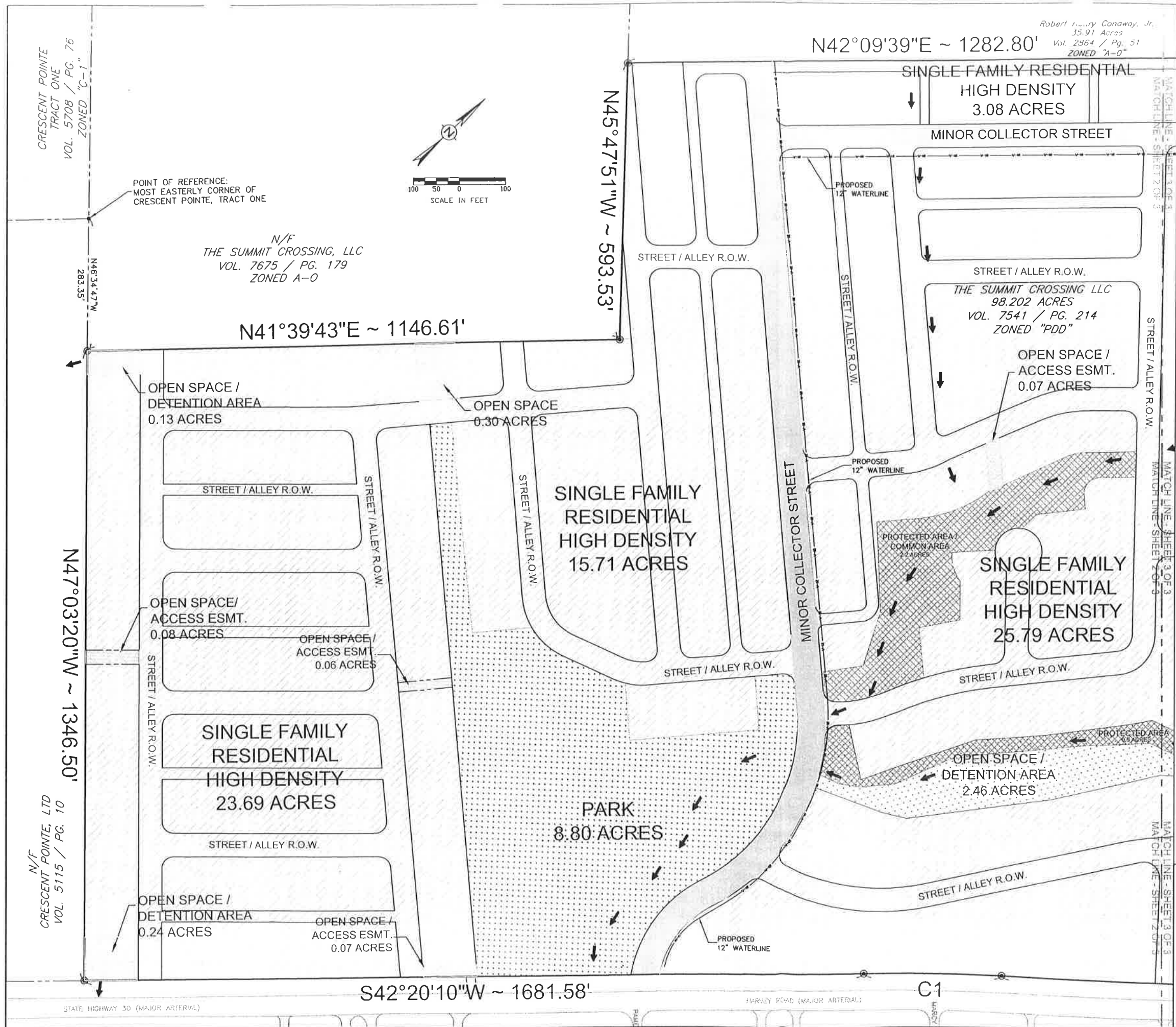


EXISTING Zoning



PROPOSED Zoning





MASTER DEVELOPMENT PLAN NOT FOR RECORD

LEGEND

	PROJECT BOUNDARY
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DRAINAGE FLOW DIRECTION
	PROTECTED AREA

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	300.07'	5789.58'	258°11'	150.07'	300.04'	S43°49'15"W

MASTER DEVELOPMENT PLAN SUMMIT CROSSING SUBDIVISION

SCALE: 1"=100'

OWNER/DEVELOPER:
The Summit Crossing, LLC
4002 Aspen
Bryan, TX 77801

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

113.201 ACRES

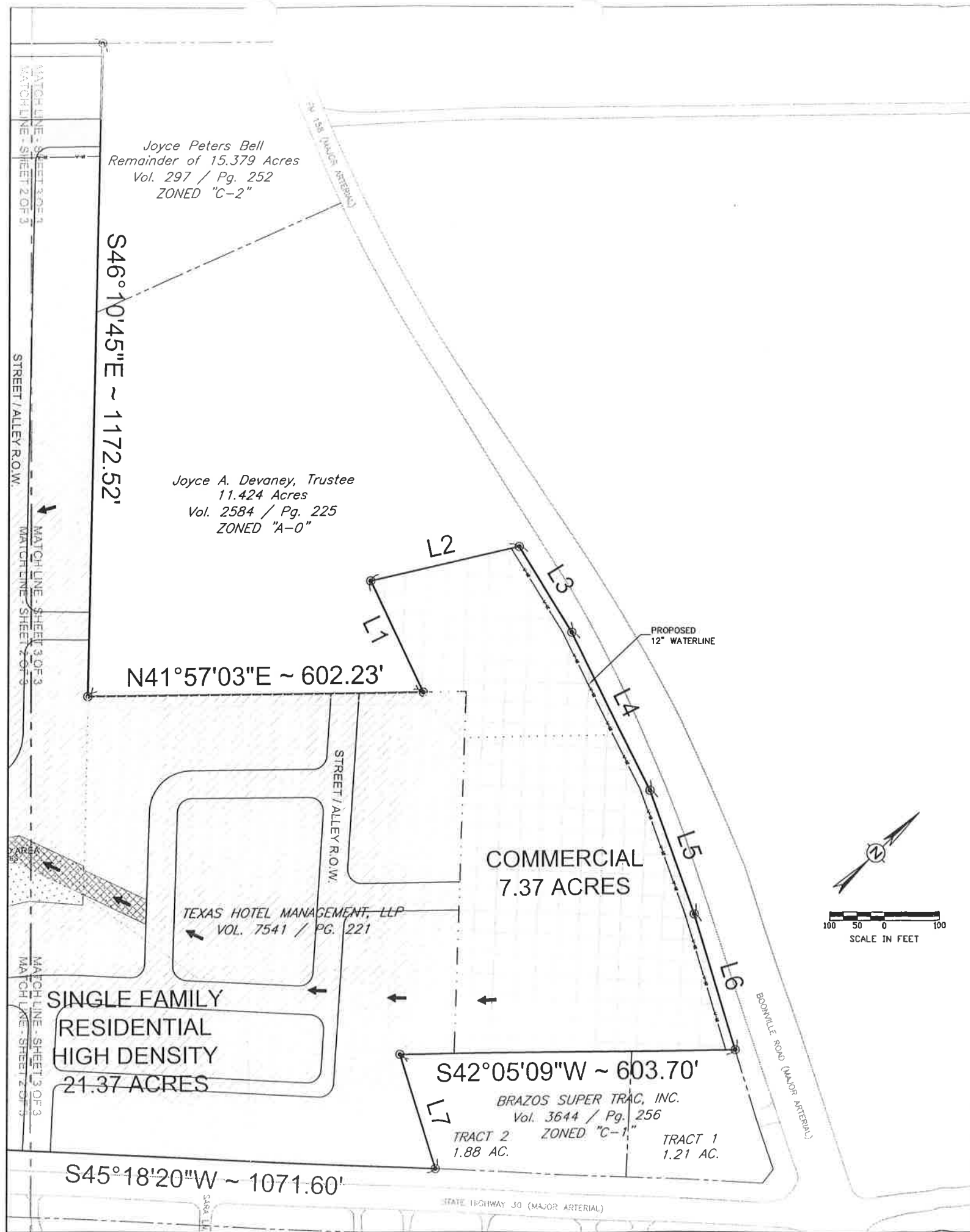
J.W. SCOTT LEAGUE
SURVEY, A-49
COLLEGE STATION,
BRAZOS COUNTY, TEXAS

ENGINEER:
★ **CIVIL DEVELOPMENT, L.L.C.** ★
Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743

JUNE, 2007
REVISED JULY, 2007
REVISED AUGUST, 2007
REVISED SEPTEMBER, 2007

SHEET 2 OF 3

Page 42 of 63



MASTER DEVELOPMENT PLAN NOT FOR RECORD

LEGEND	
	PROJECT BOUNDARY
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DRAINAGE FLOW DIRECTION
	PROTECTED AREA

LINE TABLE		
LINE	LENGTH	BEARING
L1	220.45'	N72°47'26"W
L2	274.69'	N30°07'18"E
L3	180.05'	S78°58'02"E
L4	315.77'	S73°52'00"E
L5	234.90'	S66°54'03"E
L6	253.08'	S84°15'25"E
L7	215.32'	S84°42'03"E

MASTER DEVELOPMENT PLAN SUMMIT CROSSING SUBDIVISION

SCALE: 1"=100'
OWNER/DEVELOPER:
The Summit Crossing, LLC
4002 Aspen
Bryan, TX 77801

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 266-3185

113.201 ACRES
J.W. SCOTT LEAGUE
SURVEY, A-49
COLLEGE STATION,
BRAZOS COUNTY, TEXAS

ENGINEER:
JUNE, 2007
REVISED JULY, 2007
REVISED AUGUST, 2007
REVISED SEPTEMBER, 2007
Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840

P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759

SHEET 3 OF 3

August 6, 2026

Item No. 5.4.

Thoroughfare Plan Amendment - Corporate Parkway Extension Removal

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 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).

Relationship to Strategic Goals:

- Diverse & Growing Economy
- Improving Mobility

Recommendation(s): The Bicycle, Pedestrian, and Greenways Advisory Board considered this item at their July 20, 2026 meeting and recommended approval (6-0). Staff also recommends approval.

Summary:

This item proposes to remove the future extension of Corporate Parkway between Midtown Drive and William D. Fitch Parkway, a Major Collector, from the Thoroughfare Plan along with the associated future bike lanes and sidewalks that are planned along that street. In addition, the future Spring Creek trail, which is planned to intersect William D. Fitch Parkway adjacent to the Corporate Parkway extension, would be realigned to intersect the existing Lick Creek trail. This item is being brought forward in connection with a baseball development proposed in this area that would inhibit the complete extension of the street.

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area of the City:** A future thoroughfare connection from the north to William D. Fitch Parkway at Pebble Creek Parkway has been identified on the Thoroughfare Plan since the 1990s. Its alignment and configuration, however, has varied over the years. This thoroughfare is designated as a future Major Collector to serve a large tract owned by the City that has been intended as a future business park. The City Council has agreed to pursue a proposal to create a baseball complex in this area and the future thoroughfare would bisect the area anticipated for baseball fields. A separate Comprehensive Plan Amendment and Rezoning are being processed to revise the Future Lane Use and Character Map and rezoning of a portion of the tract for the development. The development will still have access to a network of streets with bicycle and pedestrian infrastructure that connect to Midtown Drive though would no longer have a street connection directly to William D. Fitch Parkway.

2. **Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole:** Residents in the area have expressed concerns previously regarding the future extension of Corporate Parkway and its connection to William D. Fitch Parkway across from Pebble Creek Parkway. The concerns mostly involved the potential for increased vehicular traffic on Pebble Creek Parkway and implications related to safety and neighborhood integrity within their subdivision. Collector connections to arterial roadways are common and help provide circulation and connectivity in the areas they serve. If the thoroughfare extension were removed, the bike lanes and sidewalks that are planned along it would not occur, though a bicycle and pedestrian connection would remain with the connection of the Lick Creek trail to William D. Fitch Parkway.
3. **Impact on environmentally sensitive and natural areas:** The extension of Corporate Parkway will likely necessitate a bridge crossing of Spring Creek near William D. Fitch Parkway. This crossing would have a greater impact on the creek than if the extension were removed. It is common, however, for thoroughfares to cross creeks and connect areas of the City together though the meanders of Spring Creek in this area make the crossing much more complicated. The design of a crossing of any kind would be done in accordance with federal standards and local requirements that prohibit adverse impacts related to the floodplain.
4. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** The proposed amendment is not anticipated to impact water or wastewater services, or drainage in the area. Between State Highway 6 and Rock Prairie Road to the east, Midtown Drive and Corporate Parkway are the only two thoroughfares planned to intersect William D. Fitch Parkway from the north over a 1.75-mile distance. However, much of the frontage along William D. Fitch Parkway includes creeks, the old landfill, and CSISD transportation facility. The Lick Creek trail connection in the area of Pebble Creek Parkway provides a bicycle and pedestrian connection from William D. Fitch Parkway to the north and will connect to the future Spring Creek trail. The traffic signal project under construction at William D. Fitch Parkway and Pebble Creek Parkway includes a new shared use path connection from William D. Fitch Parkway to the Lick Creek trail. A scenario in the travel demand model was run to assess the long-term impact of potentially removing this thoroughfare extension on vehicular traffic. The model estimates in 2045 that approximately 4,300 vehicles per day would utilize this street. If removed, those vehicles would not be able to travel to William D. Fitch Parkway directly and would need to use Midtown Drive to do so. Midtown Drive is expected to be Nearing Congestion in 2045 and removal of the Corporate Parkway extension would increase the levels of Nearing Congestion and cause one segment to become Congested. The traffic impact analysis submitted with the rezoning in this area identifies that improvements to three intersections would need to be completed with full build-out of the surrounding area in order to meet the future traffic demand. These improvements include a southbound right-turn lane on Midtown Drive at William D. Fitch Parkway and intersection upgrades of a roundabout or traffic signal at the two street connections of the development to Midtown Drive. Fire Station 5 is located near where the Corporate Parkway extension would intersect William D. Fitch Parkway. Removal of the future thoroughfare would increase emergency response time to the area served by the Corporate Parkway extension, though emergency response routes would remain available via Midtown Drive and within response time thresholds.
5. **Consistency with the goals and strategies set forth in the Comprehensive Plan:** The goal of the Integrated Mobility chapter of the Comprehensive Plan is for "an innovative, safe, and well-connected multi-modal mobility system serving all user types that is designed to

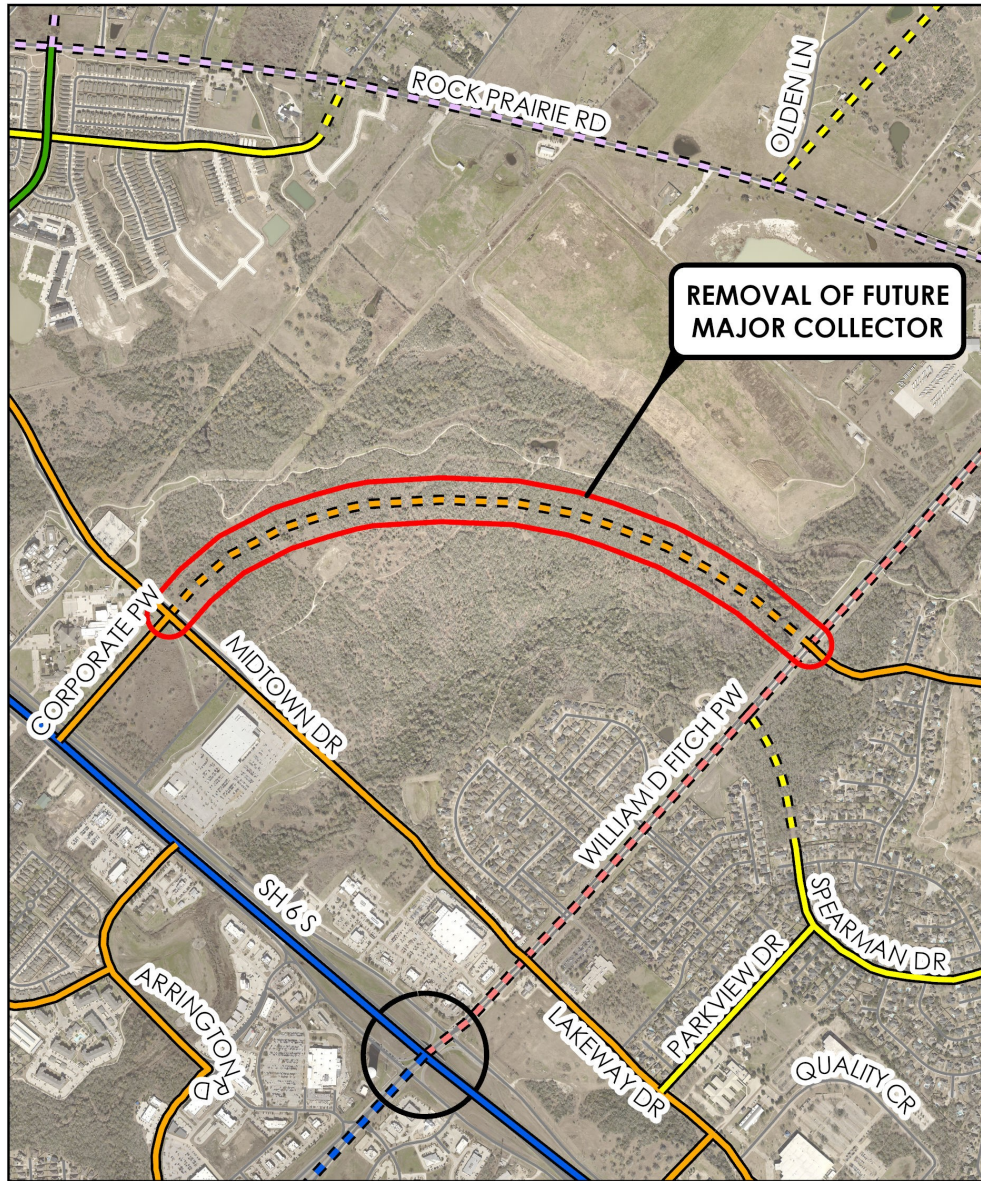
support the surrounding land uses." Removal of the extension of Corporate Parkway will only have limited impact on biking and walking in the area as the Lick Creek Trail and future Spring Trail will still provide bicycle and pedestrian connection to William D. Fitch Parkway and there will be other bicycle and pedestrian connections within the development and to Midtown Drive. Removal of the thoroughfare will have an impact on vehicular circulation in the area and necessitate that Midtown Drive provide adequate access for the entire development. A traffic impact analysis was completed for the rezoning request and identified intersection improvements that would be needed to offset the additional traffic that Midtown Drive would be expected to accommodate when the surrounding area develops. Removal of the thoroughfare would allow the proposed land use of a baseball athletic complex to not be bisected by this thoroughfare extension.

Budget & Financial Summary:

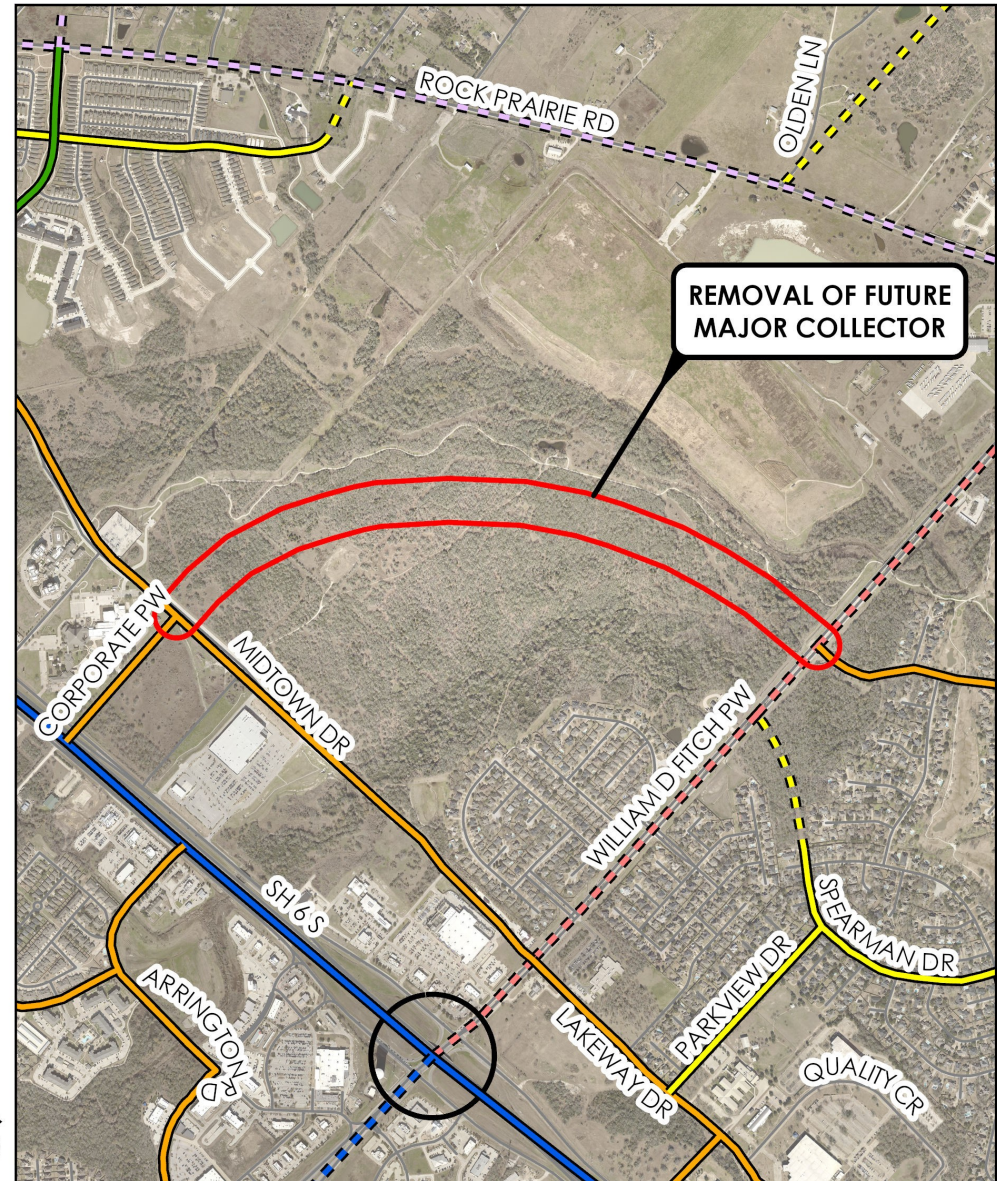
Attachments:

1. Thoroughfare Plan Amendment Exhibit
2. Bicycle Plan Amendment Exhibit
3. Pedestrian Plan Amendment Exhibit

EXISTING THOROUGHFARE PLAN



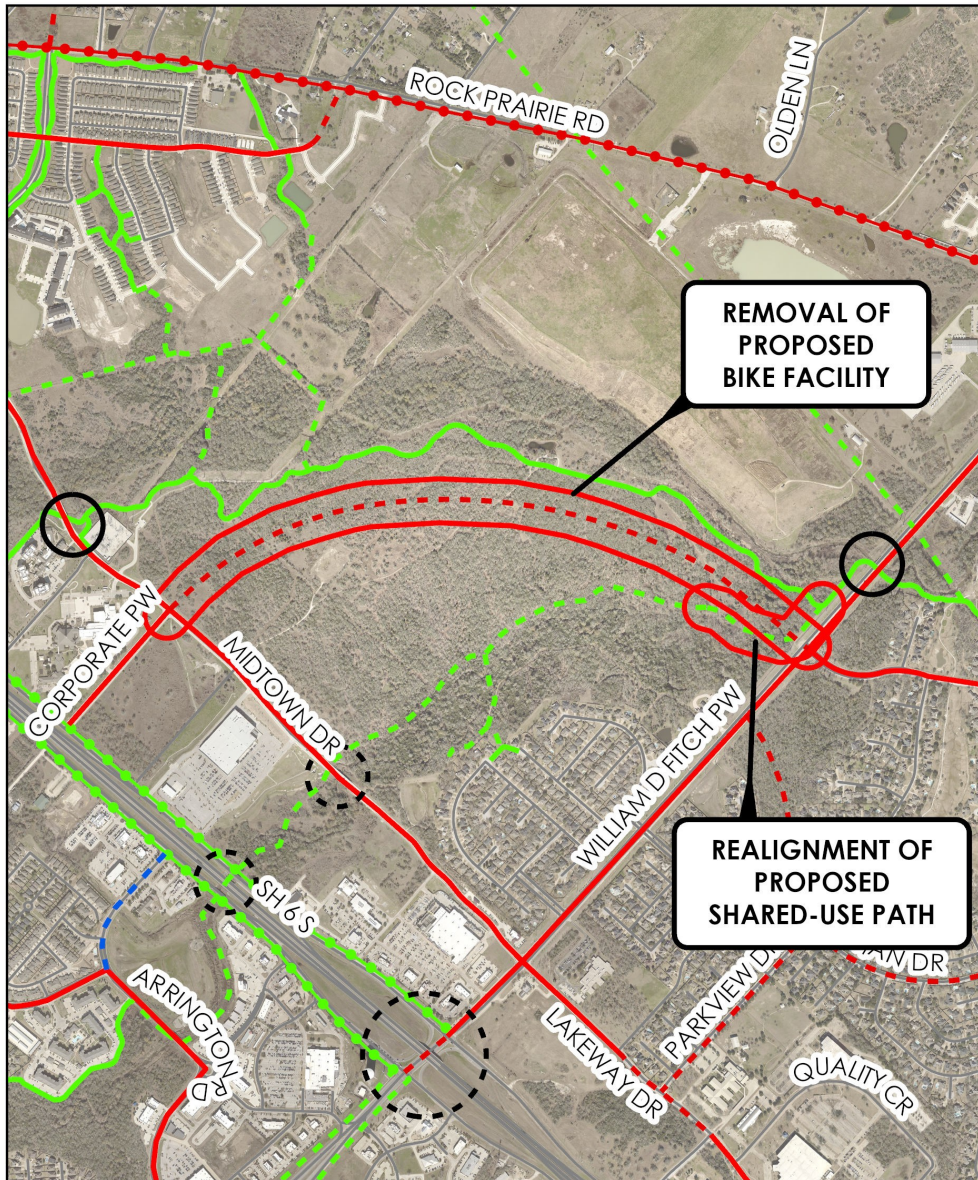
PROPOSED THOROUGHFARE PLAN



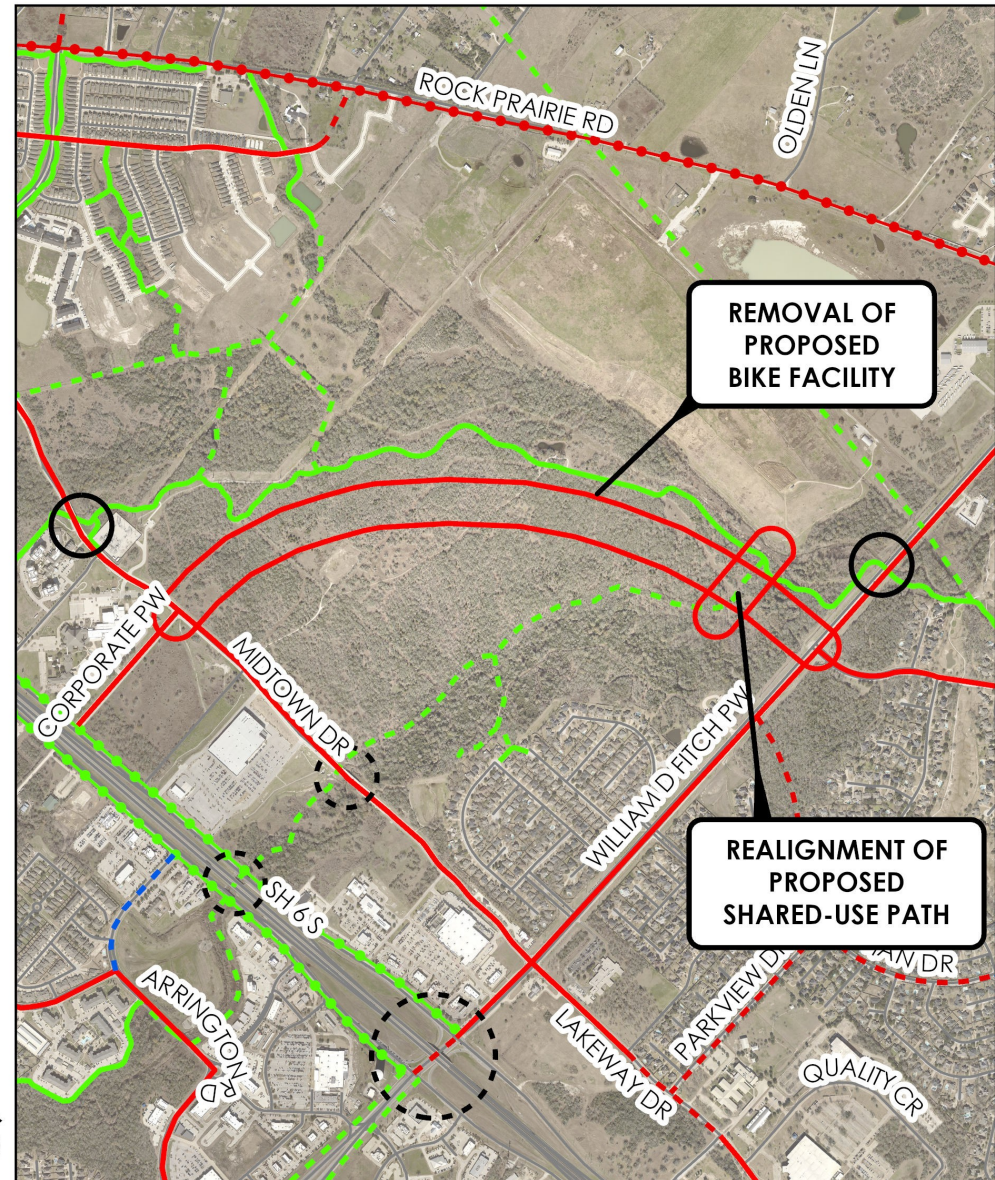
Proposed Thoroughfare Plan Amendment - Corporate Parkway Extension

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

EXISTING BICYCLE PLAN



PROPOSED BICYCLE PLAN

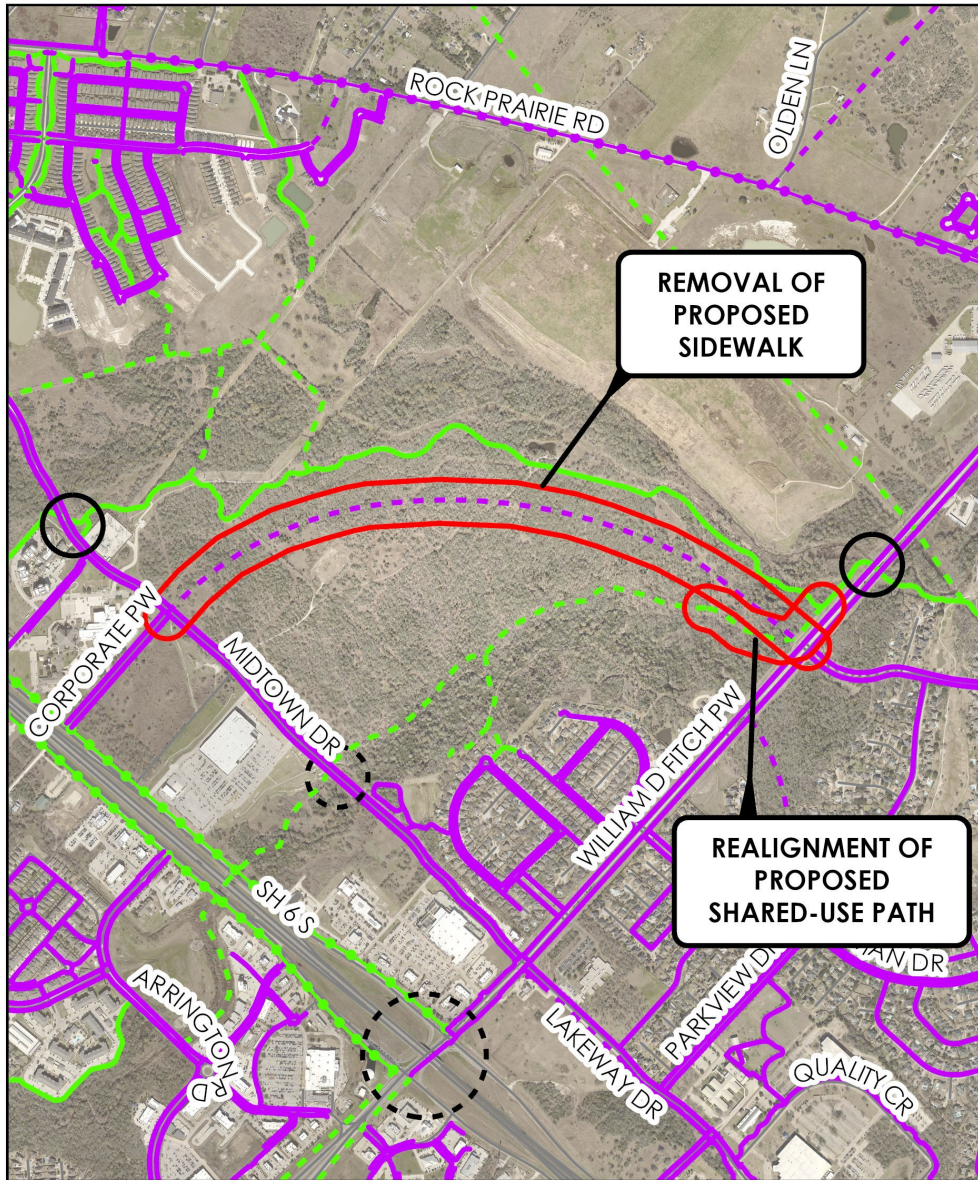


Proposed Bicycle Plan Amendment - Corporate Parkway Extension

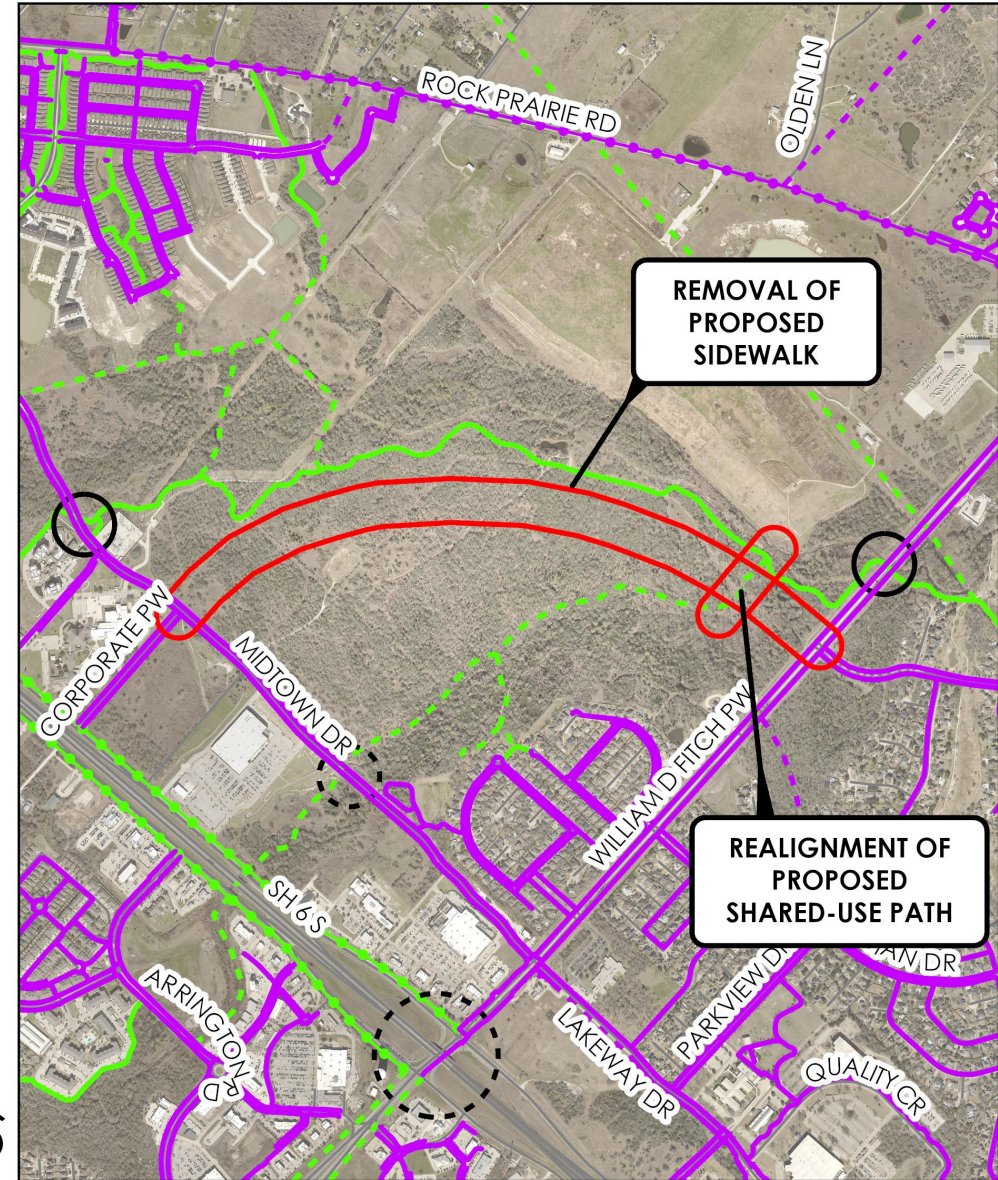


- / ··· / - - - Bike Facility - Existing/Funded/Proposed
- / ··· Bike Route - Existing/Proposed
- / ··· / - - - Shared-use Path - Existing/Funded/Proposed
- / ⊙ / ⊘ Grade Separation - Existing/Funded/Proposed

EXISTING PEDESTRIAN PLAN



PROPOSED PEDESTRIAN PLAN



Proposed Pedestrian Plan Amendment - Corporate Parkway Extension

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

August 6, 2026

Item No. 5.5.

Ordinance Amending Master Plan and Advisory Board References from Bicycle, Pedestrian, and Greenways to Active Transportation

Sponsor: Joe Allen, Staff Planner - Transportation & Mobility

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

Agenda Caption: 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).

Relationship to Strategic Goals:

- Good Governance
- Improving Mobility

Recommendation(s): The Bicycle, Pedestrian, and Greenways Advisory Board heard this item on July 20th, 2026 and voted unanimously to recommend approval with one modification to Section 2.6.B.1.b.4, modifying "Program Management" to "Event and Program Management." The attached documents have been amended to reflect the recommended modification. Staff recommends approval of the proposed ordinance amendment.

Summary: With the adoption of the new Active Transportation Master Plan in May 2026, the Unified Development Ordinance (UDO) needs to be updated in several sections to reflect the name change from the Bicycle, Pedestrian and Greenways Master Plan. The proposed ordinance amendment also updates the Board's membership composition to remove responsibilities related to greenways, which is being incorporated into the new Parks Master Plan, and renames the Bicycle, Pedestrian, and Greenways Advisory Board as the Active Transportation Advisory Board.

The Board's member positions are updated to remove the greenways-related position and add a third Board member with an interest in walking, running, or bicycling, with micromobility added to the list of interests to recognize that emerging mode of active transportation. Another position was modified to add Event and Program Management as one of the potential fields associated with the Recreation, Health, or Kinesiology position to recognize the programming component of implementing the Master Plan. Architecture was removed from the list of potential fields or professions with the Transportation Planning, Engineering, Landscape Architecture, or Urban Planning position. Also, the Board's responsibilities are clarified to state they receive updates regarding development projects and capital projects instead of performing technical reviews for them.

A Greenways Program Manager staff position was defined in the UDO and is proposed to be removed as the title in the organization no longer exists. The responsibilities of the position are now held by other staff working under the Administrator. The remaining edits are mostly changing references to the Bicycle, Pedestrian, and Greenways Master Plan to refer to the Active Transportation Master Plan. A redlined version of the proposed ordinance changes is attached for review.

The proposed ordinance is being scheduled for final consideration at the August 27, 2026 City Council meeting.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance Redlines
2. Ordinance Clean Document

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME I
PART 1 – CITY CHARTER
Subpart A – GENERAL ORDINANCES
ARTICLE 1, - IN GENERAL

Sec. 2-3. - City Boards, Commissions, and Committees

- (a) *Generally.*
(2) Existing City boards, commissions, and committees governed by this section shall be as follows:
e. ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board;

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II
Subpart B – LAND DEVELOPMENT ORDINANCES
Appendix A – UNIFIED DEVELOPMENT ORDINANCE
Article 2. - Development Review Bodies

Sec. 2.1. - City Council.

B. Powers and Duties.

As provided and established within the City of College Station Charter, the City Council has the following powers and duties regarding this UDO:

1. Appointments.

The City Council shall have the responsibility of appointing and removing any member of the Planning and Zoning Commissions, Zoning Board of Adjustment, Design Review Board, Landmark Commission, and ~~Bicycle-Pedestrian, and Greenways~~ Active Transportation Advisory Board.

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II
Subpart B – LAND DEVELOPMENT ORDINANCES
Appendix A – UNIFIED DEVELOPMENT ORDINANCE
Article 2. - Development Review Bodies

Sec. 2.6. - ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board.

A. Creation.

An ~~Bicycle, Pedestrian, Greenways~~ Active Transportation Advisory Board is hereby established by the City of College Station for the purpose of advising and recommending to the City Council, the Planning and Zoning Commission, and other appointed boards and commissions on all matters concerning ~~active transportation such as~~ bicycling, walking, and ~~greenways~~ micromobility use.

B. Membership and Terms.

1. Number, Appointment.

The ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board shall consist of seven (7) members who are residents of the City of College Station and eligible voters. Appointment of members shall be made by the City Council. The Board shall consist of the following:

- a. One (1) member shall represent one (1) of the following fields or professions:
1) Real estate;
2) Banking, finance, or economics;
3) Law.
- b. One (1) member shall represent one (1) of the following fields or professions:
1) Recreation;
2) Health;
3) Kinesiology;;
4) Event and Program Management.
- e. ~~Two (2) members that are residents with a demonstrated interest in walk, running, bicycling or open space preservation.~~
- d. ~~One (1) member shall represent one (1) of the following fields or professions:~~
~~1) Environmental/ecological sciences;~~
~~2) Stormwater/floodplain management;~~

~~3) Natural resources~~

- c. e One (1) member shall represent one (1) of the following fields or professions:

- 1) Transportation planning;
- 2) Engineering;
- ~~3) Architecture;~~
- 4) Landscape architecture;
- 5) Urban planning.

- d. Three (3) members with an interest in walking, running, bicycling or micromobility.

- e. Chairperson of the Council Transportation and Mobility Committee or their designee.

~~The final regular member shall be the chairperson of the Council Transportation and Mobility Committee or their designee.~~

The City Council shall prioritize ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board candidates within each Subsection above by their demonstrated expertise. In the event any of the memberships assigned to a particular field of expertise or specialized knowledge identified in the above Subsections cannot be timely filled (in the judgement of the City Council) with a qualified candidate, the City Council may appoint citizens-at-large that have demonstrated interest in ~~bicycling, walking, and greenways~~ active transportation to fill such places.

2. **Terms**

With the exception of the chairperson of the Council Transportation and Mobility Committee or their designee who shall serve on the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board for as long as the chairperson serves on the Council Transportation and Mobility Committee, the term of office is three years.

3. **Vacancies.**

Vacancies shall be filled by the City Council for the unexpired term of any member whose term becomes vacant.

C. **Officers, Meetings, Quorum.**

1. **Officers**

A chairperson shall be appointed annually by the City Council. The ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board shall select a vice-chairperson from among its members.

2. **Meetings.**

Members of the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board shall meet regularly, and the chairperson shall designate the time and place of such meetings. All meetings of the Board where a quorum is present shall be open to the public.

3. **Quorum.**

Four (4) members shall constitute a quorum for the transaction of business. Any recommendation or decision which does not receive a majority of positive votes shall be deemed a negative report.

4. **Rules of Proceeding.**

The ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board shall adopt its own rules of procedure.

5. **Minutes.**

The ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Planning and Development Services Department and shall be public record.

D. **Powers and Duties**

The ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board shall have the following powers and duties:

1. **Duties.**

- a. Support the implementation of the transportation element of the Comprehensive Plan and the ~~Bicycle, Pedestrian, and Greenways Master Plan~~ Active Transportation Master Plan;
- b. Promote and encourage bicycling, and walking, and micromobility use as accepted forms of transportation;
- c. Review Receive updates regarding projects designs-related to ~~bicycle, pedestrian, and greenway~~ active transportation improvements, including ~~review of~~ plats, site plans, and capital improvement projects;
- d. Assist in identifying and applying for alternative funding sources for ~~bicycle, pedestrian, and greenway~~ active transportation facilities, programs, services, and projects;
- e. Promote education and safety programs for active transportation users and motorists;
- f. Facilitate citizen participation in local governments' consideration of matters involving ~~bicycle, pedestrian, and greenway~~ active transportation issues;

Commented [JD1]: should probably mention micromobility

- g. Promote intergovernmental and public/private coordination on ~~bicycle, pedestrian, and greenway~~ active transportation matters including working with local businesses and other organizations; and
- h. Perform other duties as may be assigned.

2. Recommendations.

The ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board shall make recommendations to the Planning and Zoning Commissions subject to the terms and conditions set forth for such uses in this UDO for the following:

- a. The adoption of Comprehensive Plan amendments as they relate to ~~bicycling, walking, and greenways~~ active transportation;
- b. The adoption of Unified Development Ordinance text amendments as they relate to ~~bicycling, walking, and greenways~~ active transportation;
- c. The setting of impact fee/Capital Improvement Plan priorities as they related to ~~bicycling, walking, and greenways~~ active transportation.

The ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board shall make recommendations to the City Council for the following:

- a. The adoptions of Comprehensive Plan amendments as they related to ~~bicycling, walking, and greenways~~ active transportation;
- b. The adoption of Unified Development Ordinance text amendments as they relate to ~~bicycling, walking, and greenways~~ active transportation;
- c. The setting of impact fee/Capital Improvement Plan priorities as they relate to ~~bicycling, walking, and greenways~~ active transportation.

E. Staff.

The Administrator shall provide staff to the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Advisory Board as needed.

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CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II

Subpart B – LAND DEVELOPMENT ORDINANCES

Appendix A – UNIFIED DEVELOPMENT ORDINANCE

Article 3. - Development Review Procedures

Sec. 3.5. - Concept Plans (P-MUD and PDD Districts).

C. Concept Plan Approval Process.

3. — Review and Report by the Greenways Program Manager

~~If the proposed area includes a greenway dedication as shown on the Bicycle, Pedestrian, and Greenways Master Plan, or if the applicant is proposed greenway dedication or voluntary sale, the concept plan must be reviewed by the Greenway Program Manager. The Greenways Program Manager's recommendation shall be forwarded to the City Council~~

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II

Subpart B – LAND DEVELOPMENT ORDINANCES

Appendix A – UNIFIED DEVELOPMENT ORDINANCE

Article 8. - Subdivision Design and Improvements

Sec. 8.3. - General Requirements and Minimum Standards of Design for Subdivisions within the City Limits

K. Sidewalks.

2. Required Sidewalks.

- b. Where a multi-use path is shown along a street on the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Master Plan, the sidewalk may be incorporated as part of the multi-use path.

3. Sidewalk Exceptions.

Sidewalks are not required:

- b. Along a street classified on the Comprehensive Plan Functional Classification & Context Map as a freeway/expressway, unless a sidewalk or multi-use path has been identified on the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Master Plan;
- c. Along existing local/residential streets unless sidewalks have been identified in the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Master Plan.

L. Bicycle Facilities.

2. Timing.

Bicycle facilities shall be required in accordance with the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Master Plan and the B/CS Unified Design Guidelines and constructed along with other public infrastructure required pursuant to this UDO.

V. Private Streets and Gating of Roadways.

1. General Requirements.

- e. A private street may not cross an existing or public thoroughfare as shown on the Comprehensive Plan Functional Classification & Context Class Map. A private street may not disrupt or cross an existing or proposed public park or pedestrian pathway as shown on the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Master Plan.

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II

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Appendix A – UNIFIED DEVELOPMENT ORDINANCE

Article 8. - Subdivision Design and Improvements

Sec. 8.4. - General Requirements and Minimum Standards of Design for Subdivisions within the City of College Station Extraterritorial Jurisdiction.

T. Private Streets and Gating of Roadways.

- 3. A private street may not cross an existing or proposed public thoroughfare as shown on the Comprehensive Plan Functional Classification & Context Map. A private street subdivision will not disrupt or cross an existing or proposed public park or pedestrian pathway as shown on the ~~Bicycle, Pedestrian, and Greenways~~ Active Transportation Master Plan.

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II

Subpart B – LAND DEVELOPMENT ORDINANCES

Appendix A – UNIFIED DEVELOPMENT ORDINANCE

Article 11. - DEFINITIONS

Sec. 11.2. - Defined Terms.

~~**Greenways Program Manager:** The Greenways Program Manager of the City of College Station as designated by the Administrator~~

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME I
PART 1 – CITY CHARTER
Subpart A – GENERAL ORDINANCES
ARTICLE 1, - IN GENERAL

Sec. 2-3. - City Boards, Commissions, and Committees

- (a) *Generally.*
 - (2) Existing City boards, commissions, and committees governed by this section shall be as follows:
 - e. Active Transportation Advisory Board;

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II
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Appendix A – UNIFIED DEVELOPMENT ORDINANCE
Article 2. - Development Review Bodies

Sec. 2.1. - City Council.

B. Powers and Duties.

As provided and established within the City of College Station Charter, the City Council has the following powers and duties regarding this UDO:

1. Appointments.

The City Council shall have the responsibility of appointing and removing any member of the Planning and Zoning Commissions, Zoning Board of Adjustment, Design Review Board, Landmark Commission, and Active Transportation Advisory Board.

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II
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Appendix A – UNIFIED DEVELOPMENT ORDINANCE
Article 2. - Development Review Bodies

Sec. 2.6. - Active Transportation Advisory Board.

A. Creation.

An Active Transportation Advisory Board is hereby established by the City of College Station for the purpose of advising and recommending to the City Council, the Planning and Zoning Commission, and other appointed boards and commissions on all matters concerning active transportation such as bicycling, walking, and micromobility use.

B. Membership and Terms.

1. Number, Appointment.

The Active Transportation Advisory Board shall consist of seven (7) members who are residents of the City of College Station and eligible voters. Appointment of members shall be made by the City Council. The Board shall consist of the following:

- a. One (1) member shall represent one (1) of the following fields or professions:
 - 1) Real estate;
 - 2) Banking, finance, or economics;
 - 3) Law.
- b. One (1) member shall represent one (1) of the following fields or professions:
 - 1) Recreation;
 - 2) Health;
 - 3) Kinesiology;
 - 4) Event and Program Management.
- c. One (1) member shall represent one (1) of the following fields or professions:
 - 1) Transportation planning;
 - 2) Engineering;
 - 3) Landscape architecture;
 - 4) Urban planning.
- d. Three (3) members with an interest in walking, running, bicycling or micromobility.

- e. Chairperson of the Council Transportation and Mobility Committee or their designee.

The City Council shall prioritize Active Transportation Advisory Board candidates within each Subsection above by their demonstrated expertise. In the event any of the memberships assigned to a particular field of expertise or specialized knowledge identified in the above Subsections cannot be timely filled (in the judgement of the City Council) with a qualified candidate, the City Council may appoint citizens-at-large that have demonstrated interest in active transportation to fill such places.

2. Terms

With the exception of the chairperson of the Council Transportation and Mobility Committee or their designee who shall serve on the Active Transportation Advisory Board for as long as the chairperson serves on the Council Transportation and Mobility Committee, the term of office is three years.

3. Vacancies.

Vacancies shall be filled by the City Council for the unexpired term of any member whose term becomes vacant.

C. Officers, Meetings, Quorum.

1. Officers

A chairperson shall be appointed annually by the City Council. The Active Transportation Advisory Board shall select a vice-chairperson from among its members.

2. Meetings.

Members of the Active Transportation Advisory Board shall meet regularly, and the chairperson shall designate the time and place of such meetings. All meetings of the Board where a quorum is present shall be open to the public.

3. Quorum.

Four (4) members shall constitute a quorum for the transaction of business. Any recommendation or decision which does not receive a majority of positive votes shall be deemed a negative report.

4. Rules of Proceeding.

The Active Transportation Advisory Board shall adopt its own rules of procedure.

5. Minutes.

The Active Transportation Advisory Board shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Planning and Development Services Department and shall be public record.

D. Powers and Duties

The Active Transportation Advisory Board shall have the following powers and duties:

1. Duties.

- a. Support the implementation of the transportation element of the Comprehensive Plan and the Active Transportation Master Plan;
- b. Promote and encourage bicycling, walking, and micromobility use as accepted forms of transportation;
- c. Receive updates regarding projects related to active transportation improvements, including plans, site plans, and capital improvement projects;
- d. Assist in identifying and applying for alternative funding sources for active transportation facilities, programs, services, and projects;
- e. Promote education and safety programs for active transportation users and motorists;
- f. Facilitate citizen participation in local governments' consideration of matters involving active transportation issues;
- g. Promote intergovernmental and public/private coordination on active transportation matters including working with local businesses and other organizations; and
- h. Perform other duties as may be assigned.

2. Recommendations.

The Active Transportation Advisory Board shall make recommendations to the Planning and Zoning Commissions subject to the terms and conditions set forth for such uses in this UDO for the following:

- a. The adoption of Comprehensive Plan amendments as they relate to active transportation;
- b. The adoption of Unified Development Ordinance text amendments as they relate to active transportation;
- c. The setting of impact fee/Capital Improvement Plan priorities as they related to active transportation.

The Active Transportation Advisory Board shall make recommendations to the City Council for the following:

- a. The adoptions of Comprehensive Plan amendments as they related to active transportation;
- b. The adoption of Unified Development Ordinance text amendments as they relate to active transportation;
- c. The setting of impact fee/Capital Improvement Plan priorities as they relate to active transportation.

E. Staff.

The Administrator shall provide staff to the Active Transportation Advisory Board as needed.

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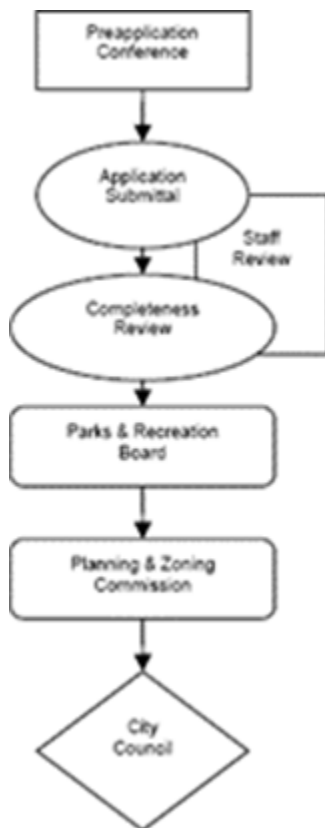
Subpart B – LAND DEVELOPMENT ORDINANCES

Appendix A – UNIFIED DEVELOPMENT ORDINANCE

Article 3. - Development Review Procedures

Sec. 3.5. Concept Plans (P-MUD and PDD Districts).

Concept Plan Review Process



A. Applicability.

A concept plan shall accompany a P-MUD Planned Mixed-Use District or PDD Planned Development District rezoning application to ensure the intent of the UDO is met by the proposed planned district standards.

B. Application Requirements.

A complete application for a concept plan shall be submitted to the Administrator with a P-MUD Planned Mixed-Use District or PDD Planned Development District rezoning application as set forth in the General Approval Procedures Section above unless otherwise specified in this Section.

C. Concept Plan Approval Process.

1. Pre-Application Conference.

Prior to submitting a concept plan, applicants are encouraged to schedule and attend an optional pre-application conference in accordance with the Pre-Application Conference Subsection of the General Approval Procedures Section above.

2. Review and Report by the Parks and Recreation Advisory Board.

If the proposed area involves any required or voluntary parkland dedication, the concept plan must be reviewed by the Parks and Recreation Advisory Board. Parks and Recreation Advisory Board recommendations shall be forwarded to the City Council.

3. **Review and Recommendation by the Administrator.**

The Administrator shall review the concept plan and recommend approval, approval with conditions, or disapproval of the same.

4. **Review and Recommendation by the Planning and Zoning Commission.**

The Planning and Zoning Commission shall review the concept plan and recommend to the City Council approval, approval with conditions, or disapproval of the same.

5. **City Council Final Action.**

The City Council shall review the concept plan and approve, approve with conditions, or disapprove.

D. **Concept Plan Requirements.**

A concept plan shall not be considered or reviewed as a complete site plan application. The concept plan for the proposed development shall include the following:

1. A general layout plan showing the location and relationship of the various land uses permitted in the development which is to include the following as applicable:
 - a. Overall property boundary of the area to be included as part of the PDD Planned Development District or P-MUD Planned Mixed-Use District;
 - b. General arrangement of existing and proposed streets;
 - c. The general location of building and parking areas;
 - d. A range of proposed building heights (minimum and maximum) to be permitted;
 - e. General arrangement of existing and proposed sidewalks to show connectivity provided to adjacent properties;
 - f. Proposed base zoning districts;
 - g. General arrangement of lots and/or blocks to be subdivided to illustrate proposed density;
 - h. Existing land uses on the property and on adjacent properties;
 - i. The general location of detention/retention ponds and other major drainage structures;
 - j. Open spaces, parkland, conservation areas, greenways, parks, trails and other special features of the development;
 - k. Location of landscape buffer to adjacent land uses, or enhanced landscape areas; and
 - l. Density of proposed development (residential units per acre).
2. For a PDD Planned Development District encompassing twenty (20) acres or more, the development may be phased into areas to provide more detailed Concept Plans. If phased, the Concept Plan would not need to include above referenced items but shall provide an overall general layout of areas to include the proposed zoning and vehicular circulation. If development is to be phased, the Concept Plan must state the phases which are intended to be developed in sequential order. Prior to development of each phase as identified on the Concept Plan, a Concept Plan for each phase must meet all of the requirements above and shall be required to be submitted for review to the Planning and Zoning Commission and adoption by City Council. Each phase must be stated in the ordinance and provide reference to the original Concept Plan.
3. A written statement addressing the drainage development of the site;
4. A list of general bulk or dimensional modifications sought; and
5. If general bulk or dimensional modifications are sought, provide a list of tangible community benefits and/or innovative design concepts to justify the request. For City consideration, each tangible community benefit and/or innovative design concepts must be enforceable via site plan or subdivision plat regulations. Community benefits include items which provide an offset to the modifications being requested. Examples include, but are not limited to those items listed in the Minimum Requirements Subsection below.

E. **Review Criteria.**

The Administrator and Planning and Zoning Commission shall recommend approval and the City Council may approve a concept plan if, in addition to the Review Criteria Subsection of the Official Zoning Map Amendments (Rezoning) Section of Article 3, Development Review Procedures, it finds that the concept plan meets the following criteria:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal conforms with the policies, goals, and objectives of the Comprehensive Plan, including any associated plans or studies subsequently adopted by the City Council, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. The development includes the provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
5. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
6. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other development reasonably anticipated in the area; and
7. The development will provide a greater level of building design quality, community amenities, or connectivity than would be required if the project were not being developed in a PDD Planned Development District or P-MUD Planned Mixed-Use District.

F. Minimum Requirements.

Unless otherwise indicated in the approved Concept Plan, the minimum requirements for each development shall be those stated in this UDO for subdivisions and the requirements of the most restrictive standard zoning district in which designated uses are permitted. Modification of these standards may be considered during the approval process of the Concept Plan. If modification of these standards is granted with the concept plan, the Administrator will determine the specific minimum requirements.

1. A PDD Planned Development District five (5) acres or more must comply with the following requirements:
 - a. Provide at least ten (10) percent of the property as common open space. Common open space may include amenities such as, but not limited to, private outdoor recreation facilities, natural areas, trails, agricultural lands, or stormwater management facilities designed as a neighborhood amenity, all subject to approval by Administrator; and
 - b. For non-residential or multi-family development, exceed the minimum landscape points required in the Landscaping and Tree Protection Subsection of Article 7, General Development Standards of this UDO by ten (10) percent or more.
2. All PDD Planned Development Districts must provide tangible community benefits to offset the modifications requested. Each community benefit will be reviewed and subject to approval by the Administrator to determine appropriateness based on the modification requested, proposed development, and existing surrounding development. Suggested tangible community benefits, listed below in order of generally more substantial to less substantial, include but are not limited to:
 - a. Increasing the landscape buffer planting requirements as determined in the Buffer Requirements Subsection of Article 7, General Development Standards of this UDO by an additional fifty (50) percent;
 - b. Increasing the landscape buffer width requirements as determined in the Buffer Requirements Subsection of Article 7, General Development Standards of this UDO by an additional fifty (50) percent;
 - c. Providing connectivity to at least one (1) adjacent development through pedestrian facilities (via internal sidewalks) within the property;
 - d. Providing parking screening from all property lines for all off-street parking spaces where not required by the Landscaping and Tree Protection Subsection of Article 7, General Development Standards of this UDO;
 - e. Increasing the landscaping point requirements as determined in the Landscaping and Tree Protection Subsection of Article 7, General Development Standards of this UDO (i.e., ten (10), twenty-five (25), fifty (50) percent or more);

- f. Providing Non-Residential Architectural relief elements as found in the Non-Residential Architectural Standards Subsection of Article 7, General Development Standards of this UDO required on all façades (not facing or visible), regardless of building orientation at one (1) element for every forty (40) feet;
- g. Providing Low-Density Residential Height Protection for property adjacent to a residential zoning district or use where not required by the General Provisions Subsection of Article 7, General Development Standards of this UDO;
- h. Reducing the maximum building height as found in the Residential District Dimensional Standards Subsection of Article 5, and/or Non-Residential District Dimensions Standards Subsection of Article 5, District Purpose Statements and Supplemental Standards by ten (10) feet when adjacent to a residential zoning district or use or limiting to one (1) story when adjacent to a residential zoning district or use;
- i. Preserving existing canopy trees at least six (6) inches to eight (8) inches as found in the Landscaping and Tree Protection Subsection of Article 7, General Development Standards of this UDO;
- j. Meeting the building material requirements as listed in the Non-Residential Architectural Standards Subsection of Article 7, General Development Standards of this UDO;
- k. Providing thirty (30) percent building transparency between zero (0) feet and eight (8) feet on all façades facing the right-of-way;
- l. Meeting the SC Suburban Commercial Non-Residential Architectural Standards relief element requirements where not already required as found in the Non-Residential Architectural Standards Subsection of Article 7, General Development Standards of this UDO;
- m. Exceeding the number of Non-Residential Architectural relief elements found in the Non-Residential Architectural Standards Subsection of Article 7, General Development Standards of this UDO by more than twenty-five (25) percent or two (2) elements whichever is greater where required;
- n. Allowing only Attached signs where only Low-Profile signs are allowed as determined in the Signs Subsection of Article 7, General Development Standards of this UDO;
- o. Allowing only Low-Profile signs where Freestanding signs are allowed as determined in the Signs Subsection of Article 7, General Development Standards of this UDO;
- p. Prohibiting internally lit signage when property is adjacent to a residential zoning district or use;
- q. Removing more intense uses from proposed base zoning that may be incompatible with the surrounding area as determined by the Administrator;
- r. Providing mechanical equipment screening where not already required for properties zoned SC Suburban Commercial as found in the Non-Residential Architectural Standards Subsection of Article 7, General Development Standards of this UDO; and/or
- s. Other items determined to be tangible community benefits and/or innovative design concepts as approved by the Administrator.

G. Compliance with Other Regulations.

The approval of a concept plan shall not relieve the developer from responsibility for complying with all other applicable sections of this UDO and other codes and ordinances of the City of College Station unless such relief is granted in the approved concept plan.

H. Owners Association Required.

An owners association will be required if other satisfactory arrangements have not been made for providing, operating, and maintaining common facilities including streets, drives, service, and parking areas, common open spaces, buffer areas, and common recreational areas at the time the development plan is submitted. If an owners association is required, documentation must be submitted to the City at the time of platting to assure compliance with the provisions of this UDO.

I. Modifications.

Any deviations from the approved concept plan shall require City Council approval except as provided in the Minor Amendment to Concept Plan Subsection below.

J. Minor Amendment to Concept Plan.

1. Minor additions and modifications to the approved concept plans for areas less than twenty (20) acres meeting the following criteria may be approved by the Administrator provided they do not:
 - a. Change the total square footage of each building by more than the lesser of ten (10) percent or two thousand five hundred (2,500) square feet;
 - b. Substantially alter the arrangement of buildings from the original Concept Plan;
 - c. Increase the number of buildings (which are greater than one hundred twenty (120) square feet);
 - d. Change the use of a building;
 - e. Change a required setback;
 - f. Increase the height of a building by more than ten (10) percent;
 - g. Substantially alter the configuration of streets, parking areas, drive aisles or lots from the original Concept Plan;
 - h. Reduce common open space areas;
 - i. Propose the clearing or grading of areas depicted on the Concept Plan as a conservation area, greenway, or park;
 - j. Change the final determination of the specific meritorious modifications such as setbacks, lot size, dimensional standards, etc., granted generally as part of the Concept Plan; or
 - k. Conflict with other regulations established for the PDD Planned Development Districts.
2. Minor additions and modifications to the approved Concept Plan for a PDD Planned Development District twenty (20) acres or more meeting the following criteria may be approved by the Administrator provided they do not:
 - a. Change the arrangement or size of base zoning districts; or
 - b. Change the final determination of the specific meritorious modifications such as setbacks, lot size, dimensional standards, etc., granted generally as part of the Concept Plan.

(Ord. No. 2023-4453, Pt. 1(Exh. A), 8-10-2023; Ord. No. 2026-4663, Pt. 1(Exh. A), 3-26-2026)

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II

Subpart B – LAND DEVELOPMENT ORDINANCES

Appendix A – UNIFIED DEVELOPMENT ORDINANCE

Article 8. - Subdivision Design and Improvements

Sec. 8.3. - General Requirements and Minimum Standards of Design for Subdivisions within the City Limits

K. Sidewalks.

2. Required Sidewalks.

- b. Where a multi-use path is shown along a street on the Active Transportation Master Plan, the sidewalk may be incorporated as part of the multi-use path.

3. Sidewalk Exceptions.

Sidewalks are not required:

- b. Along a street classified on the Comprehensive Plan Functional Classification & Context Map as a freeway/expressway, unless a sidewalk or multi-use path has been identified on the Active Transportation Master Plan;
- e. Along existing local/residential streets unless sidewalks have been identified in the Active Transportation Master Plan.

L. Bicycle Facilities.

2. Timing.

Bicycle facilities shall be required in accordance with the Active Transportation Master Plan and the B/CS Unified Design Guidelines and constructed along with other public infrastructure required pursuant to this UDO.

V. Private Streets and Gating of Roadways.

1. General Requirements.

- e. A private street may not cross an existing or public thoroughfare as shown on the Comprehensive Plan Functional Classification & Context Class Map. A private street may not disrupt or cross an existing or proposed public park or pedestrian pathway as shown on the Active Transportation Master Plan.

CODE OF ORDINANCES CITY OF COLLEGE STATION, TEXAS VOLUME II**Subpart B – LAND DEVELOPMENT ORDINANCES****Appendix A – UNIFIED DEVELOPMENT ORDINANCE****Article 8. - Subdivision Design and Improvements****Sec. 8.4. - General Requirements and Minimum Standards of Design for Subdivisions within the City of College Station Extraterritorial Jurisdiction.****T. Private Streets and Gating of Roadways.**

- 3. A private street may not cross an existing or proposed public thoroughfare as shown on the Comprehensive Plan Functional Classification & Context Map. A private street subdivision will not disrupt or cross an existing or proposed public park or pedestrian pathway as shown on the Active Transportation Master Plan.