

March 26, 2026
Item No. 9.2.
Comprehensive Plan Amendment - 8650 Turkey Creek

Sponsor: Gabriel Schrum , Staff Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Neighborhood Center to Urban Residential for approximately 6.995 acres generally located at 8650 Turkey Creek Road.

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): This item was heard at the February 19th, 2026 Planning and Zoning Commission meeting, where the Commission voted 6-1 to recommend approval.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Neighborhood Center to Urban Residential for approximately 6.995 acres located southwest of the intersection of Health Science Center Pkwy and Turkey Creek Rd. This Comprehensive Plan Amendment is in conjunction with a rezoning of the property to allow for a multi-family product on this property. It is the applicant's intent to develop a multi-family housing development.

REVIEW CRITERIA

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

The subject property and properties to the north, south, and east are designated as Neighborhood Center. The Neighborhood Center land use designation is generally for areas that are appropriate for a mix of uses arranged in a compact and walkable pattern at a smaller scale than Urban Centers. These areas consist of residential, commercial, and office uses arranged horizontally in an integrated manner and may be mixed vertically within structures. Neighborhood Centers should also incorporate consolidated parking facilities, access to transportation alternatives, open space and recreational facilities, and public uses.

The properties to the south and west are designated as Business Center. Business Center areas are 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 area to the west and to the south is currently undeveloped land.

This request to change the land use designation of the subject property from Neighborhood Center to Urban Residential would allow for the development of a range of high-density multifamily and attached residential development in various forms, including townhomes, apartment buildings, mixed use buildings, and limited non-residential uses that are compatible with the surrounding area. The zoning district that the applicant proposes is appropriate in the context of the area as it would allow for supportive housing and density near the BioCorridor. While there are existing rural properties in the area, the proposed rezoning and development is appropriate and in accordance with the plan and development seen in the last few years. The vision for this area has been to support the biocorridor's commercial and industrial development by providing density in the surrounding region such as

proposed on this property.

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 Urban Residential and has also requested a rezoning to MF Multi-Family. The intent of Urban Residential is to accommodate a wide range of attractive multifamily housing for a diverse population. Buildings may be clustered and grouped and the overall setback from the street varies but is generally consistent within the development. The subject property is located just southwest of the intersection of Health Science Center Pkwy and Turkey Creek Rd. This property would be compatible with existing uses, development patterns, and overall character of zoned properties in the area.

The applicant held a neighborhood meeting on January 20th, 2026. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and approximately 16 people were in attendance. Attendees did not express any general concerns regarding the development idea, and overall had only one general inquiry about Turkey Creek Rd. There were not concerns regarding the land use change being requested.

The proposal is compatible with the character of the area as it allows for a multifamily development providing housing options that are needed with the surrounding area.

3. Impact on environmentally sensitive and natural areas:

There is no portion of the subject property that is designated as FEMA floodplain. All development will follow City codes and ordinances and will not have adverse impacts on surrounding areas.

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

Water and wastewater services will be provided by the City of College Station and a portion of this development by Wellborn SUD. There is adequate water and sanitary sewer capacity to support the proposed amendment. The subject property has White Creek Tributary 8 located across Turkey Creek Rd from it. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject property has frontage to Turkey Creek Rd, a 2 lane major collector on the Thoroughfare Plan, and at the time of platting will need to extend Atlas Dr. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed.

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 Urban Residential, defined as areas that accommodate a wide range of attractive multifamily housing for a diverse population, fits the intent, goals, and strategic actions identified in the Comprehensive Plan.

Budget & Financial Summary:

Attachments:

1. Aerial and SAM
2. Background Information
3. Comprehensive Plan Exhibit
4. Applicants Supporting Information
5. Future Land Use Map
6. Ordinance



City of College Station

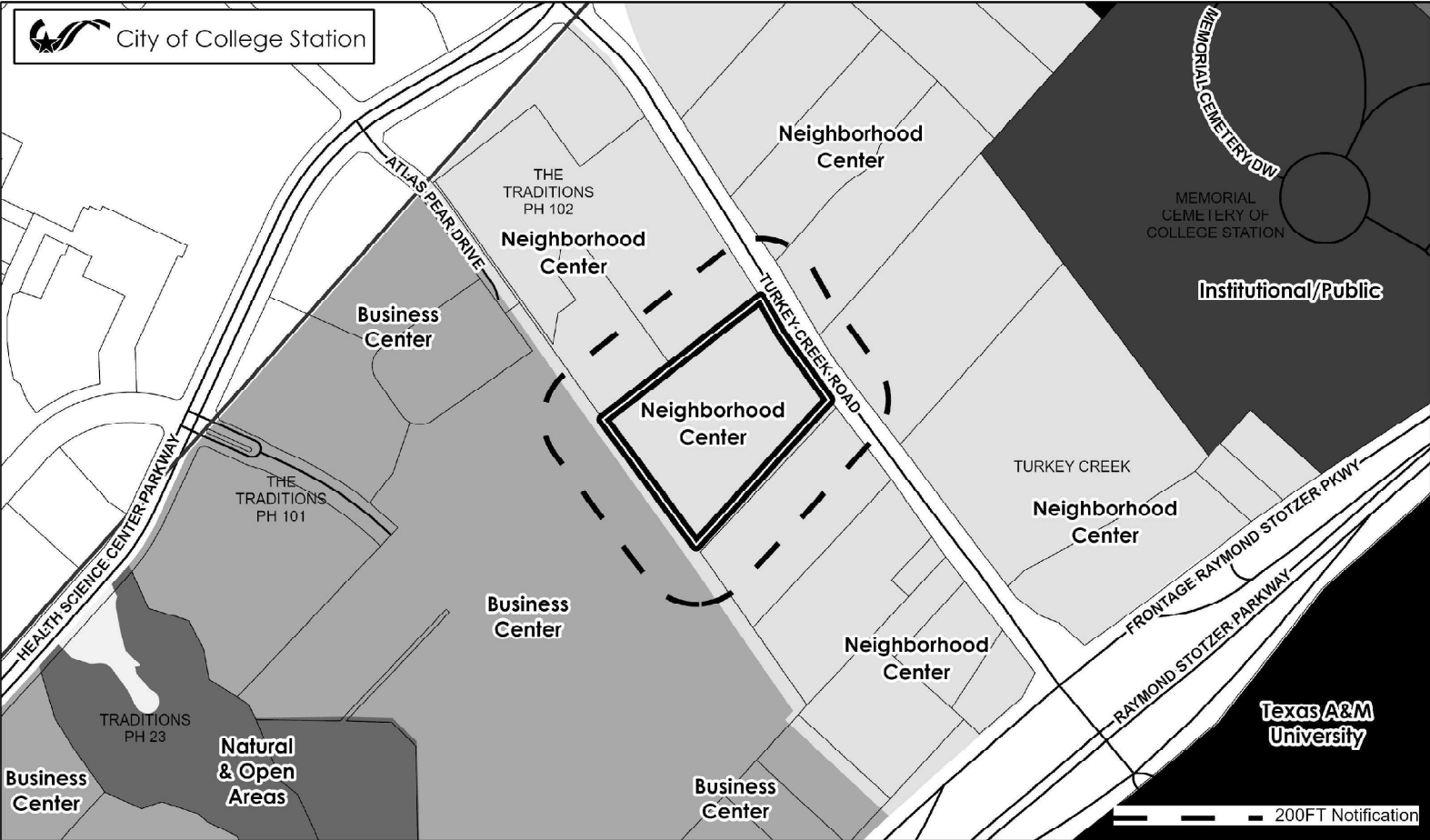


0 370 740 Feet

NEIGHBORHOOD CENTER TO
URBAN RESIDENTIAL

Case: CPA2025-000002 COMPREHENSIVE PLAN
AMENDMENT

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FUTURE LAND USE DISTRICTS (In Grayscale)

Residential	Non-Residential	Combined Centers	Other
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			



**NEIGHBORHOOD CENTER TO
URBAN RESIDENTIAL**

Case: CPA2025-000002
COMPREHENSIVE PLAN
AMENDMENT
Page 845 of 1208

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: February 19, 2026
Advertised Council Hearing Date: March 26, 2026

Property owner notices mailed: 11

Contacts in support: None at the time of this report

Contacts in opposition: None at the time of this report

Inquiry contacts: 1

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Center	MF – Multi Family	Apartments
South	Neighborhood Center	R- Rural	Detached Single Family
East	Neighborhood Center (across Turkey Creek Rd)	R - Rural	Turkey Creek Rd (Major Collector)
West	Business Center	PDD – Planned Development District	Undeveloped

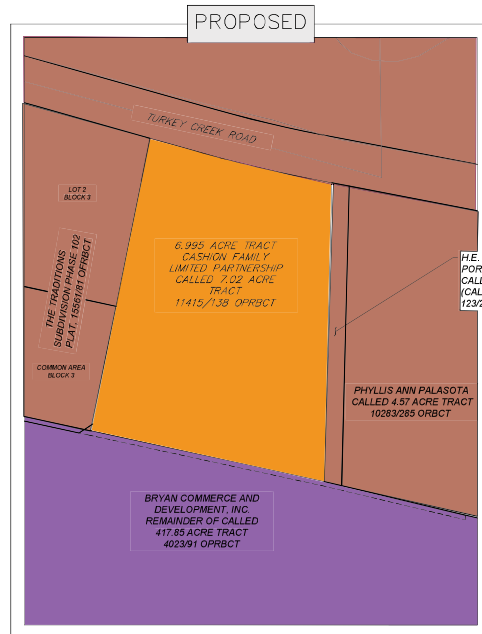
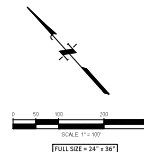
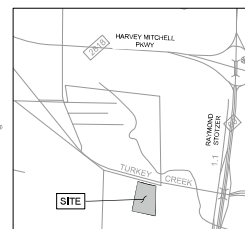
DEVELOPMENT HISTORY

Annexed: June 1995

Zoning: A-O Agricultural-Open (upon annexation 1995)
A-O Agricultural to R Rural (2013)

Final Plat: Unplatted

Site Development: Undeveloped



-  NEIGHBORHOOD CENTER
-  URBAN RESIDENTIAL
-  BUSINESS CENTER

H.E. BURGESS
PORTION OF REMAINDER OF
CALLED 200 ACRE TRACT
(CALLED 40' WIDE STRIP)
123/229 ORBCT

H.E. BURGESS
PORTION OF REMAINDER OF
CALLED 200 ACRE TRACT
(CALLED 40' WIDE STRIP)
123/229 ORBCT

BRYAN COMMERCE AND
DEVELOPMENT, INC.
REMAINDER OF CALLED
417.85 ACRE TRACT
4023/91 OPRBCT

PHYLLIS ANN PALASOTA
CALLED 4.57 ACRE TRACT
10283/285 ORBCT

6.995 ACRE TRACT
CASHION FAMILY
LIMITED PARTNERSHIP
CALLED 7.02 ACRE
TRACT
11415/138 OPPBCT

LOT 2
BLOCK 3

TURKEY CREEK ROAD

PROPOSED

6.995 ACRE TRACT
CASHION FAMILY
LIMITED PARTNERSHIP
CALLED 7.02 ACRE
TRACT
11415/138 OPRBCT

COMMON AREA

BRYAN COMMERCE AND
DEVELOPMENT, INC.
REMAINDER OF CALLED
417.85 ACRE TRACT
4023/91 OPRBCT

PHYLLIS ANN PALASOTA
CALLED 4.57 ACRE TRACT
10283/265 ORRBT

[illegible]

FLOODPLAIN NOTE:
THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED
AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD
AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD
(100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS
COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL
NO. 48041C0285E, REVISED DATE: 05-16-2012, &
48041C0305F, REVISED DATE: 04-02-2014.



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: NEIGHBORHOOD CENTER TO URBAN RESIDENTIAL (CPA2025-000002)

Address: 8650 TURKEY CREEK RD

Legal Description: A002601, JOHN H JONES (ICL), TRACT 61, 7.02 ACRES

Total Acreage: 7.02

Applicant: PARKWAY CONSTRUCTION

Property Owner: CASHION FAMILY LIMITED PARTNER

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

We are amending the current zoning of the property to develop a multi family multiple buildings.

What is the amendment requested?

Rezoning from R-Rural to MF-Multi Family

NEIGHBORHOOD CENTER TO URBAN RESIDENTIAL

What is the reason for the amendment?

Rezoning from R-Rural to MF-Multi Family

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?

Rezoning from R-Rural to MF-Multi Family

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

Developing adjacent to a Existing Multi Family Development

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

N/A

List any other reasons to support this zone change.

N/A

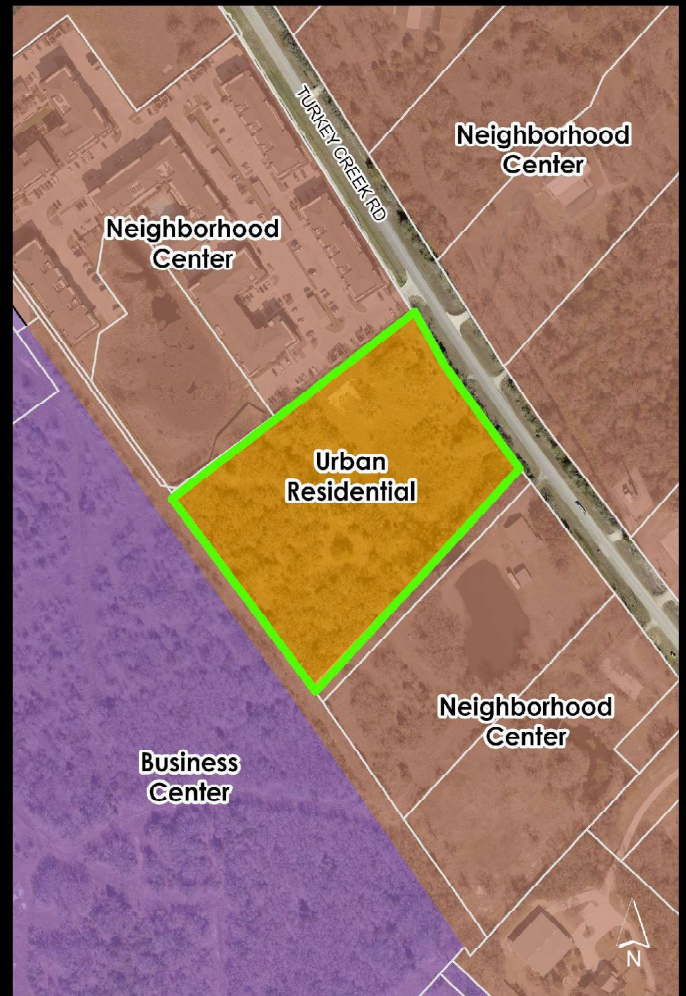
List any other additional properties.

N/A

EXISTING
Future Land Use



PROPOSED
Future Land Use



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE OFFICIAL CITY OF COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN - FUTURE LAND USE & CHARACTER MAP FROM NEIGHBORHOOD CENTER TO URBAN CENTER FOR APPROXIMATELY 6.995 ACRES OF LAND, GENERALLY LOCATED AT 8650 TURKEY CREEK RD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the “Official City of College Station Comprehensive Plan” is hereby amended by adding new Subsection “E.1.n.” of Exhibit “A” thereto as set out in Exhibit “A” attached hereto and made a part hereof; as set out in Exhibit “B” attached hereto and made a part hereof.

PART 2: That if any provisions of any section of this Ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this Ordinance, which shall remain in full force and effect.

PART 3: That this Ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this _____ day of ____, 2025.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Ordinance No.4303 adopting the “Official City of College Station Comprehensive Plan” as amended, is hereby amended by adding Subsection “E.1.n.” to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

A. Comprehensive Plan

The Official City of College Station Comprehensive Plan (Ordinance 4303) is hereby adopted and consists of the following:

1. Plan Foundation;
2. Distinctive Places;
3. Strong Neighborhoods;
4. A Prosperous Economy;
5. Engaging Spaces;
6. Integrated Mobility;
7. Exceptional Services;
8. Managed Growth;
9. Collaborative Partnerships; and
10. Plan Implementation

B. Master Plans

The following Master Plans are hereby adopted and made a part of the Official City of College Station Comprehensive Plan:

1. The Northgate Redevelopment Plan dated November 1996;
2. The Revised Wolf Pen Creek Master Plan dated 1998;
3. Northgate Redevelopment Implementation Plan dated July 2003;
4. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
5. Parks, Recreation, and Open Spaces Master Plan dated July 2011;
6. Medical District Master Plan dated October 2012;
7. Economic Development Master Plan dated February 2026;
8. The Water System Master Plan dated April 2017;
9. The Wastewater System Master Plan dated April 2017;
10. Northeast Gateway Redevelopment Plan dated September 2023;
11. Wellborn District Plan dated October 2023; and
12. Housing Action Plan dated September 2024.

C. Master Plan Amendments

The following Master Plan Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Expiring the East College Station Transportation Study dated May 2005 – Ordinance 4404, dated November 10, 2022.
2. Expiring the Central College Station Neighborhood Plan dated June 2010 – Ordinance 4404, dated November 10, 2022.
3. Expiring the Eastgate Neighborhood Plan dated June 2011 – Ordinance 4404, dated November 10, 2022.
4. Expiring the Southside Area Neighborhood Plan dated August 2012 – Ordinance 4404, dated November 10, 2022.
5. Expiring the South Knoll Neighborhood Plan dated September 2013 – Ordinance 4404, dated November 10, 2022.
6. Amended as shown in the Northeast Gateway Redevelopment Plan for Map 5.4 Proposed Bicycle Facilities and Map 5.5 Proposed Pedestrian Facilities within the Bicycle, Pedestrian, and Greenways Master Plan – Ordinance 4470, dated September 28, 2023.
7. Amended as shown in the Wellborn District Plan for Map 5.4 Proposed Bicycle Facilities and Map 5.5 Proposed Pedestrian Facilities within the Bicycle, Pedestrian, and Greenways Master Plan – Ordinance 4474, dated October 12, 2023.

D. Text Amendments

The following Text Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Text Amendments:
 - a. *Chapter 2. Distinctive Places* by amending the text regarding the Neighborhood Center future land use description, intent, and generally appropriate zoning districts – Ordinance 4351, dated April 28, 2022.
 - b. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to remove expired plans – Ordinance 4404, dated November 10, 2022.
 - c. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to rename the Texas Avenue & University Drive (FM 60)

Redevelopment Area to the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.

- d. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to update it to the Wellborn District Plan, to revise the Future Land Use & Character descriptions to remove the Wellborn future land use and incorporate it and the Wellborn-specific zoning districts into the Neighborhood Commercial, Suburban Residential, and Estate Residential future land use descriptions and generally appropriate zoning districts – Ordinance 4474, dated October 12, 2023.

E. Map Amendments

The following Map Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Future Land Use & Character Map:
 - a. Approximately 5 acres of land generally located at 2354 Barron Road from Suburban Residential to Neighborhood Commercial – Ordinance 4365, dated June 23, 2022.
 - b. Approximately 17 acres of land generally located at 400 Double Mountain Road from Medical to Urban Residential – Ordinance 4378, dated August 11, 2022.
 - c. Approximately 0.19 acres of land generally located at 106 Southland Street from Suburban Residential to Neighborhood Commercial – Ordinance 4388, dated September 8, 2022.
 - d. Approximately 2.611 acres of land, generally located at 100 - 170 Graham Road from Business Center to Neighborhood Commercial – Ordinance 4435, dated May 15, 2023.
 - e. Amended as shown in the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023..
 - f. Amended as shown in the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.
 - g. Approximately 3.25 acres of land generally located west of the intersection of Nantucket Drive and State Highway 6 S from Suburban Residential and Natural and Open Areas to Neighborhood Commercial and Natural and Open Areas – Ordinance 4520, dated May 23, 2024.
 - h. Approximately 3 acres of land generally located at located at 116 and 120 Morgans Lane from Urban Residential to General Commercial.
 - i. Approximately 11 acres of land generally located at 3182 Holleman Drive South from Mixed Residential and Natural & Open Areas to Urban Residential.

- j. Approximately 1.047 acres of land generally located at 3423 Cain Road and 3197 Holleman Drive South from Mixed Residential to General Commercial.
 - k. Approximately 3.60 acres of land generally located at 3768 McCullough Road from Estate Residential to Neighborhood Commercial – Ordinance 4578, dated February 27, 2025
 - l. Approximately 2.752 acres of land generally located at 2360 Harvey Mitchell Parkway South from General Commercial to Urban Residential – Ordinance 4596, dated June 12, 2025.
 - m. Approximately 2.5 acres of land generally located south of the intersection of University Drive East and East Crest Drive from General Commercial to Urban Residential – Ordinance 4609, dated August 14, 2025.
 - n. Approximately 6.995 acres of land generally located at 8650 Turkey Creek Road from Neighborhood Center to Urban Residential.
2. Planning Areas Map:
- a. Removing the Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan – Ordinance 4404, dated November 10, 2022.
 - b. Renaming the Texas Avenue & University Drive (FM 60) Redevelopment Area to the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
 - c. Renaming the Wellborn Community Plan to the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.
3. Functional Classification & Context Class Map:
- a. Amended as shown in the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
 - b. Amended as shown in the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.

F. General

1. **Conflict.** All parts of the Comprehensive Plan and any amendments thereto shall be harmonized where possible to give effect to all. Only in the event of an irreconcilable conflict shall the later adopted ordinance prevail and then only to the extent necessary to avoid such conflict. Ordinances adopted at the same city council meeting without reference to another such ordinance shall be harmonized, if possible, so that effect may be given to each.

2. **Purpose.** The Comprehensive Plan is to be used as a guide for growth and development for the entire City and its Extraterritorial Jurisdiction (“ETJ”). The Comprehensive Plan depicts generalized locations of proposed future land uses, including thoroughfares, bicycle and pedestrian ways, parks, greenways, and waterlines, and sewer lines that are subject to modification by the City to fit local conditions and budget constraints.
3. **General nature of Future Land Use.** The Comprehensive Plan, in particular the Future Land Use & Character Map and any adopted amendments thereto, shall not be, nor be considered, a zoning map, shall not constitute zoning regulations or establish zoning boundaries, and shall not be site or parcel specific but shall be used to illustrate generalized locations.
4. **General nature of College Station Comprehensive Plan.** The Comprehensive Plan and any additions, amendments, master plans and subcategories thereto depict same in generalized terms including future locations; and are subject to modifications by the City to fit local conditions, budget constraints, cost participation, and right-of-way availability that warrant further refinement as development occurs. Linear routes such as thoroughfares, bikeways, pedestrian ways, greenways, waterlines, and sewer lines that are a part of the Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the Comprehensive Plan without being considered an amendment thereto.
5. **Reference.** The term College Station Comprehensive Plan includes all of the above in its entirety as if presented in full herein, and as same may from time to time be amended.

EXHIBIT B

That the “Official City of College Station Comprehensive Plan” is hereby amended by amending a portion of the map titled “Future Land Use & Character” from Neighborhood Center to Urban Residential for the following property:



March 26, 2026
Item No. 9.3.
Rezoning - Turkey Creek

Sponsor: Gabriel Schrum , Staff Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to MF Multi-Family for approximately 6.995 acres generally located at 8650 Turkey Creek Road.

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): This item was heard at the February 19th, 2026, Planning and Zoning Commission meeting, where the Commission voted 6-1 to recommend approval.

Summary: This request is to rezone approximately 6.995 acres of undeveloped land generally located Northwest of the intersection of Turkey Creek Rd and Raymond Stotzer Pw from R Rural to MF Multi Family. The tract proposed to be rezoned consists of an un-platted property with frontage to Turkey Creek Rd. This zoning request is an effort to provide additional housing and residential density to this area. The applicant is requesting a zoning district change to allow a multi-family development, which would not be allowed on properties zoned R Rural, and to meet the associated zoning standards as required by the district.

REZONING REVIEW CRITERIA

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

The subject tract is currently designated as Neighborhood Center on the Comprehensive Plan Future Land Use & Character Map. There is an associated Comprehensive Plan Amendment (CPA2025-00002) with this rezoning request to change the Land Use to Urban Residential.

The Comprehensive Plan generally describes the Neighborhood Center land use designation as follows:

Areas that are appropriate for a mix of uses arranged in a compact and walkable pattern at a smaller scale than Urban Centers. These areas consist of residential, commercial, and office uses arranged horizontally in an integrated manner and may be mixed vertically within structures. Neighborhood Centers should also incorporate consolidated parking facilities, access to transportation alternatives, open space and recreational facilities, and public uses.

The intent of the Neighborhood Center Land Use is to

- Create and reinforce walkable activity centers that are connected to surrounding development and include a mix of complementary uses that accommodate a mix of building types that frame attractive pedestrian spaces.
- Support vertical mixed-use structures with ground-floor retail in appropriate locations such as along corridors or major intersections.

The zoning districts that are generally appropriate within the Neighborhood Center land use include: Mixed-use, Wolf Pen Creek zoning (in Wolf Pen Creek only), commercial and multi-family zoning may be considered in some circumstances if designed in an integrated manner through a Planned Development District with a preferred emphasis on urban form.

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

The intent of the Urban Residential land use is to:

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

The zoning districts that are generally appropriate within the Urban Residential land use include: Multi-family, townhouse, mixed-use, and limited suburban commercial zoning.

The City of College Station's adopted Housing Action Plan identifies goals and strategies that create and incentivize more housing units and diverse housing types for not just the current, but future community members. This request aligns with this overall Plan and its guiding goal, as it intends to provide the community with housing options such as apartment homes that will help enrich the housing stock and the surrounding area as well. It additionally helps promote Strategy 1 of the Housing Action Plan as it encourages increased density where it can be supported with appropriate standards, infrastructure, and services.

The proposed zoning district of MF Multi Family would be in line with the proposed amendment to the Comprehensive Plan (CPA2025-00002) as the request will be providing a development with permitted uses allowed by the zoning district.

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

The subject property is near another existing Multi Family use which is located along Turkey Creek Rd to the northwest. The proposed zoning district is appropriate in the context of the area as it would allow for supportive housing and density near the BioCorridor. While there are existing rural properties in the area, the proposed rezoning and development is appropriate and in accordance with the plan and development seen in the last few years. The vision for this area has been to support the biocorridor's commercial and industrial development by providing density in the surrounding region such as proposed on this property.

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 multifamily development, and 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 adequate to support the needs of this development. Drainage and any other infrastructure required with site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located just west of the intersection of Raymond Stotzer and Turkey Creek Rd. Turkey Creek Rd is identified as a Major Collector on the Thoroughfare Plan. The use is expected to generate less than 150 trips in any peak hour; therefore, a Traffic Impact Analysis (TIA) was not required to be submitted with the application.

5. The marketability of the property:

The applicant states rezoning and developing this property as Multi Family will be marketable "apartments for students".

Budget & Financial Summary:

Attachments:

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



City of College Station



City of College Station City Limit



0 395 790 Feet

REZONING FROM R-RURAL
TO MF-MULTI FAMILY

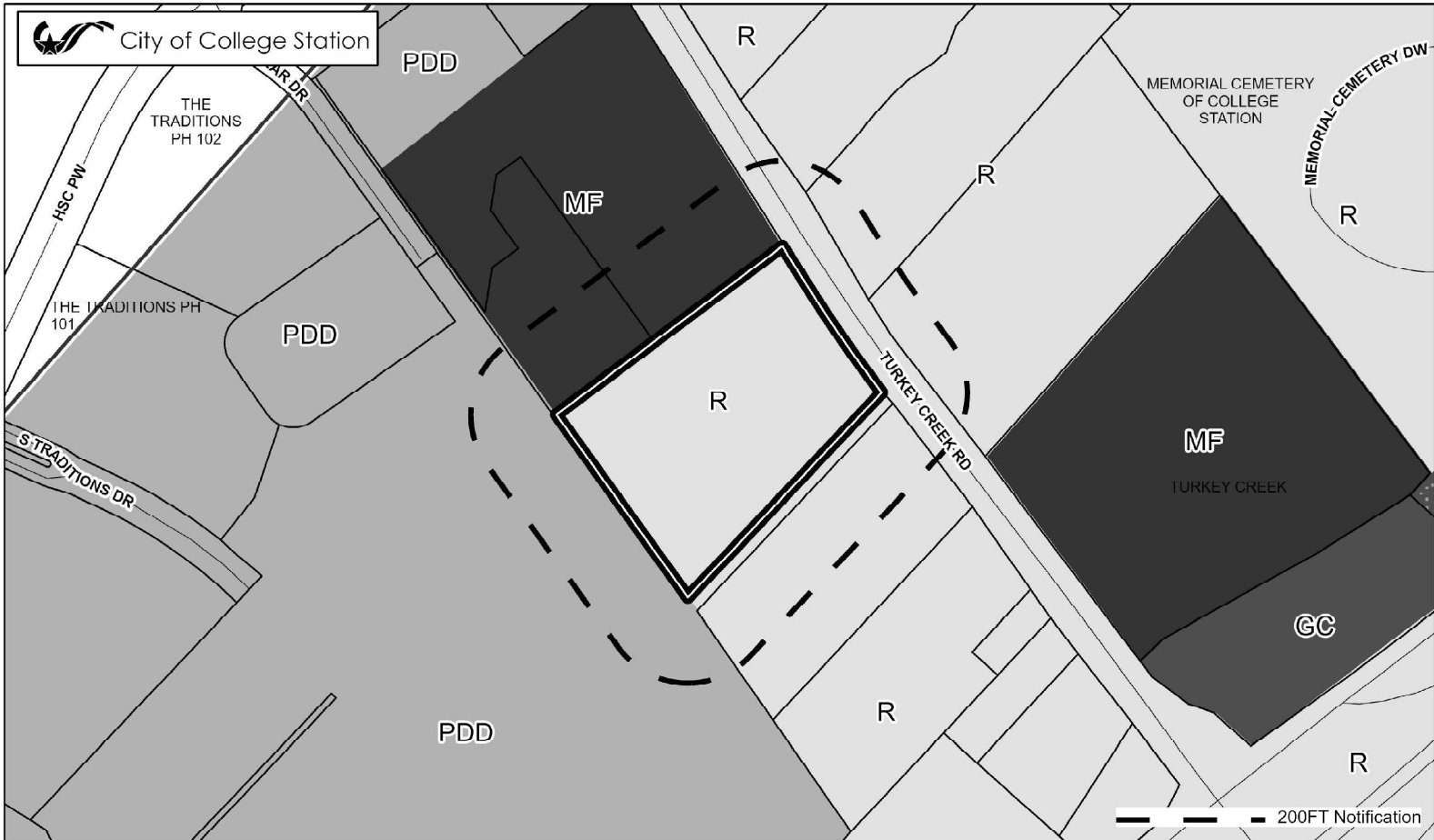
Case:
REZ2025-000027

REZONING

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City of College Station



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
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



0 315 630 Feet

**REZONING FROM R-RURAL
TO MF-MULTI FAMILY**

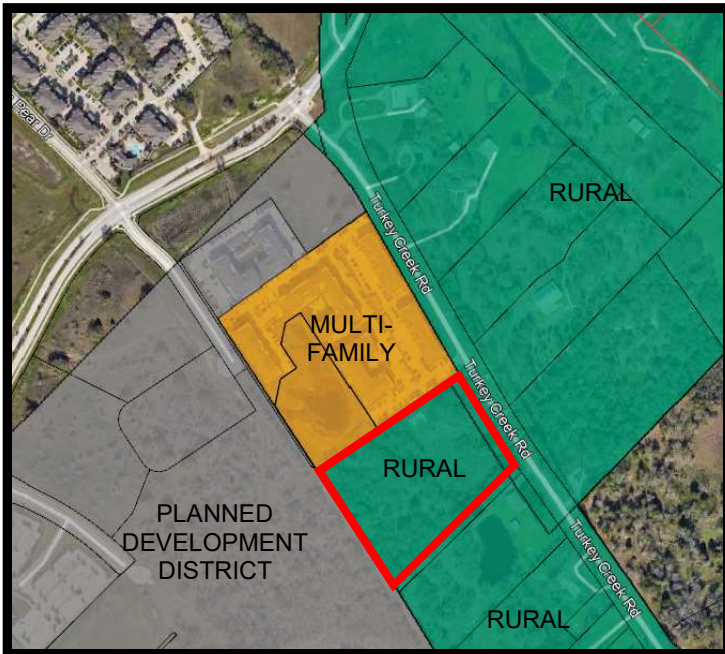
Case:
REZ2025-000027

REZONING

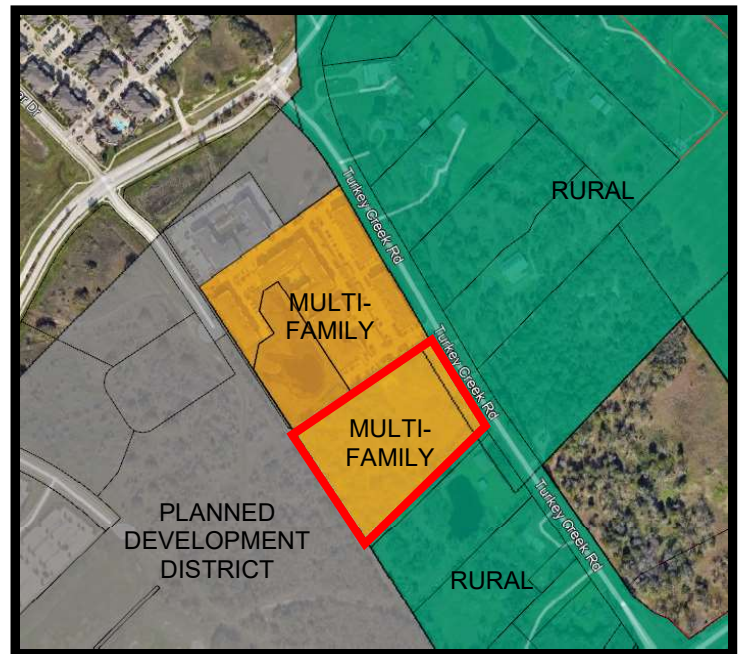
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**EXISTING
ZONING**



**PROPOSED
ZONING**



Rezoning Exhibit
Proposed Multi-Family Zoning
7.02 Acre Cashion Family LP
College Station, Tx

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: February 19, 2026
Advertised Council Hearing Date: March 26, 2026

Property owner notices mailed: 11

Contacts in support: None at the time of this report

Contacts in opposition: None at the time of this report

Inquiry contacts: 1

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Center	MF – Multi Family	Apartments
South	Neighborhood Center	R- Rural	Detached Single Family
East	Neighborhood Center (across Turkey Creek Rd)	R - Rural	Turkey Creek Rd (Major Collector)
West	Business Center	PDD – Planned Development District	Undeveloped

DEVELOPMENT HISTORY

Annexed: June 1995

Zoning: A-O Agricultural-Open (upon annexation 1995)
A-O Agricultural to R Rural (2013)

Final Plat: Unplatted

Site Development: Undeveloped



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: REZONING FROM R-RURAL TO MF-MULTI FAMILY (REZ2025-000027)

Address: 8650 TURKEY CREEK RD

Legal Description: A002601, JOHN H JONES (ICL), TRACT 61, 7.02 ACRES

Total Acreage: 7.02

Applicant:: PARKWAY CONSTRUCTION

Property Owner: CASHION FAMILY LIMITED PARTNER

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

Rezoning from R-Rural to MF-Multi Family

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

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?

Suitable as there is a MF adjacent to this property

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

Suitable as there is a MF adjacent to this property

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

Suitable as there is a MF adjacent to this property

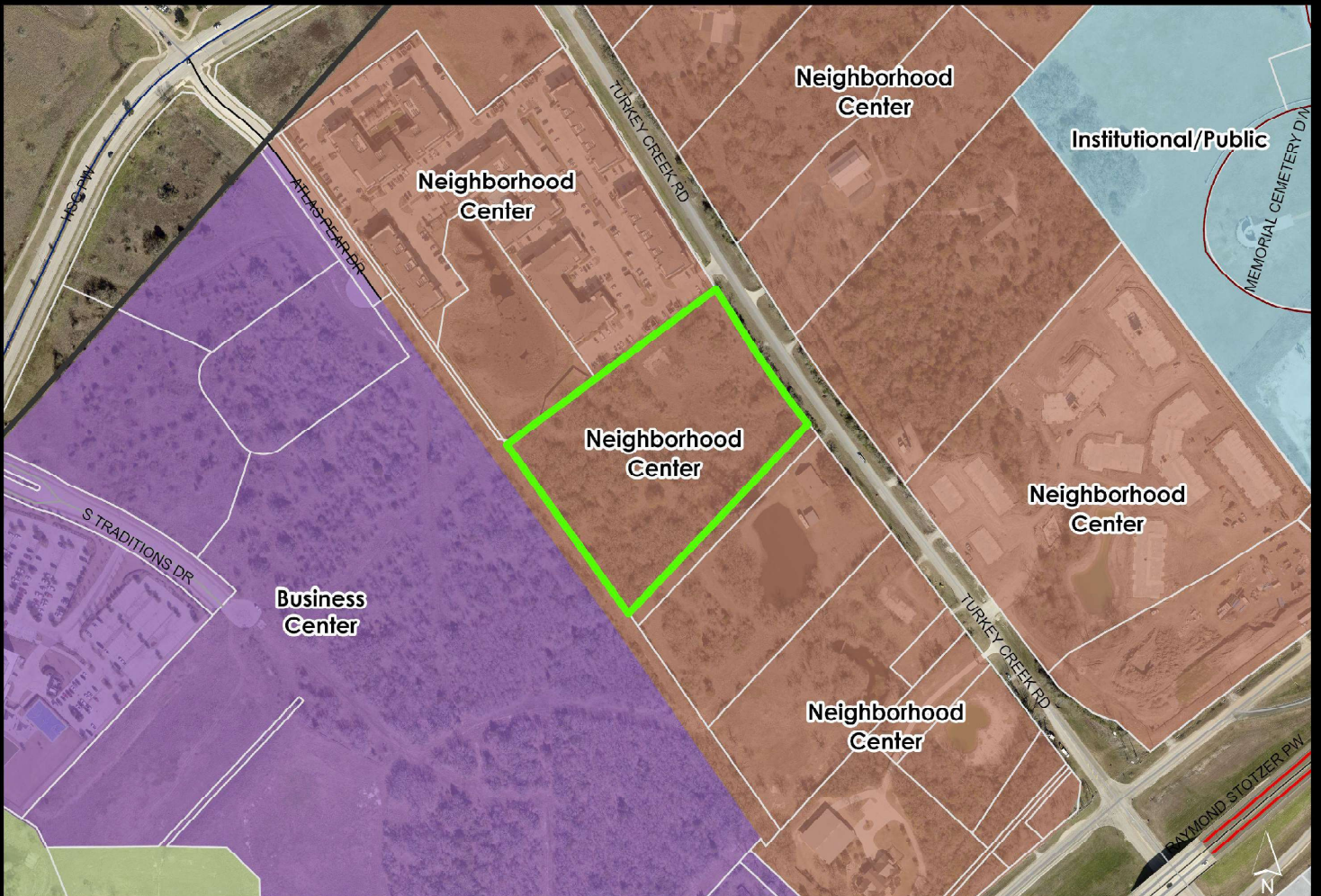
Explain the marketability of the property for uses permitted by the current zoning district.

Apartments for Students

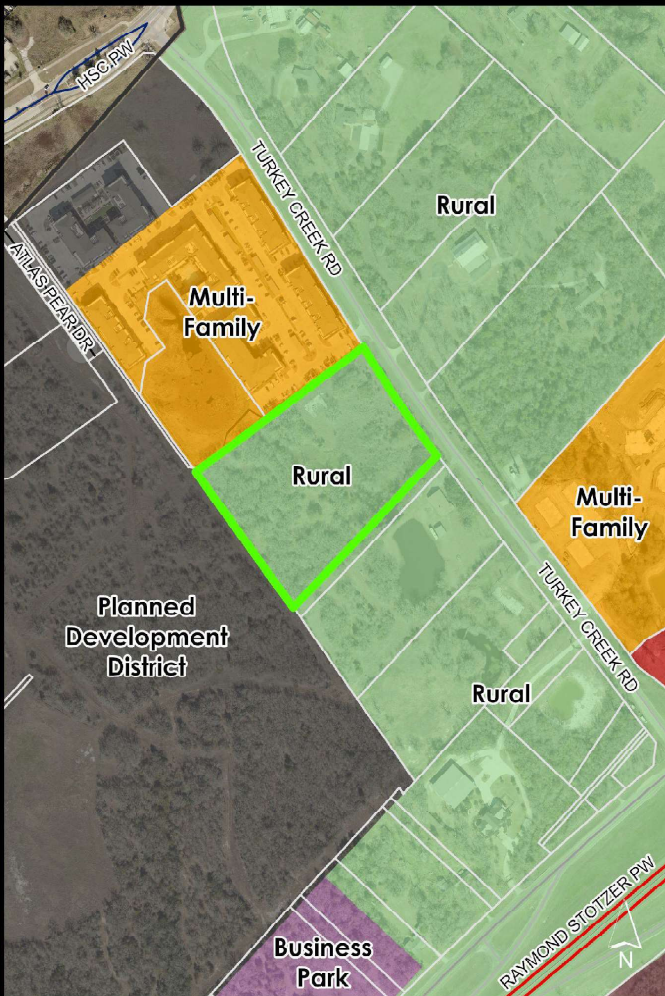
List any other reasons to support this zone change.

N/A

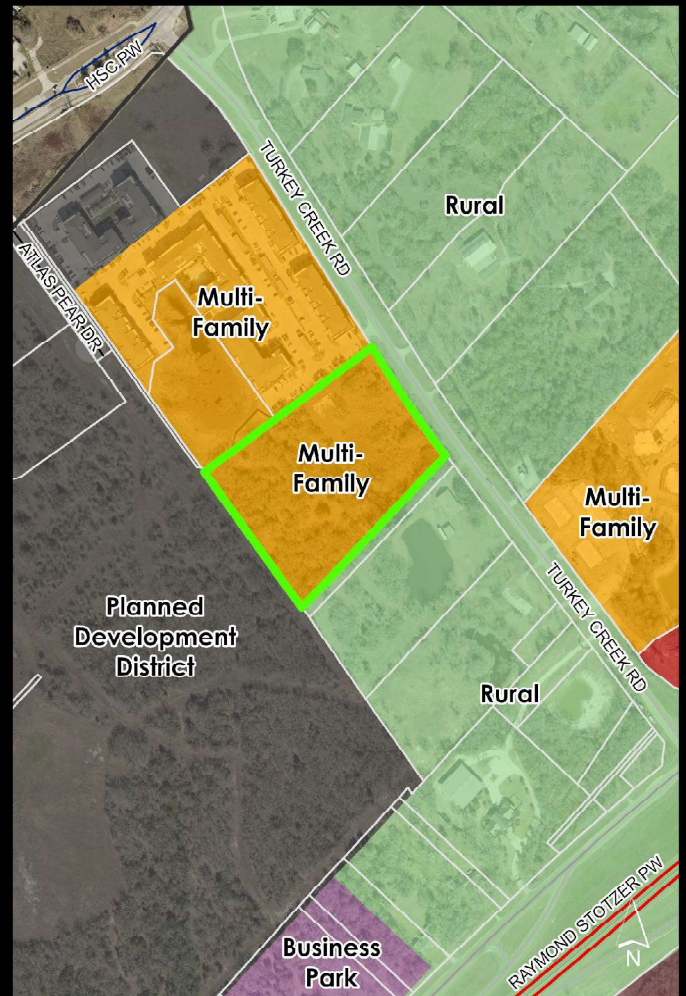
EXISTING Future Land Use



EXISTING Zoning



PROPOSED Zoning



ORDINANCE NO. _____

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 AFFECTING THE APPROXIMATELY 6.995 ACRE TRACT OF LAND GENERALLY LOCATED AT 8650 TURKEY CREEK ROAD, LYING AND BEING SITUATED AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1:** That 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, be amended as set out in **Exhibit “A”, and Exhibit “B”** attached hereto and made a part of this Ordinance for all purposes.
- PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this _____ day of March 2026.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from R (Rural) to MF (Multi Family):



FIELD NOTES DESCRIPTION

OF A

6.995 ACRE TRACT

JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26

COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 6.995 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 7.02 ACRE TRACT OF LAND CONVEYED TO CASHION FAMILY LIMITED PARTNERSHIP IN VOLUME 11415, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 6.995 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found in the southwest line of Turkey Creek Road (100' wide right-of-way, 195/241 DRBCT) at the east corner of said 7.02 acre tract, same being the north corner of a called 40' wide portion of the remainder of a 200 acre tract of land conveyed to H. E. Burgess in Volume 123, Page 229 of the Deed Records of Brazos County, Texas (DRBCT), from which City of College Station Monument C594-164 bears N 14° 16' 04" W, a distance of 3,088.69 feet;

THENCE, with the common line of said Cashion and Burgess tracts, **S 43° 26' 32" W**, for a distance of **659.20 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'JONES & CARTER' found in the northeast line of the remainder of a called 417.85 acre tract of land conveyed to Bryan Commerce and Development, Inc. in Volume 4023, Page 91 (OPRBCT) at the south corner of said Cashion tract and the south corner hereof;

THENCE, with the common line of said Cashion tract and said Bryan remainder tract, **N 35° 44' 32" W**, for a distance of **526.05 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'JONES & CARTER' found at the west corner of said Cashion Tract, being the west corner hereof, and the south corner of a 0.003 acre right-of-way dedicated by the plat of The Traditions Subdivision, Phase 102, filed in Volume 15561, Page 81 (OPRBCT);

THENCE, with the common line of said Cashion tract and said Traditions Subdivision, Phase 102, **N 53° 19' 32" E**, for a distance of **658.53 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found in the southwest line of Turkey Creek Road, at the north corner of said Cashion Tract, being the north corner hereof, and the east corner of Lot 2, Block 3 of The Traditions Subdivision Phase 102;

THENCE, with the southwest line of said Turkey Creek Road, the following three (3) courses and distances:

1) **S 32° 14' 40" E**, a distance of **121.95 feet** to a TXDOT Type I concrete right-of-way marker found for a point of curvature;

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- 2) With a curve to the left, having a radius of **2,915.25 feet**, an arc length of **250.16 feet**, a delta angle of **04° 55' 00"**, and a chord which bears **S 34° 42' 10" E**, a distance of **250.09 feet** to a TXDOT Type I concrete right-of-way marker found at the point of tangency;
- 3) **S 37° 09' 40" E**, a distance of **41.30 feet** to the **POINT OF BEGINNING** hereof and containing **6.995 acres**, more or less.

Surveyed on the ground October 2025 under my supervision. See plat prepared January 2026 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYC52). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000095370148 (calculated using GEOID12B). Reference drawing: 26-0120-TITLE.



2/2/26

Michael Andrew Sherrod

Registered Professional Land Surveyor No. 7103



KERR SURVEYING

Kerr Surveying, LLC | 1718 Briarcrest Dr. Bryan, TX 77802

Office: (979) 268-3195 | Web: www.kerrlandsurveying.comSurveys@kerrsurveying.net | TBPELS Firm No. 10018500

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Exhibit B - Zoning Map

