

**April 23, 2026**  
**Item No. 9.1.**  
**Windham Tract Rezoning**

**Sponsor:** Robin Macias, Land Development Review Administrator

**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 RS Restricted Suburban, for approximately 222 acres, generally located on Greens Prairie Road, east of the intersection of Greens Prairie Road and W.S. Phillips Parkway.

**Relationship to Strategic Goals:**

- Diverse Growing Economy

**Recommendation(s):** Staff recommends approval of this rezoning request. This item was heard at the April 2, 2026 Planning and Zoning Commission meeting where it was recommended for approval (6-0).

**Summary:** This request is to rezone approximately 222 acres of land, generally located on Greens Prairie Rd east of the intersection of Greens Prairie Rd and WS Phillips Pkwy, from R Rural to RS Restricted Suburban. The tract proposed to be rezoned consists of an unplatted property and is currently undeveloped. The intent of the rezoning is to build a residential subdivision consisting of approximately 886 lots.

A request to rezone the subject property from R Rural to GS General Suburban was heard at the November 13, 2025, City Council meeting, where the request was denied. At the direction of Council, the proposed zoning to RS would reduce the maximum density from the previously requested 8 dwelling units per acre to 4 dwelling units per acre.

**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 Suburban Residential. The Comprehensive Plan generally describes the Suburban Residential land use designation as follows:

Single family residential areas that consist of low to moderate density single family lots. Development types tend to be highly consistent within a subdivision or neighborhood.

The intent of the district is to:

- o Encourage community facilities, parks, and greenways within neighborhoods
- o Accommodate streetscape features such as sidewalks, street trees, and lighting
- o When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments

The zoning districts that are generally appropriate for within the Suburban Residential land use include: RS Restricted Suburban and GS General Suburban.

The goal of Chapter 3 of the Comprehensive Plan is to have viable and attractive neighborhoods that maintain long-term neighborhood integrity while collectively providing a wide range of housing options and other services for a diverse population. Chapter 3 states that new neighborhoods should be designed to fit within the existing fabric of the community and complement the natural environment. Sustainable neighborhoods should be developed with integrated parks that are easily and safely reached on foot or bicycle. Development policies should encourage the clustering of homes to reduce the environmental impacts on sensitive areas like floodplain.

The proposed rezoning request from R Rural to RS Restricted Suburban aligns with the Comprehensive Plan.

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

The property has frontage to Greens Prairie Rd. Adjacent properties are zoned PDD Planned Development District to the north and northeast, RS Restricted Suburban to the east, R Rural to the southeast, the City of College Station's Extraterritorial Jurisdiction to the south, and GS General Suburban to the west.

The adjacent properties to the north, east, and west are currently developed as residential subdivisions. The property to the northeast of the subject property is currently undeveloped. The properties to the south are located in the City's ETJ

The RS Restricted Suburban zoning district is intended to provide land for detached medium-density, single-family residential development.

The proposed zoning district is appropriate for the surrounding area as it would continue the use of suburban residential subdivisions.

**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 uses allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for RS Restricted Suburban.

**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 future extension needs of this development. The design of extensions to the City's Water and Wastewater systems will be reviewed with platting of the tract. Drainage and any other infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is generally located on Greens Prairie Rd. Right of Way alignments and dedications would be determined during the preliminary plan. The subject tract has frontage on Greens Prairie Road and the future extension of W.S. Phillips Parkway and Oldham Oaks Avenue.

W.S. Phillips Parkway has a thoroughfare classification of minor arterial, and Oldham Oaks Avenue is listed as a minor collector. Both will be extended with the platting of the tract and eventually intersect on the southeastern edge of the development. A traffic impact analysis (TIA) has been completed with this project with a total build out estimated for 2035. The site's assumed trip generation and traffic mitigation recommendations outlined in the TIA will be fulfilled as buildout happens.

#### **5. The marketability of the property:**

The existing zoning of R Rural does not comply with the Future Land Use of Suburban Residential and the applicant states the current zoning is not suitable for the type of development the City intends for this area. However, the proposed zoning district would allow for greater density of single family homes, making it more marketable.

#### **Budget & Financial Summary:**

##### **Attachments:**

1. Windham Tract Rezoning Ordinance
2. Aerial and Small Area Map
3. Rezoning Map
4. Existing Future Land Use
5. Rezoning Exhibit
6. Background Information
7. Applicant's Supporting Information

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 APPROXIMATELY 222 ACRES, GENERALLY LOCATED ON GREENS PRAIRIE RD, EAST OF THE INTERSECTION OF GREENS PRAIRIE RD AND WS PHILLIPS PKWY 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 \_\_\_\_\_, 20\_\_.

**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 RS Restricted Suburban:

### FIELD NOTES 221.95 ACRES

Being all that certain tract or parcel of land lying and being situated in the JESSE BLEDSOE SURVEY, Abstract No. 71, the HARDIN MCGREW SURVEY, Abstract No. 175 and the WILLIAM CLARK SURVEY, Abstract No. 101, in College Station, Brazos County, Texas and being part of the called 320 acre tract described in the deed from Don Dillon and wife, Pat Dillon to Jerry Windham recorded in Volume 315, Page 734 of the Brazos County Deed Records (B.C.D.R.) and part of the called 230.13 acre tract described in the deed from Bernath Concrete Products Company to Jerry P. Windham recorded in Volume 763, Page 656 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the common west corner of the called 230.13 acre Windham tract and the called 4.000 acre City of College Station, Texas tract recorded in Volume 18890, Page 250 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said iron rod also marking the north corner of Lot 1, Block 2, SWEETWATER SUBDIVISION according to the Final Plat recorded in Volume 2072, Page 65 (O.R.B.C.) and being in the southeast margin of Greens Prairie Road;

THENCE: N 41° 44' 47" E along the southeast margin of said Greens Prairie Road for a distance of 416.79 feet to a found 1/2-inch iron rod marking the west corner of this herein described tract, said iron rod also marking the north corner of the called 4.000 acre City of College Station, Texas tract and the POINT OF BEGINNING;

THENCE: along the southeast margin of said Greens Prairie Road for the following two (2) calls:

- 1) N 41° 44' 47" E (DEED CALL: N 43° 56' 36" E) for a distance of 483.42 feet to a 1/2-inch iron rod set for angle, and
- 2) N 41° 10' 30" E (DEED CALL: N 43° 56' 36" E) for a distance of 41.07 feet to a point for corner;

THENCE: into the interior of the called 230.13 acre Windham tract for the following nine (9) calls:

- 1) S 48° 49' 32" E for a distance of 160.60 feet to a point for corner,
- 2) N 41° 11' 53" E for a distance of 55.00 feet to a point for corner,
- 3) S 48° 48' 07" E for a distance of 291.00 feet to a point for corner,
- 4) S 41° 11' 53" W for a distance of 25.67 feet to a point for corner,
- 5) S 48° 09' 40" E for a distance of 436.53 feet to a point for corner,
- 6) N 41° 11' 53" E for a distance of 944.44 feet to a point for corner,
- 7) N 48° 48' 07" W for a distance of 291.00 feet to a point for corner,
- 8) N 41° 11' 53" E for a distance of 121.69 feet to a point for corner, and
- 9) N 48° 48' 07" W for a distance of 597.54 feet to a point for corner, said point also being in the southeast margin of said Greens Prairie Road;

THENCE: N 41° 10' 30" E (DEED CALL: N 43° 56' 36" E) for a distance of 741.82 feet to a found iron rod marking the common north corner of this tract and the called 230.13 acre Windham tract, said iron rod also marking the west corner of the called 368.57 acre OGC CNO JV, LLC remainder tract recorded in Volume 13744, Page 240 (O.P.R.B.C.);

THENCE: along the fenced common line of this tract and the called 368.57 acre OGC CNO JV, LLC remainder tract for the following three (3) calls:

- 1) S 43° 57' 57" E (ADJOINER CALL: S 41° 37' 40" E – 1,990.85') for a distance of 1,991.19 feet to a found 8-inch fence post marking an exterior corner of this tract,
- 2) S 44° 18' 59" W (ADJOINER CALL: S 46° 39' 49" W – 335.77') for a distance of 335.46 feet to a found 3/8-inch iron rod marking an interior corner of this tract, and
- 3) S 48° 34' 02" E (ADJOINER CALL: S 46° 15' 06" E) for a distance of 1,927.56 feet to a 1/2-inch iron rod set for the east corner of this herein described tract;

THENCE: into and through the called 230.13 acre Windham tract and the called 320 acre Windham tract for the following six (6) calls:

- 1) S 41° 52' 09" W for a distance of 459.29 feet to a 1/2-inch iron rod set for angle,

- 2) S 48° 07' 51" E for a distance of 187.02 feet to the Point of Curvature of a curve to the right,
- 3) 61.87 feet along the arc of said curve having a central angle of 19° 15' 57", a radius of 184.00 feet, a tangent of 31.23 feet and long chord bearing S 28° 48' 16" W at a distance of 61.58 feet to the Point of Reverse Curvature,
- 4) 556.14 feet along the arc of said curve having a central angle of 27° 57' 54", a radius of 1139.44 feet, a tangent of 283.72 feet and long chord bearing S 24° 27' 18" W at a distance of 550.64 feet to the Point of Tangency,
- 5) S 08° 16' 36" W for a distance of 600.03 feet to the Point of Curvature of a curve to the right, and
- 6) 734.41 feet along the arc of said curve having a central angle of 27° 20' 13", a radius of 1539.25 feet, a tangent of 374.33 feet and long chord bearing S 25° 59' 43" W at a distance of 727.46 feet to the Point of Tangency, said point also being in the northeast line of the called 79.63 acre Windham tract;

THENCE: along the common line of this tract and the called 320 acre Windham tract for the following two (2) calls:

- 1) N 49° 10' 12" W for a distance of 300.80 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 2) N 69° 44' 51" W for a distance of 162.12 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also being in the northeast line of the called 0.87 acre Sweetwater Land Development Company, LLC tract recorded in Volume 2163, Page 159 (O.R.B.C.);

THENCE: along the fenced common line of this tract, the called 0.87 acre Sweetwater Land Development Company, LLC tract and SWEETWATER SUBDIVISION for the following nine (9) calls:

- 1) N 47° 55' 15" W (ADJOINER CALL: N 45° 49' 43" W) for a distance of 330.48 feet to a 12-inch fence post for angle,
- 2) N 47° 36' 12" W (ADJOINER CALL: N 45° 30' 40" W) for a distance of 358.90 feet to a 1/2-inch iron rod set for angle,
- 3) N 48° 14' 22" W (ADJOINER CALL: N 46° 08' 50" W) for a distance of 974.52 feet to a found 9-inch fence post marking an angle point of this tract,
- 4) N 48° 10' 20" W (ADJOINER CALL: N 46° 04' 48" W) for a distance of 799.67 feet to a found triple 32-inch post oak marking an angle point of this tract,
- 5) N 49° 50' 58" W (ADJOINER CALL: N 47° 45' 26" W) for a distance of 146.24 feet to a found double 38-inch post oak marking an angle point of this tract,
- 6) N 47° 00' 43" W (ADJOINER CALL: N 44° 55' 11" W) for a distance of 76.89 feet to a found 10-inch fence post marking an angle point of this tract,
- 7) N 48° 06' 59" W (ADJOINER CALL: N 46° 01' 27" W) for a distance of 935.75 feet to a found 18-inch post oak marking an angle point of this tract,
- 8) N 48° 19' 40" W (ADJOINER CALL: N 46° 14' 08" W) for a distance of 162.68 feet to a point in an existing fence, said point also marking the north corner of the called 0.87 acre Sweetwater Land Development Company, LLC tract, and
- 9) N 47° 55' 00" W (DEED CALL: N 45° 36' 07" W) for a distance of 117.87 feet to a found 1/2-inch iron rod marking an exterior corner of this tract, said iron rod also marking the south corner of the called 4.000 acre City of College Station, Texas tract;

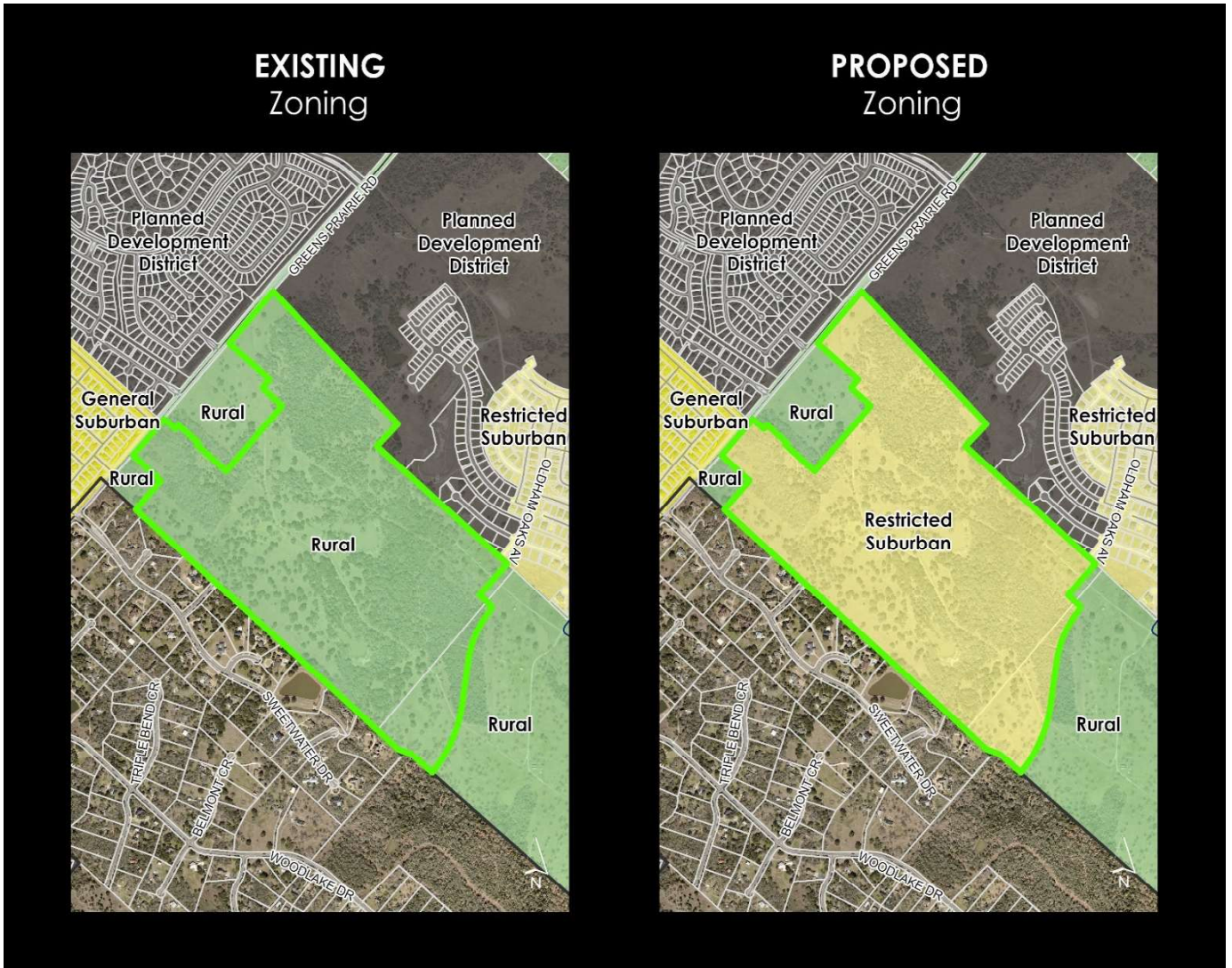
THENCE: along the common line of this tract and the called 4.000 acre City of College Station, Texas tract for the following two (2) calls:

- 1) N 41° 45' 19" E for a distance of 419.18 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract, and
- 2) N 48° 15' 13" W for a distance of 416.88 feet to the POINT OF BEGINNING and containing 221.95 acres of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on February, 2026.



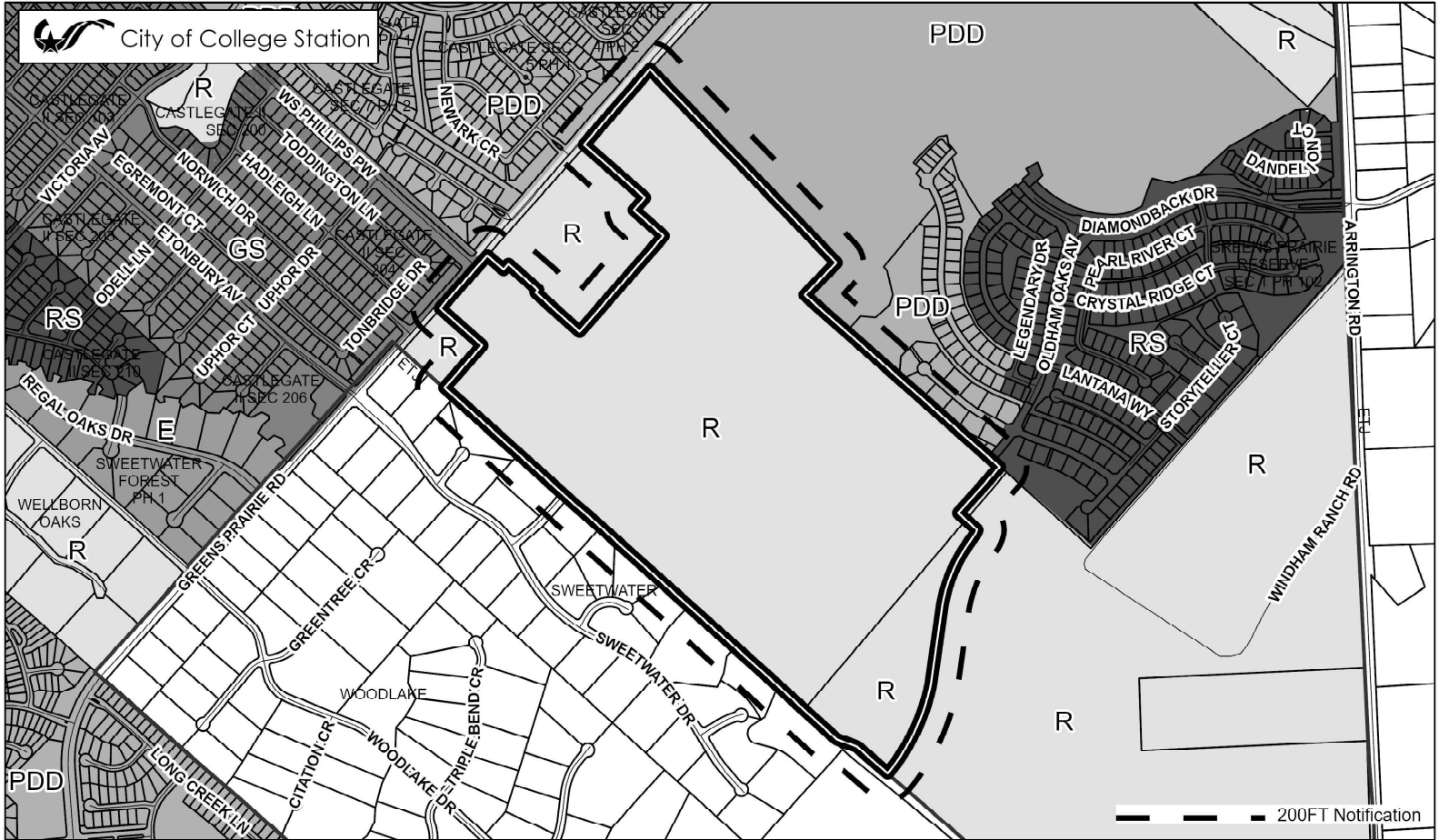
**Exhibit B**







City of College Station



200FT Notification

**ZONING DISTRICTS** (In Grayscale)

Residential	MH	Middle Housing	
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**

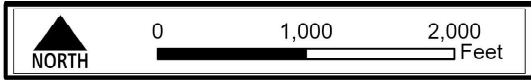
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

**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

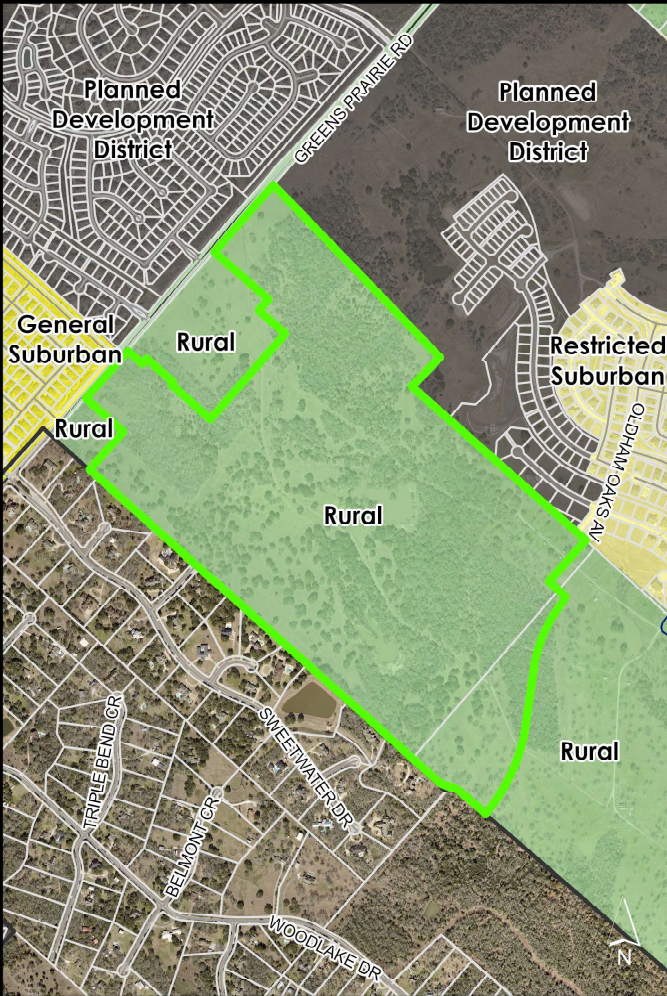


**WINDHAM TRACT**

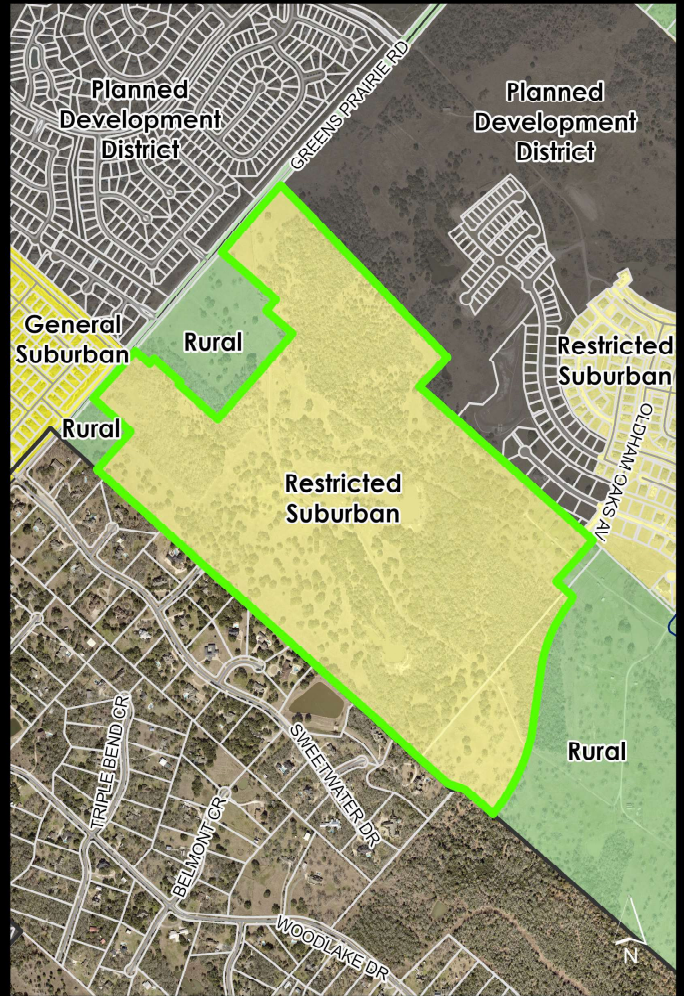
Case: REZ2026-000003

REZONING

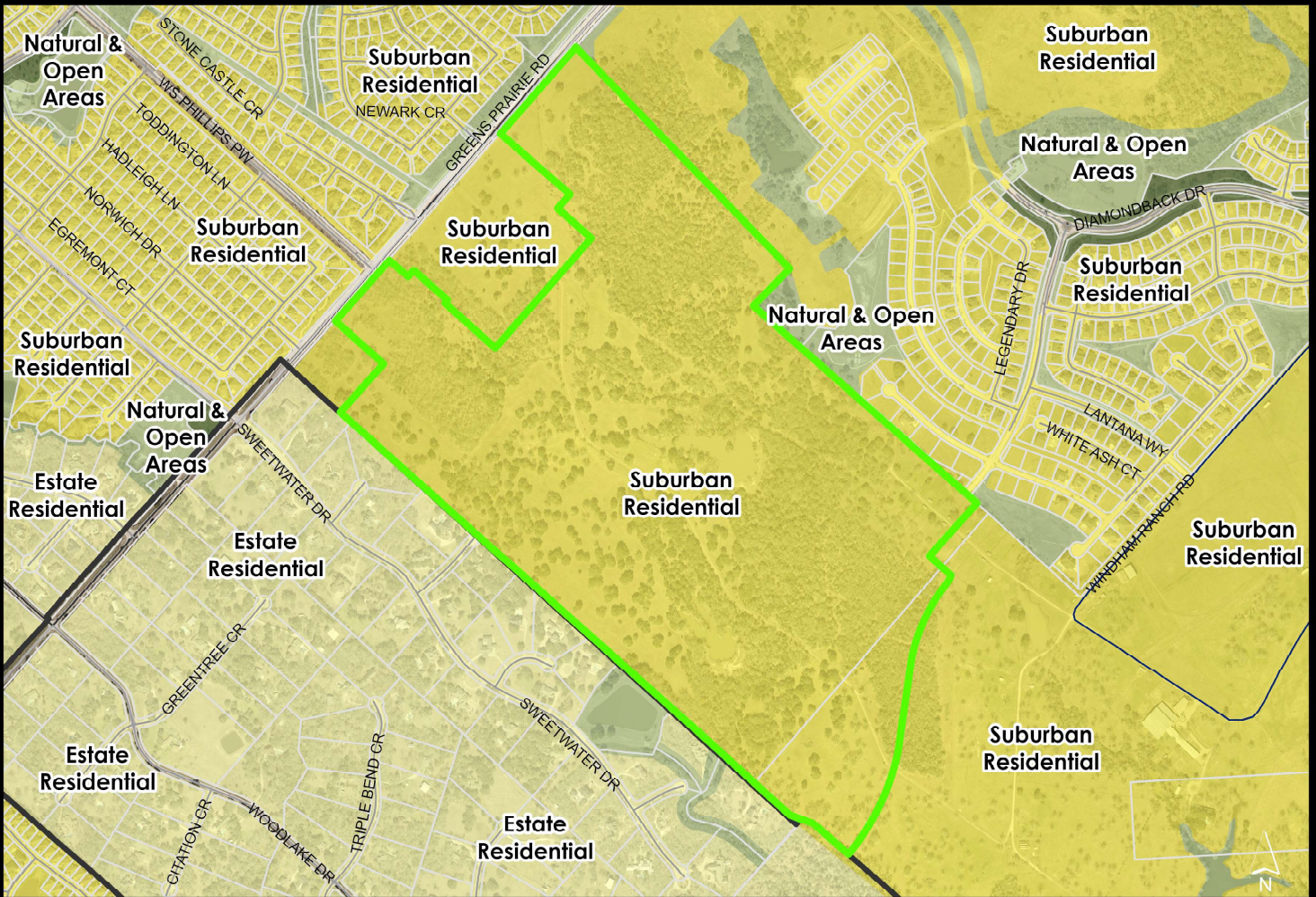
## EXISTING Zoning

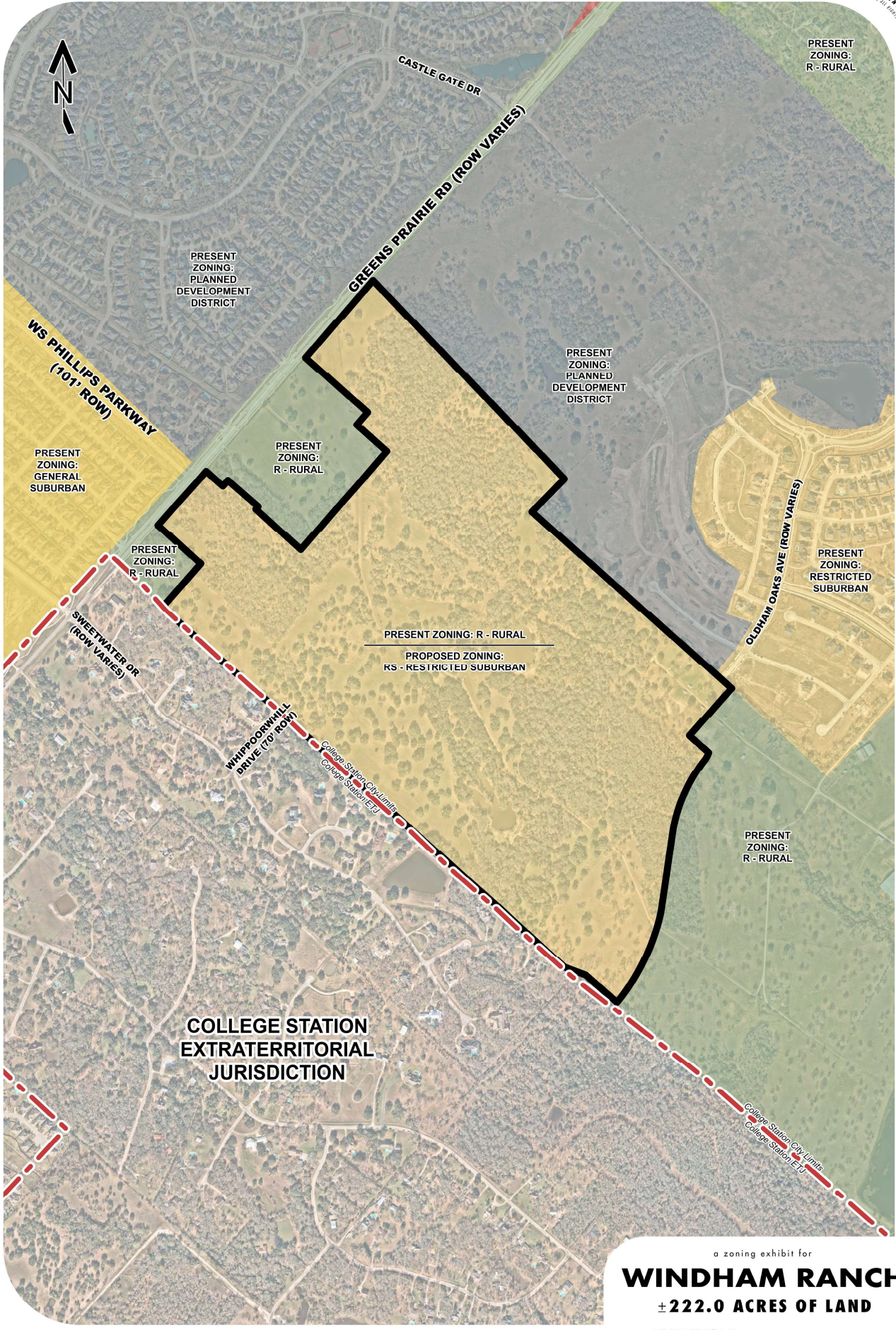


## PROPOSED Zoning



# EXISTING Future Land Use



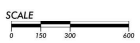


COLLEGE STATION  
EXTRATERRITORIAL  
JURISDICTION

a zoning exhibit for  
**WINDHAM RANCH**  
 ± 222.0 ACRES OF LAND



24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422



HOU-21044  
 APRIL 6, 2026

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAIN, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**NOTIFICATIONS**

Advertised Commission Hearing Date: April 2, 2026  
 Advertised Council Hearing Dates: April 23, 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:

- Castlegate
- Castlegate II
- Greens Prairie Reserve
- Sweetwater
- Sweetwater Forest

Property owner notices mailed: 47

Contacts in support: None at the time of this report  
 Contacts in opposition: None at the time of this report  
 Inquiry contacts: 3

**ADJACENT LAND USES**

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential, and Natural & Open Areas	Planned Development District (PDD)	Single-family Residential Development
East	Suburban Residential, and Natural & Open Areas	Restricted Suburban (RS)	Single-family Residential Development
South	Suburban Residential, Estate Residential, and Natural & Open Areas	City of College Station’s Extraterritorial Jurisdiction (ETJ)	Single-family Residential Development
West	Suburban Residential, Natural & Open Areas, Parks & Greenways	Rural (R), General Suburban (GS)	Greens Prairie Rd (minor arterial) and Single-Family Residential Development

**DEVELOPMENT HISTORY**

**Annexation:** 2002  
**Zoning:** A-O Agricultural Open Space upon annexation  
 A-O Agricultural Open space renamed to R Rural (2013)  
**Final Plat:** The property is currently unplatted.

**Site development:**

The property is currently undeveloped.



## REZONING APPLICATION SUPPORTING INFORMATION

**Name of Project:** WINDHAM TRACT (REZ2026-000003)

**Address:**

**Legal Description:** A007101, J BLEDSOE (ICL), TRACT 1, 227.98 ACRES, & A010100 WM CLARK

**Total Acreage:** 221.95

**Applicant::** META PLANNING & DESIGN

**Property Owner:** Jerry and Patricia Windham

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

The tract is currently vacant and proposes residential development with a variety of lot widths and areas which will meet the standards outlined in the Restricted Suburban zoning district. The variation in lot sizes will allow for a range of homes at different prices points, appealing to a wider range buyers in the housing market.

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

This rezoning request is in compliance with the College Station Comprehensive Plan, adopted October 14, 2021. The adopted Future Land Use and Character map calls for this vacant acreage to be Suburban Residential, which both General Suburban and Restricted Suburban zoning districts comply with, per the Future Land Use categories section within 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 current zoning district, Rural (R), does not allow for suburban type residential development as called for by the Future Land Use and Character map. This is a temporary zoning classification that is applied to property when it is annexed into the city limits. The Rural zoning district is intended to be rezoned when development is proposed. The current zoning is not suitable for the type of development the City of College Station intends for this area.

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

The proposed Restricted Suburban zoning will serve as a transition from the PDD to the north and large lot residential (within ETJ) to the south. The proposing rezoning will complement the existing Restricted Suburban to the east by adhering to the same zoning standards. General Suburban zoning exists to the west of the tract across Greens Prairie Road. Single-family residential and large lot residential (ETJ) are the immediate and adjacent uses. The proposed allowance of single-family residential and associated parkland is suitable for the zoning district requested.

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

The proposed Restricted Suburban zoning will serve as a transition from the PDD to the north and large lot residential (within ETJ) to the south. The proposing rezoning will complement the existing Restricted Suburban to the east by adhering to the same zoning standards. General Suburban zoning exists to the west of the tract across Greens Prairie Road. Single-family residential and large lot residential (ETJ) are the immediate and adjacent uses. The proposed allowance of single-family residential and associated parkland is suitable for the zoning district requested.

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

The frontage on Greens Prairie Road, which provides quick and direct access to William D. Fitch Parkway and Highway 6, along with the variety of lots sizes make this a marketable area for new residential development. Extensions of both minor arterial and minor collector roadways within the project, per the adopted Major Thoroughfare Plan, will improve access within the area by providing additional access points to Greens Prairie Road and Arrington Road (via Oldham Oaks and Diamondback Drive).

**List any other reasons to support this zone change.**

The project will bring new housing stock to College Station, proposes improve drainage in the immediate area through drainage and detention improvements within the project, will expand parks and pedestrian amenities in south College Station, and is in compliance with the Comprehensive Plan.