

**April 2, 2026**  
**Item No. 5.4.**  
**Windham Tract Rezoning**

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

**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 boundary 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. Case #REZ2026-000003 (Note: Final action of this item will be considered at the April 23, 2026 City Council Meeting – Subject to change).

**Relationship to Strategic Goals:**

- Diverse Growing Economy

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

**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.

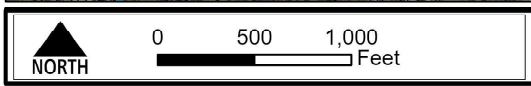
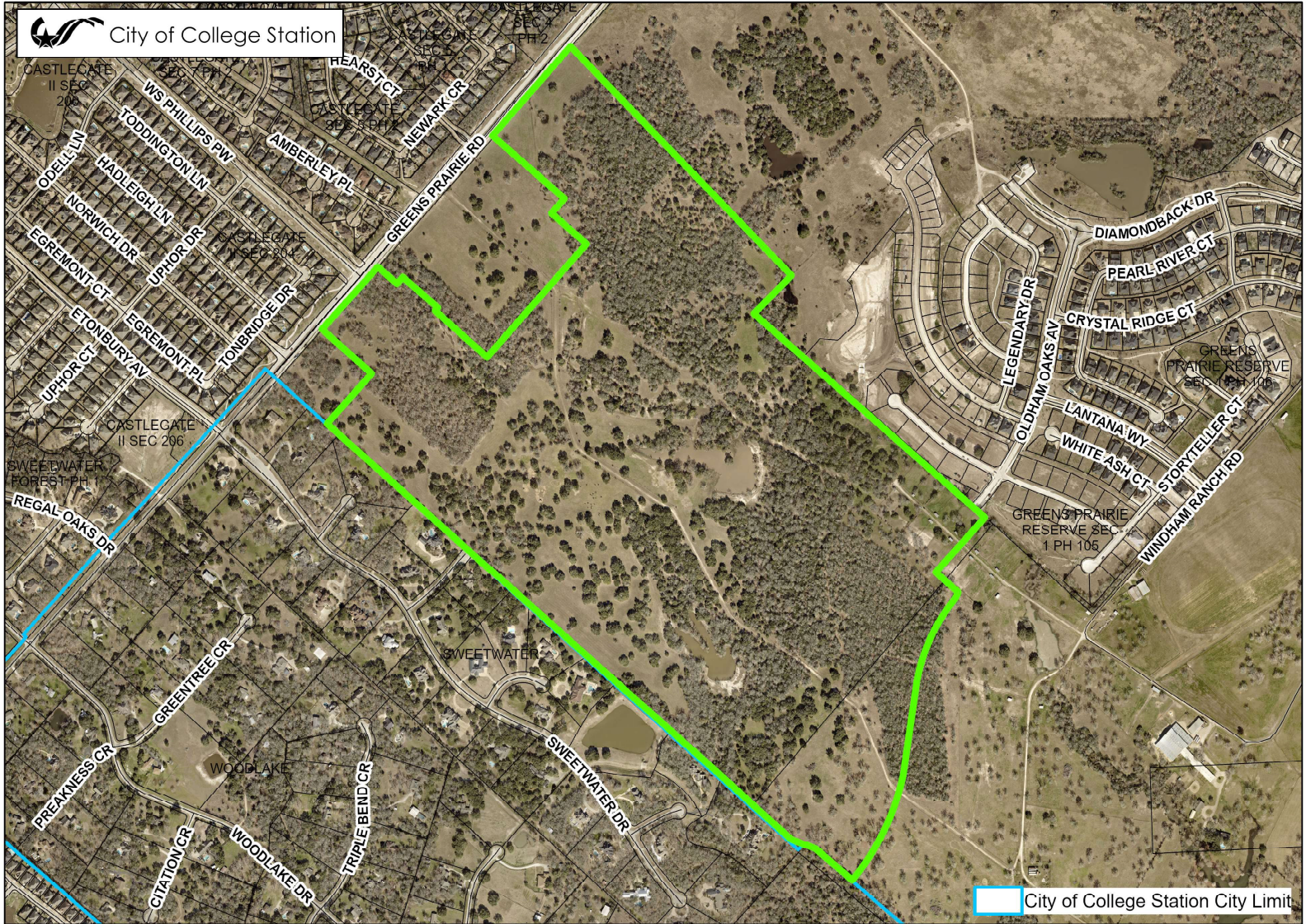
#### **Budget & Financial Summary:**

##### **Attachments:**

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



City of College Station



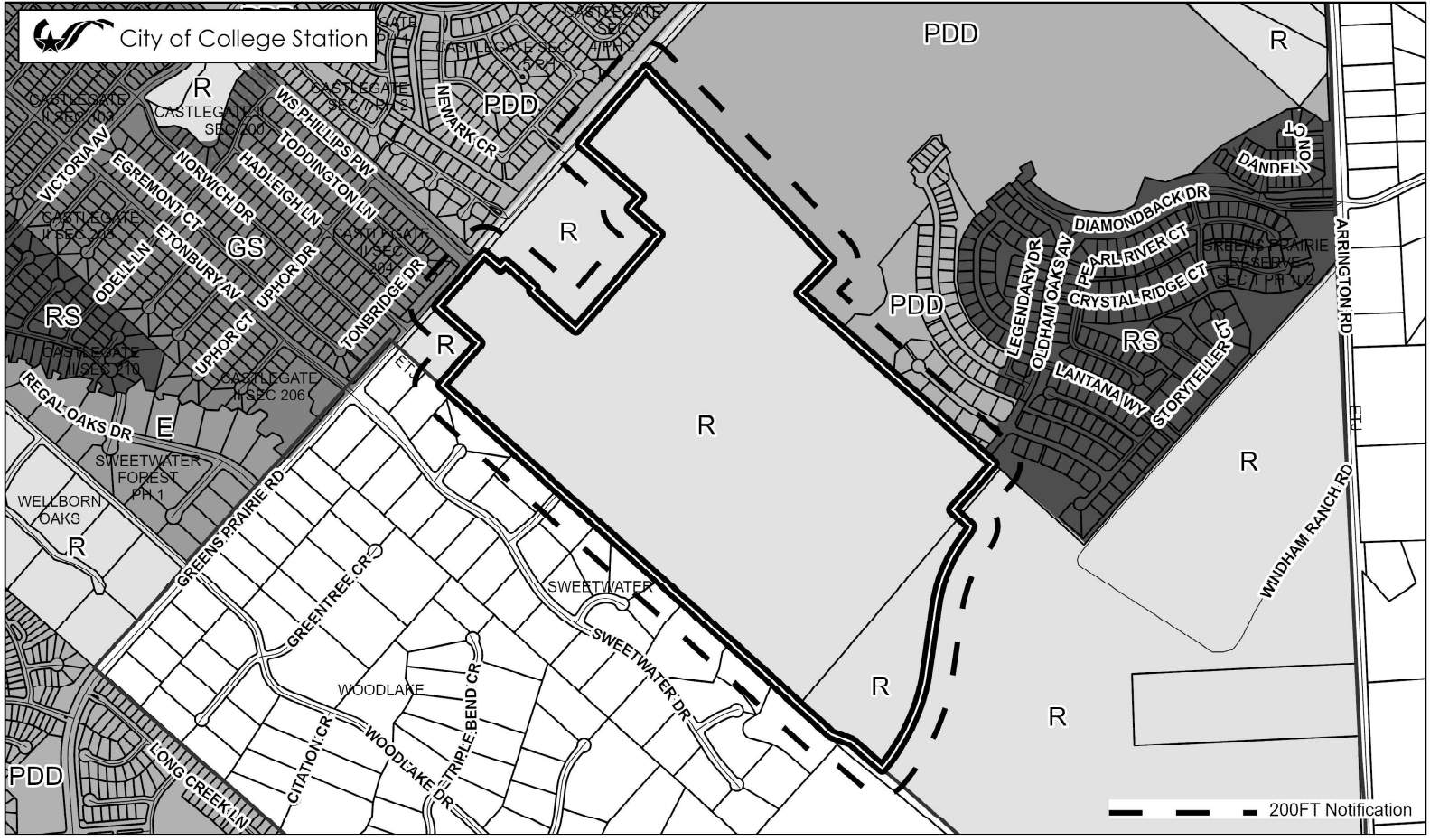
**WINDHAM TRACT**

Case: REZ2026-000003

**REZONING**



City of College Station



200FT Notification

**ZONING DISTRICTS** (In Grayscale)

<b>Residential</b>	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

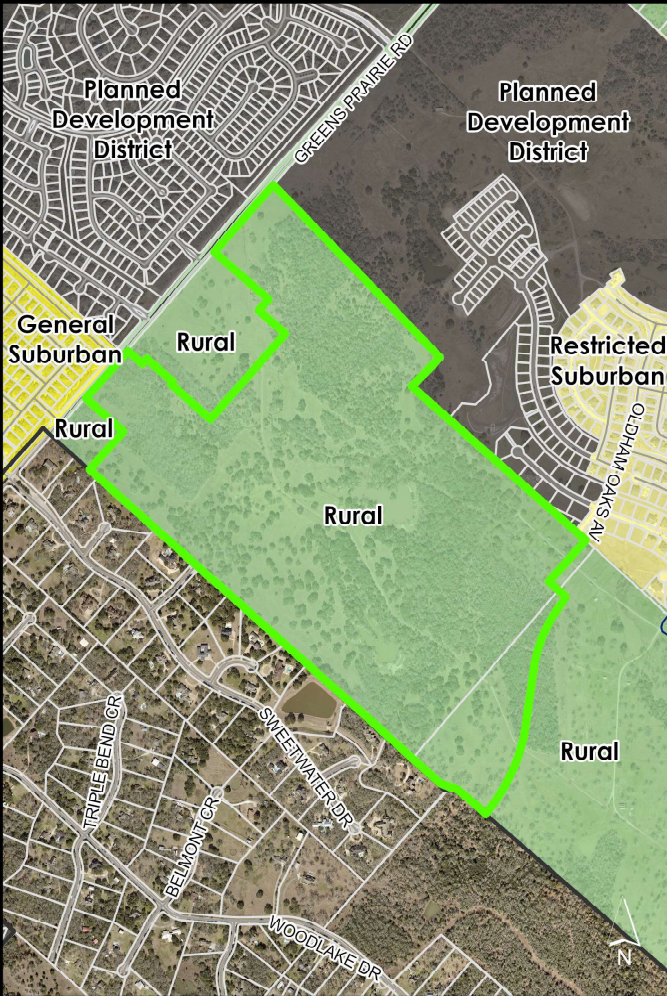


**WINDHAM TRACT**

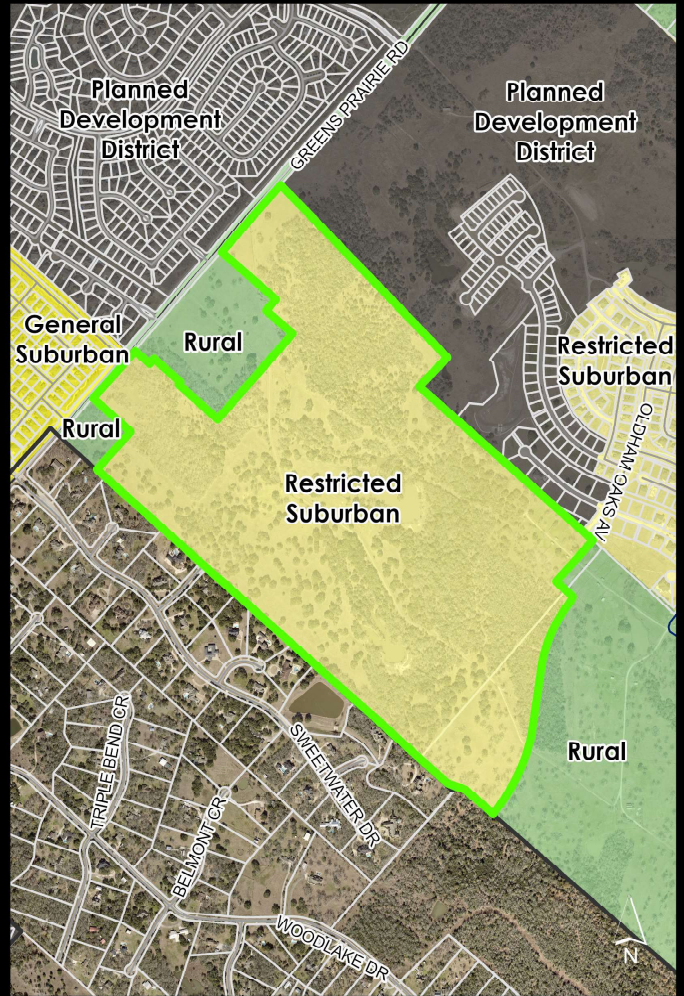
Case: REZ2026-000003

**REZONING**

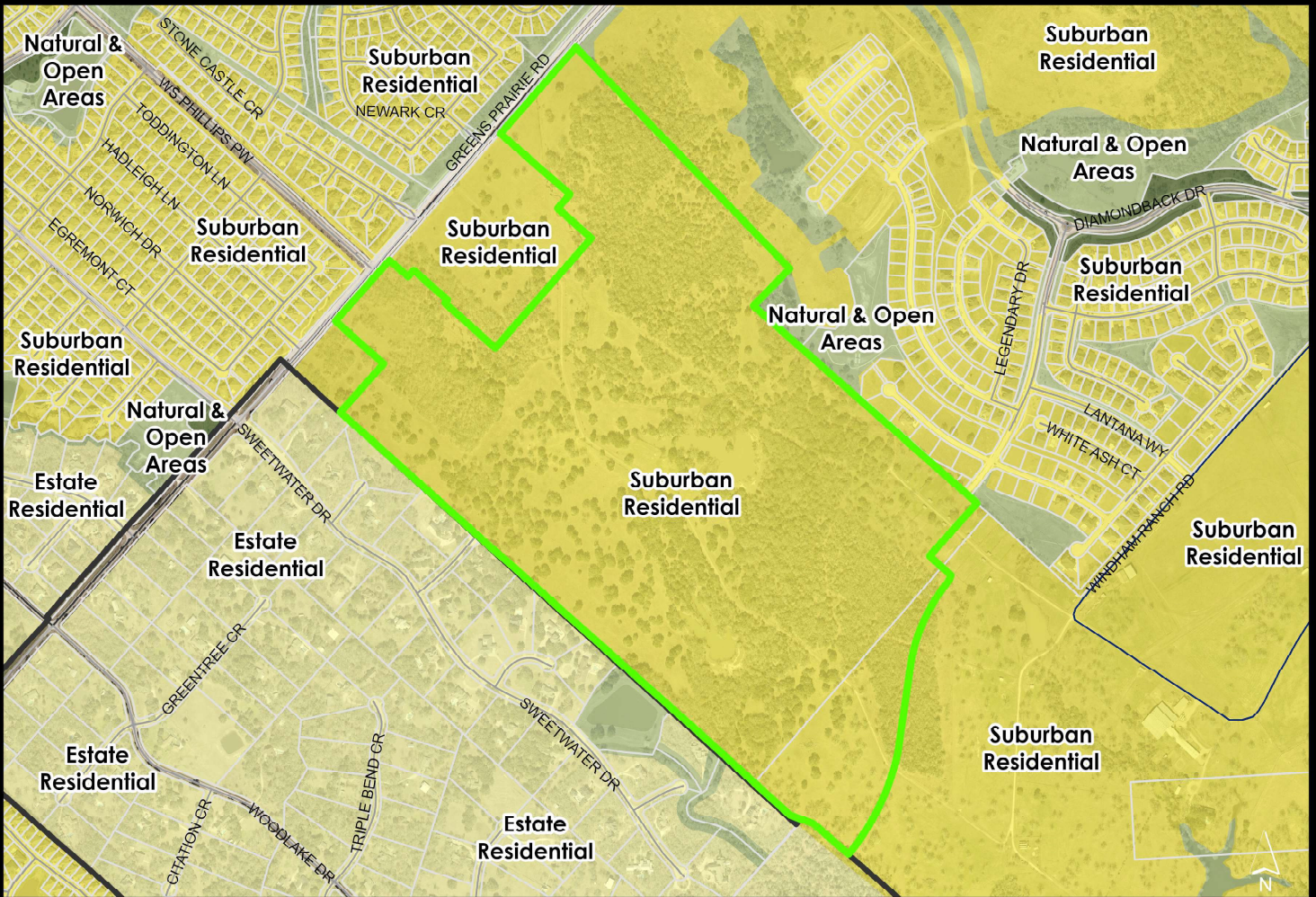
## EXISTING Zoning



## PROPOSED Zoning



# EXISTING Future Land Use



**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

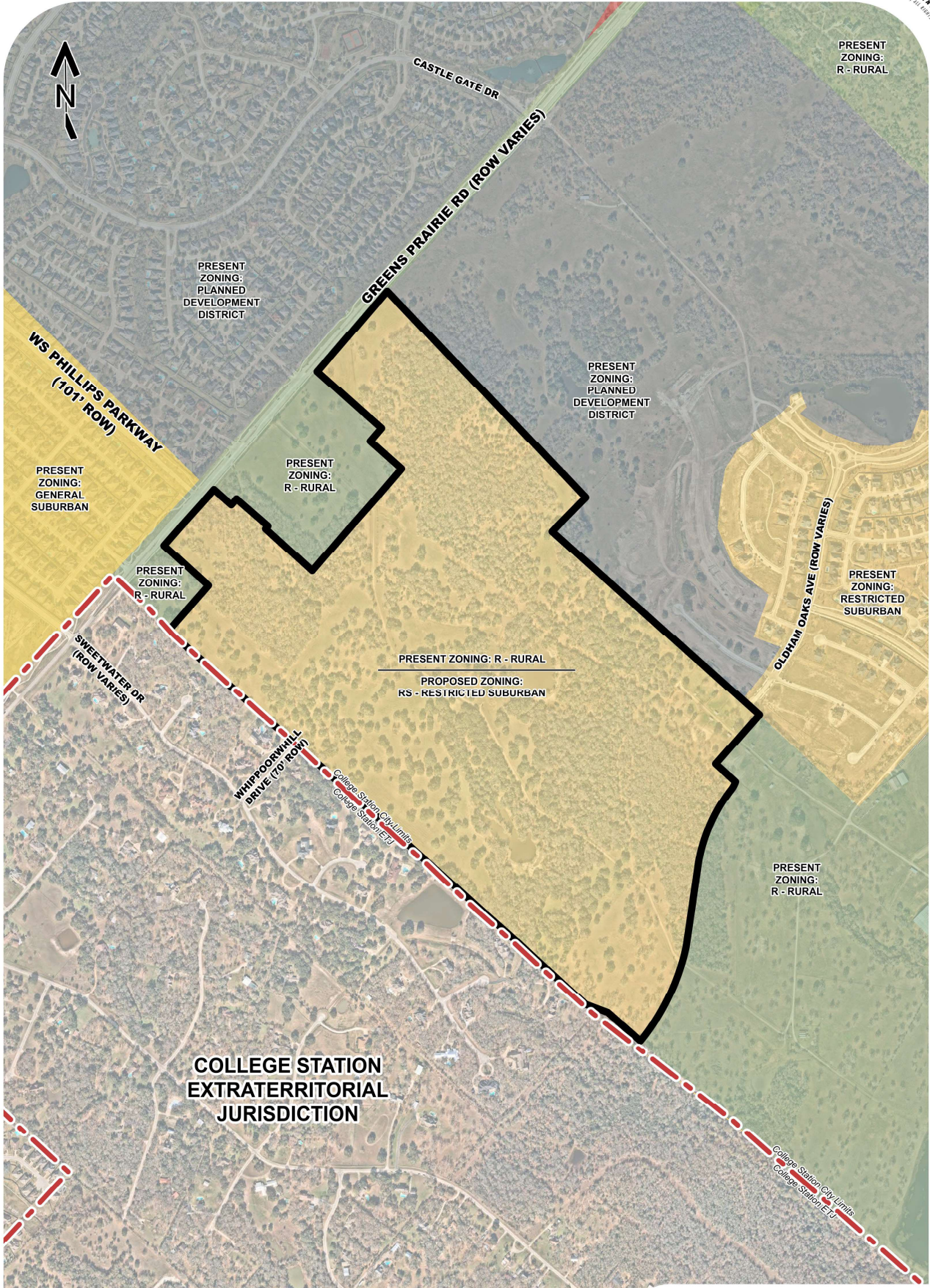
**ADJACENT LAND USES**

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.



PRESENT ZONING: PLANNED DEVELOPMENT DISTRICT

CASTLE GATE DR  
GREENS PRAIRIE RD (ROW VARIES)

PRESENT ZONING: R - RURAL

WS PHILLIPS PARKWAY (70' ROW)

PRESENT ZONING: GENERAL SUBURBAN

PRESENT ZONING: R - RURAL

PRESENT ZONING: PLANNED DEVELOPMENT DISTRICT

PRESENT ZONING: R - RURAL

OLDHAM OAKS AVE (ROW VARIES)

PRESENT ZONING: RESTRICTED SUBURBAN

PRESENT ZONING: R - RURAL

PROPOSED ZONING: RS - RESTRICTED SUBURBAN

SWEETWATER DR (ROW VARIES)

WHIPPOORWILL DRIVE (70' ROW)

College Station City Limits  
College Station ETJ

PRESENT ZONING: R - RURAL

COLLEGE STATION  
EXTRATERRITORIAL  
JURISDICTION

College Station City Limits  
College Station ETJ

a zoning exhibit for  
**WINDHAM RANCH**  
 ± 237.6 ACRES OF LAND



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



HOU-21044  
 MARCH 18, 2026

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# 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.