

May 18, 2026

Item No. 9.1.

Pavilion Avenue Extension Thoroughfare Plan Amendment

Sponsor: Jason Schubert

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6 South including associated future bike lanes and sidewalks.

Relationship to Strategic Goals:

- Improving Mobility

Recommendation(s): The Bicycle, Pedestrian, and Greenways Advisory Board considered this request at their April 13, 2026 meeting and recommended approval (6-0). The Planning & Zoning Commission considered this request at their April 16, 2026 meeting and recommended approval (4-1). Staff recommends approval of the request.

Summary:

REVIEW CRITERIA:

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

The future extension of Pavilion Avenue between Sebesta Road and State Highway 6 South is about 0.6 miles in length and was added to the Thoroughfare Plan as part of a group of changes proposed by the East College Station Transportation Study completed in 2007 (see attached exhibit). The purpose of this extension was to provide a backage road to the one-way frontage road of State Highway 6 to allow circulation and access for future commercial development. This was intended to reduce the potential for traffic circulating back through a residential area on Foxfire Drive, Stonebrook Drive and Woodcreek Drive to access the future commercial properties. When the car dealerships developed along the frontage road in 2018, cross access between them was required, as is done for commercial developments fronting the same street. The dealerships wanted to have their private parking lots gated off at night to protect their inventory, so they constructed cross access at the back of their lots along with a sidewalk. This connects through to other commercial properties and achieves much of the desired circulation from Sebesta Road to these properties that were intended with the addition of the thoroughfare in 2007. With the State Highway 6 project that started construction in December, TxDOT will be installing a shared use path along the length of the project so will provide a bicycle and pedestrian connection from Sebesta Road to Woodcreek Drive. This new shared use path will be reflected in the upcoming Active Transportation Master Plan and provides a bicycle and pedestrian connection that the Pavilion Avenue extension with bike lanes and sidewalks accompanied by a shared use path connection was planned to provide.

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 planned extension of Pavilion Avenue was intended to provide circulation and connectivity for the transportation network in this area. The required cross access constructed by the car dealerships along the frontage road provides access to surrounding future commercial properties. This has

provided the circulation that would help reduce commercially related traffic in the nearby residential area for which the thoroughfare was intended.

3) Impact on environmentally sensitive and natural areas:

The extension of Pavilion Avenue, or its removal, would have minimal impact on environmentally sensitive or natural areas. It is anticipated that the area in which the street would develop would otherwise be constructed with commercial site improvements such as buildings and parking lots.

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

The proposed amendment does not impact water, wastewater, or drainage. A traffic study was performed as part of this request and was developed in consultation with City staff. It compared the full build-out of the surrounding commercial area and the impact of having or removing the planned thoroughfare extension. The study determined that there is only a minor difference, as traffic delay in the area would fluctuate within a second or two depending upon the intersection and changing traffic patterns that would result from whether the thoroughfare extension occurred or not. The traffic study does not account for the private cross access that has been provided, so the impact is likely to be even to a lesser degree.

5) Consistency with the goals and strategies set forth in the Comprehensive Plan:

The Thoroughfare Plan and Bicycle Plan, and Pedestrian Plan are established to meet the long-term transportation needs of the City's residents and its visitors. Removal of the Pavillion Avenue extension from the Thoroughfare Plan and the Bicycle, Pedestrian, and Greenways Master Plan does not have significant impact to achieving their goals and objectives, as the circulation intended by the extension has been provided by the required cross access in the manner it was constructed and by the forthcoming shared use path provided by TxDOT as part of the State Highway 6 project.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Thoroughfare Plan Amendment Exhibit
3. Bicycle Plan Amendment Exhibit
4. Pedestrian Plan Amendment Exhibit
5. East College Station Transportation Study Exhibit
6. Applicants Supporting Information

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 - FUNCTIONAL CLASSIFICATION AND CONTEXT CLASS MAP - TO AMEND ASSOCIATED MAPS IN THE BICYCLE, PEDESTRIAN, AND GREENWAYS MASTER PLAN INCLUDING THE PROPOSED BICYCLE FACILITIES MAP AND PROPOSED PEDESTRIAN FACILITIES MAP TO REMOVE THE FUTURE EXTENSION OF PAVILION AVENUE, A MINOR COLLECTOR, BETWEEN SEBESTA ROAD AND STATE HIGHWAY 6 INCLUDING ASSOCIATED BIKE LANES AND SIDEWALKS; 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 Subsections “C.9” and “E.3.d.” of Exhibit “A” thereto as set out in Exhibit “A” attached hereto and made a part hereof; as set out in Exhibit “B,” Exhibit “C,” and Exhibit “D” 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 18th day of May, 2026.

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 Subsections “C.9” and “E.3.d.” 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.
8. Amended as shown in the Bicycle, Pedestrian, and Greenways Master Plan for Map 5.4 Proposed Bicycle Facilities and for Map 5.5 Proposed Pedestrian Facilities to remove the future bike lanes and sidewalks along the future extension of Pebble Creek Parkway, a Minor Arterial, between St. Andrews Drive and the future Minor Arterial to the south – Ordinance 4672, dated April 9, 2026.
9. Amended as shown in the Bicycle, Pedestrian, and Greenways Master Plan in Exhibit B for Map 5.4 Proposed Bicycle Facilities and in Exhibit C for Map 5.5 Proposed Pedestrian Facilities to remove the future bike lanes and sidewalks along the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6.

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 – Ordinance 4660, dated March 26, 2026.
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.
 - c. Amended to remove the future extension of Pebble Creek Parkway, a Minor Arterial, between St. Andrews Drive and the future Minor Arterial to the south – Ordinance 4672, dated April 9, 2026

- d. Amended to remove the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6 as shown in Exhibit D.

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 “Bicycle, Pedestrian, and Greenways Master Plan” is hereby amended by amending a portion of Map 5.4 titled “Proposed Bicycle Facilities” by removing the future bike lanes along the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6 as shown as follows:

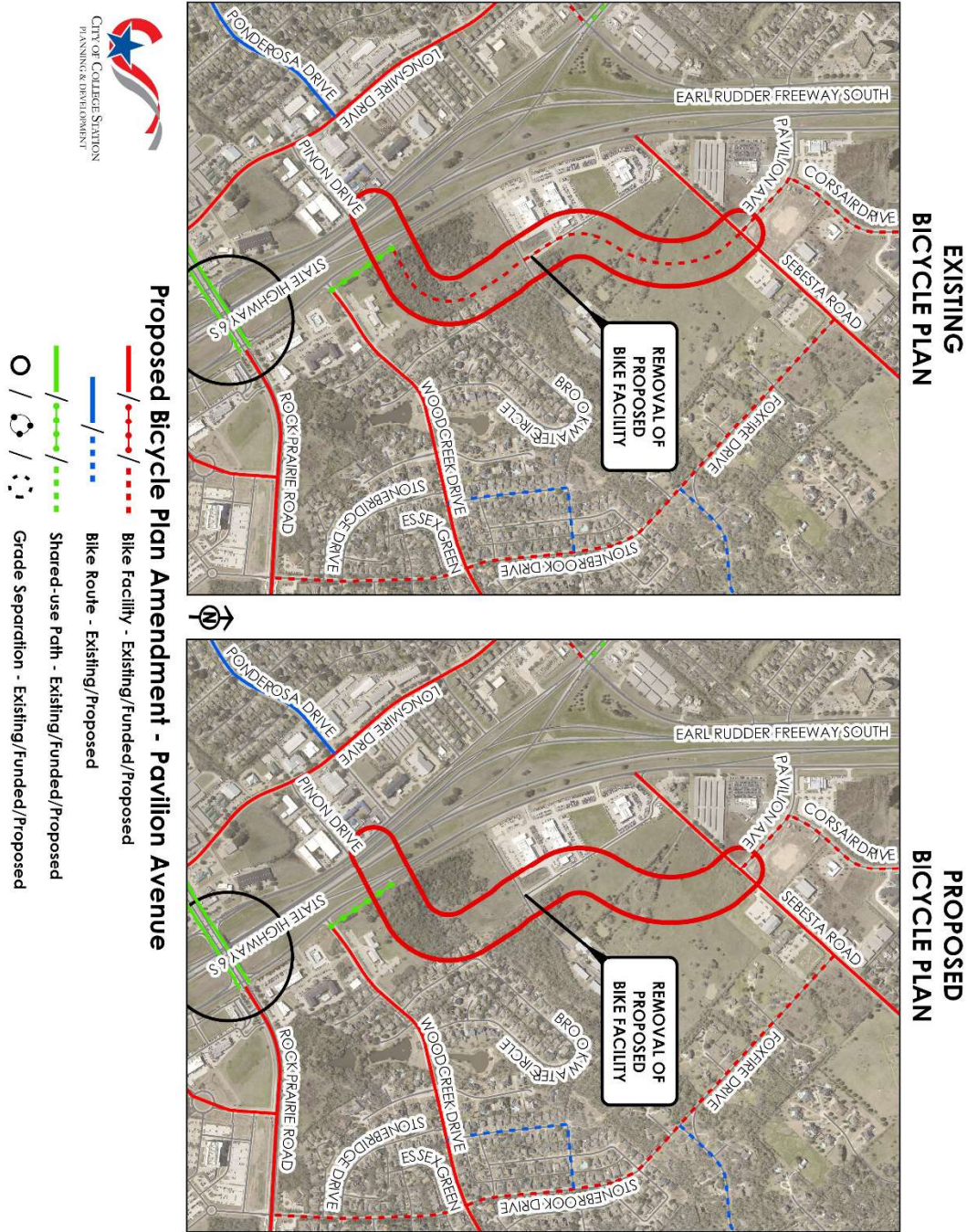


EXHIBIT C

That the “Bicycle, Pedestrian, and Greenways Master Plan” is hereby amended by amending a portion of Map 5.5 titled “Proposed Pedestrian Facilities” by removing the future sidewalks along the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6 as shown as follows:

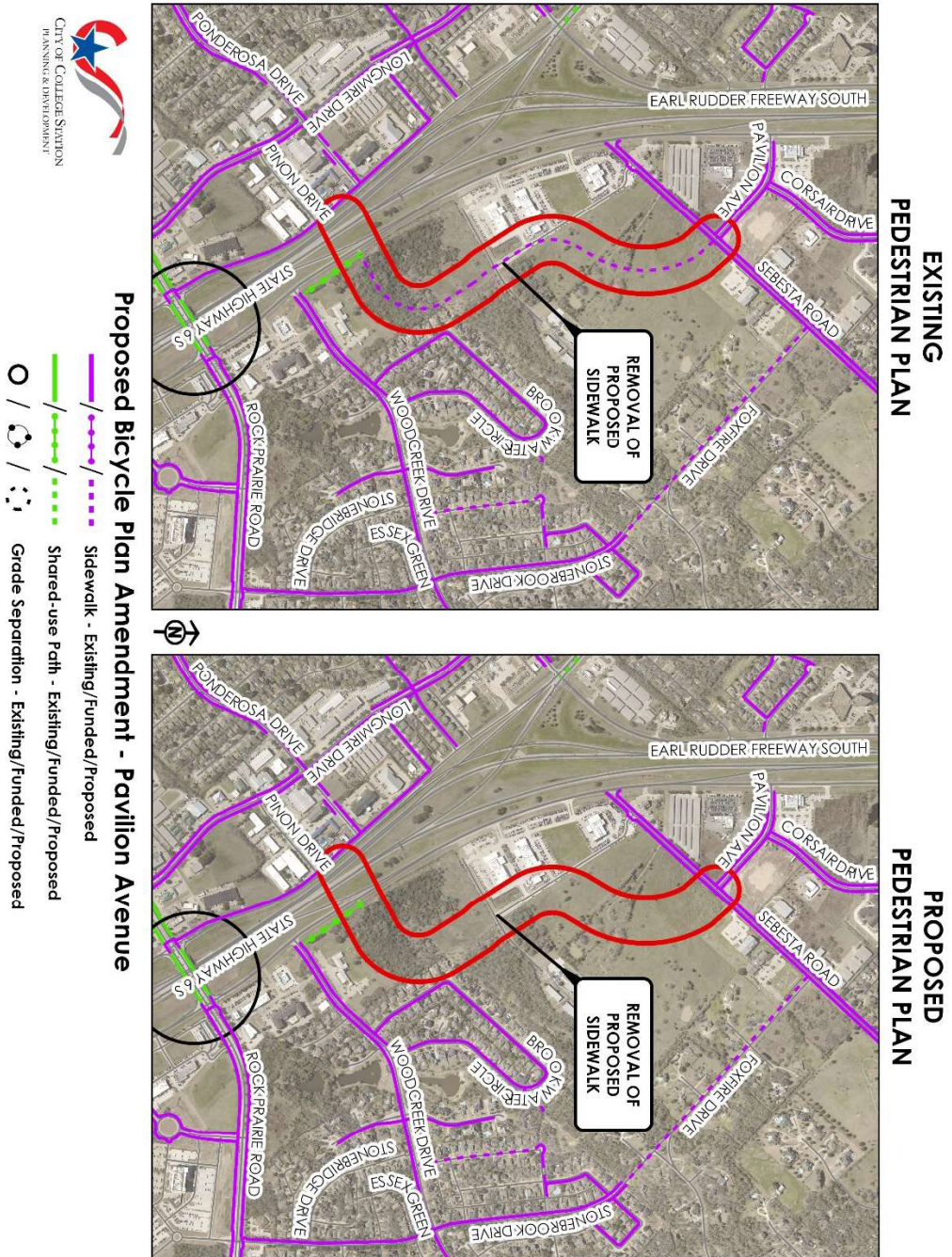
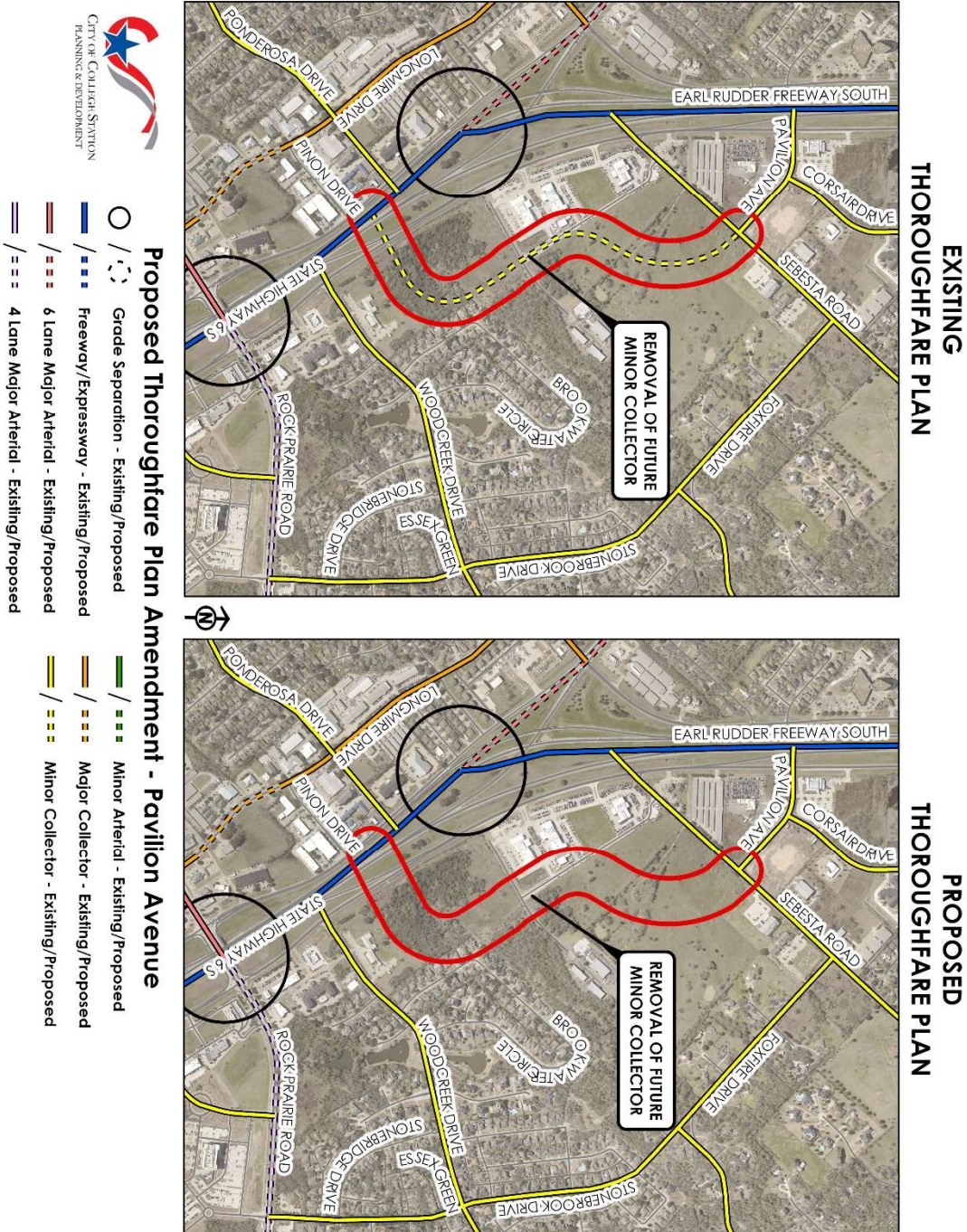


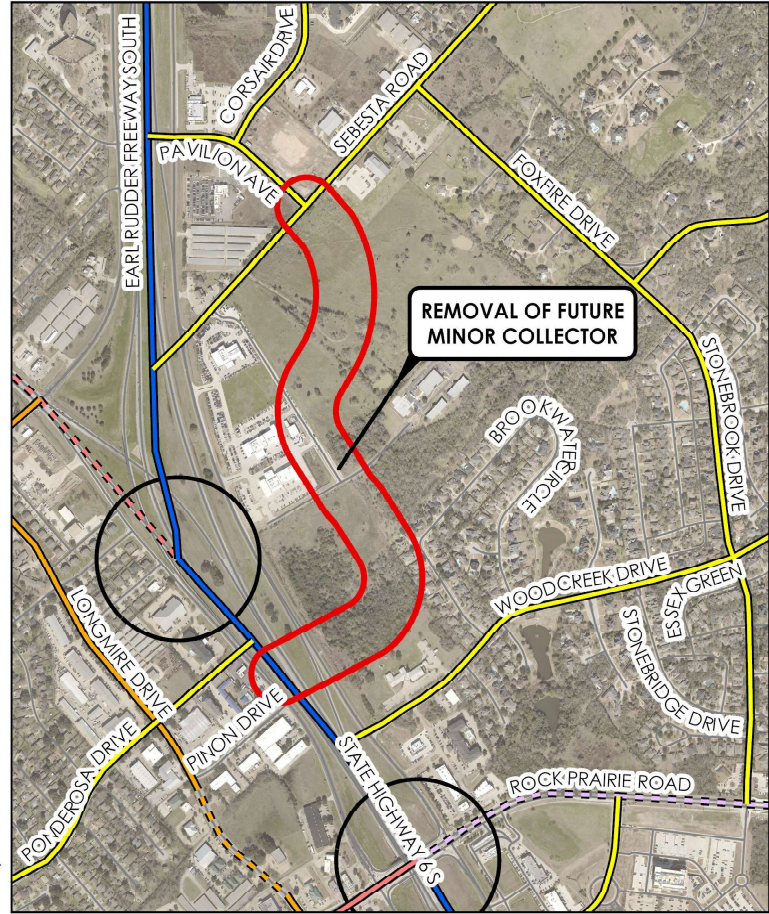
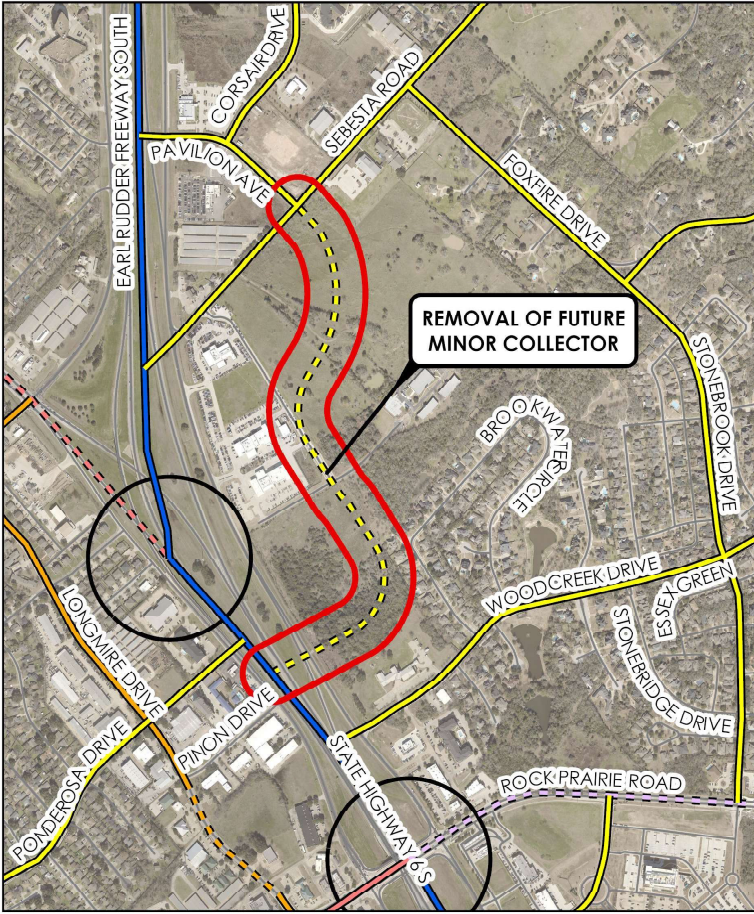
EXHIBIT D

That the “Official City of College Station Comprehensive Plan” is hereby amended by amending a portion of Map 6.3 titled “Functional Classification & Context Class” by removing the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6 as shown as follows:



EXISTING THOROUGHFARE PLAN

PROPOSED THOROUGHFARE PLAN

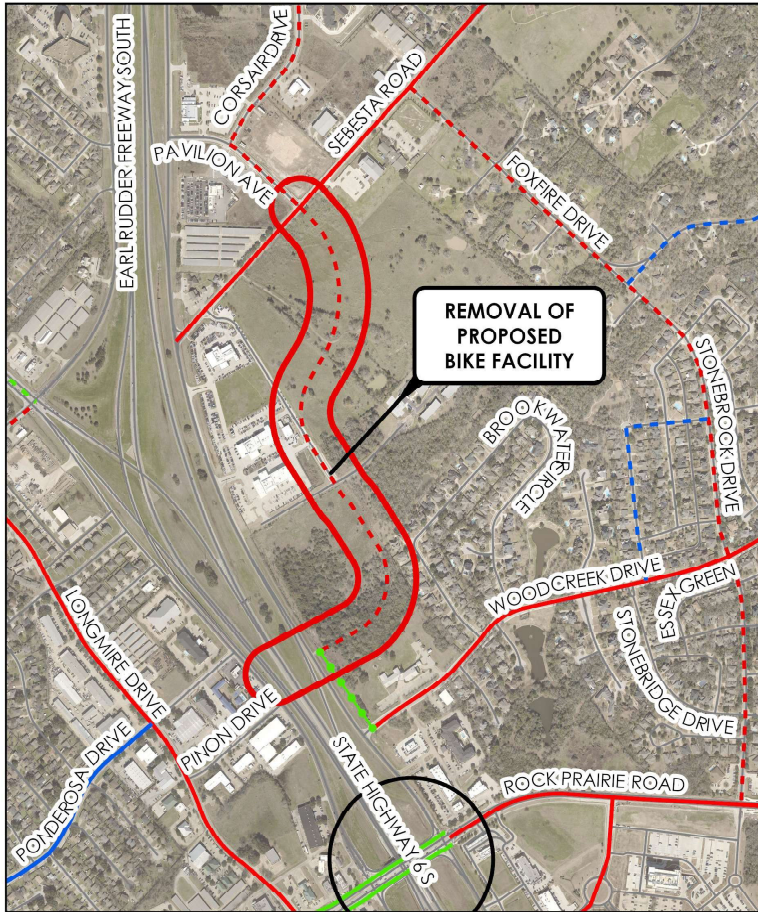


Proposed Thoroughfare Plan Amendment - Pavilion Avenue

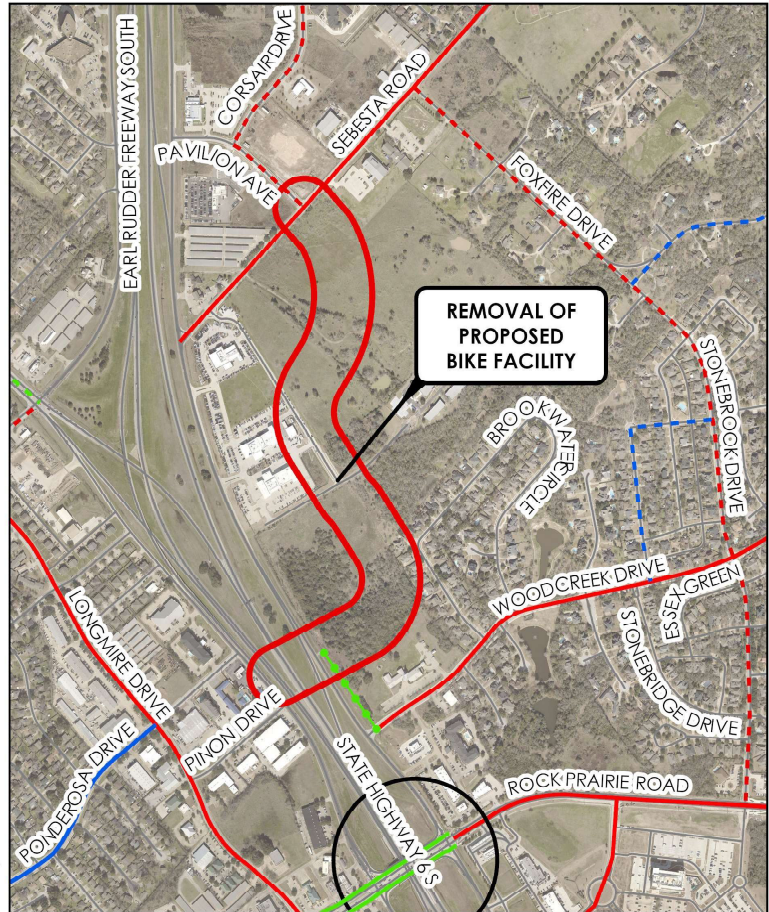


- / ◌ Grade Separation - Existing/Proposed
- / - - - Freeway/Expressway - Existing/Proposed
- / - - - 6 Lane Major Arterial - Existing/Proposed
- / = = = 4 Lane Major Arterial - Existing/Proposed
- / - - - Minor Arterial - Existing/Proposed
- / - - - Major Collector - Existing/Proposed
- / - - - Minor Collector - Existing/Proposed

EXISTING BICYCLE PLAN



PROPOSED BICYCLE PLAN

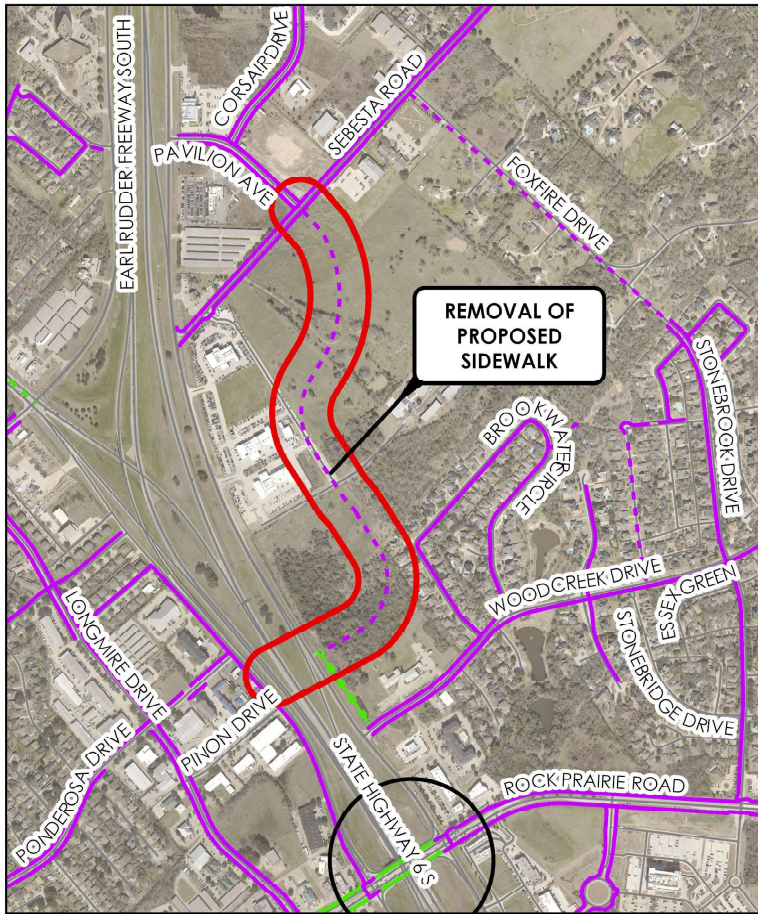


Proposed Bicycle Plan Amendment - Pavilion Avenue

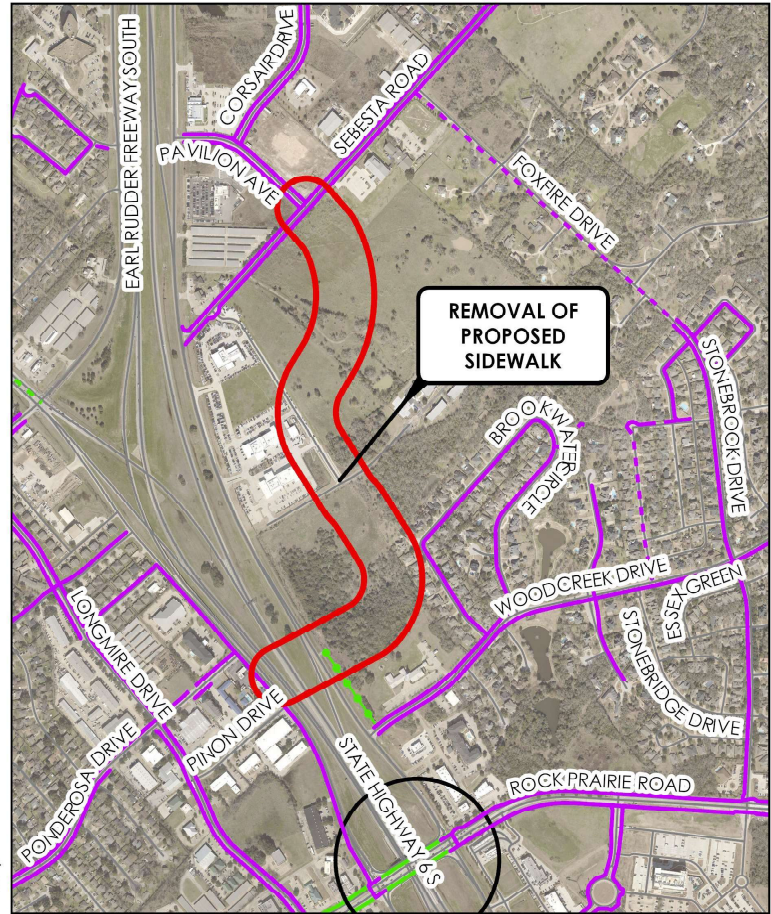
- / —●— / - - - Bike Facility - Existing/Funded/Proposed
- / - - - Bike Route - Existing/Proposed
- / —●— / - - - Shared-use Path - Existing/Funded/Proposed
- / ⊙ / ⊚ Grade Separation - Existing/Funded/Proposed



EXISTING PEDESTRIAN PLAN



PROPOSED PEDESTRIAN PLAN

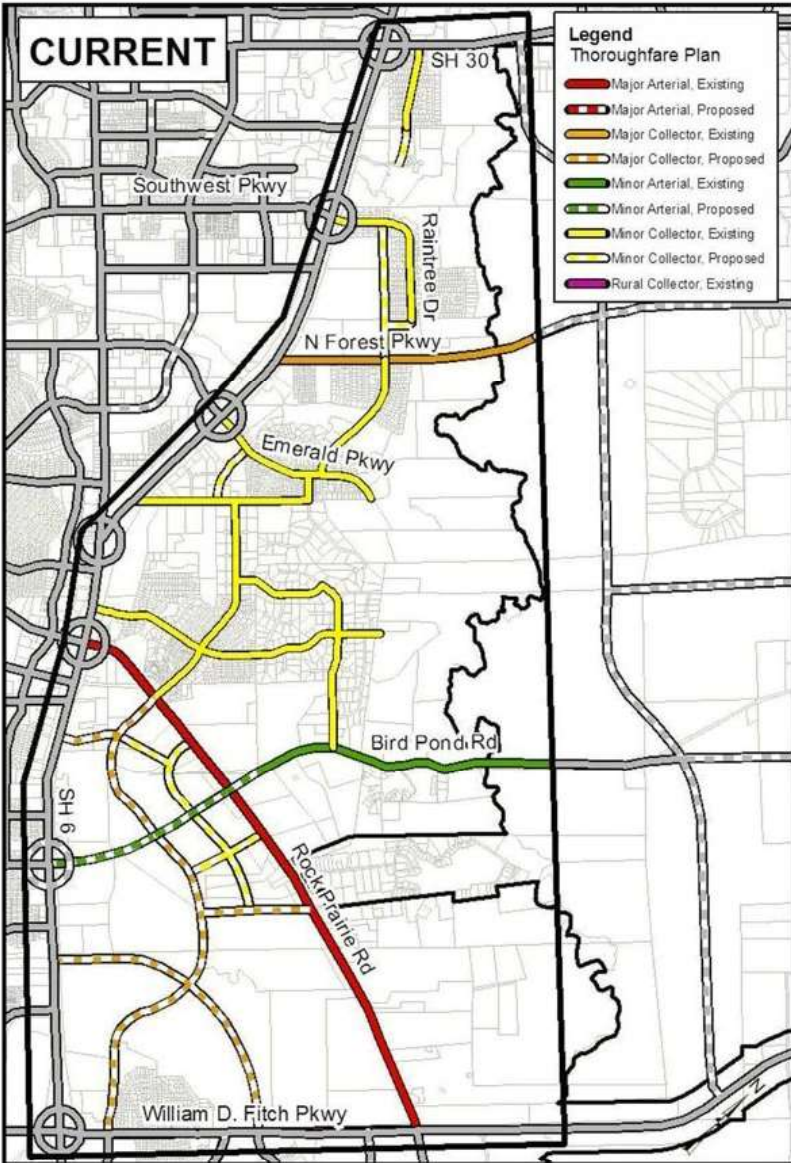


Proposed Bicycle Plan Amendment - Pavilion Avenue

- / - - - / - - - Sidewalk - Existing/Funded/Proposed
- / - - - / - - - Shared-use Path - Existing/Funded/Proposed
- / ⊙ / ⊚ Grade Separation - Existing/Funded/Proposed

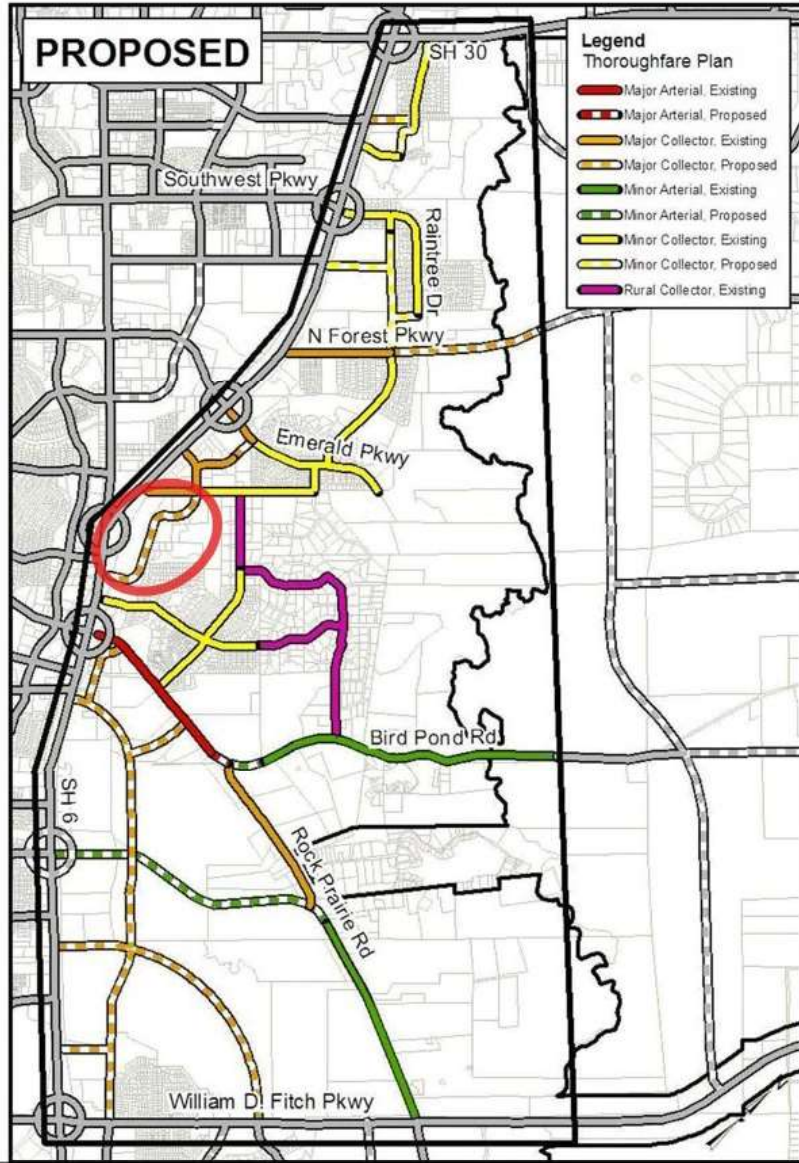


CURRENT



- Legend
Thoroughfare Plan**
- Major Arterial, Existing
 - Major Arterial, Proposed
 - Major Collector, Existing
 - Major Collector, Proposed
 - Minor Arterial, Existing
 - Minor Arterial, Proposed
 - Minor Collector, Existing
 - Minor Collector, Proposed
 - Rural Collector, Existing

PROPOSED



- Legend
Thoroughfare Plan**
- Major Arterial, Existing
 - Major Arterial, Proposed
 - Major Collector, Existing
 - Major Collector, Proposed
 - Minor Arterial, Existing
 - Minor Arterial, Proposed
 - Minor Collector, Existing
 - Minor Collector, Proposed
 - Rural Collector, Existing

Project Type: Comprehensive Plan Amendment
Project Subtype: Thoroughfare Plan
Short Description: Pavilion Avenue Thoroughfare Amendment

APPLICATION FEES:

Rezoning App Fee: N/A (All fees for CSISD are waived)
Total: N/A

COMP PLAN:

Total Acreage:

Total site acreage is 40.943.

Community Character: This application is related to Community Character.

Not Applicable.

Transportation: This application is related to Transportation.

Applicable.

Other: This application is related to other (please explain below).

Not Applicable.

Element & Loc Amended: What specific element of the Comprehensive Plan (for example, Land Use & Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Thoroughfare alignment (including the Pedestrian and Bicycle alignments) of the proposed two-lane Minor Collector that is currently shown to extend the existing portion of Pavilion Avenue from Sebesta Road to State Highway 6. The roadway alignment removal is a change to the Thoroughfare Plan and the removal of the bike lane/sidewalks is a change to the Bicycle, Pedestrian, and Greenways Master Plan.

Amendment Request: Please list the amendment(s) requested.

Our request is to delete the segment of Pavilion Avenue from where it is proposed to be extended from Sebesta Road to State Highway 6 from the Thoroughfare Plan. This would include the proposed bike lanes, sidewalks and vehicle travel lanes. The removal of the bike lane/sidewalks is a change to the Bicycle, Pedestrian, and Greenways Master Plan.

Reason for the Amendment: Please explain the reason for the amendment(s).

We are requesting this amendment for two reasons. First, the purpose of this roadway is to provide an alternative north south connection parallel to State Highway 6 (SH6). However, because this roadway route extends from Sebesta Road to the one-way northbound frontage road there is very limited southbound movement to four existing lots (three of which are

developed a car dealerships) that already have north-south connectivity from Sebesta Road via a private access easement and a single undeveloped tract south of the dealerships with access to the SH6 frontage road. The second is since this roadway would only provide parallel southbound access to one 19.95-acre undeveloped tract, the expected connectivity in this area does not necessitate the construction cost for a Minor Collector roadway.

Changed Conditions: Please explain the changed or changing conditions in the subject area of the City.

The properties in College Station along this proposed roadway extension are mostly built out and traffic patterns are unlikely to change significantly in the future along this proposed route. As mentioned above, since 2018, three (3) car dealerships were constructed that all have north-south connectivity from Sebesta Road via a private access easement. This leaves a single undeveloped 19.95-acre tract south of the dealerships with access to the SH6 frontage road that this proposed Minor Collector would provide secondary access to since this proposed roadway would only connect to a one-way northbound frontage road.

Existing Element: Please show the compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole.

The properties in College Station along this proposed roadway extension are mostly built out and traffic patterns are unlikely to change significantly in the future along this proposed route. As mentioned above, since 2018, three (3) car dealerships were constructed that all have north-south connectivity from Sebesta Road via a private access easement. This leaves a single undeveloped 19.95-acre tract south of the dealerships with access to the SH6 frontage road that this proposed Minor Collector would provide secondary access to since this proposed roadway would only connect to a one-way northbound frontage road.

ADDITIONAL INFORMATION:

Environment Impact: Please list any impacts on environmentally sensitive and natural areas.

The planned alignment of this roadway extension does not necessitate a crossing of any creeks and/or any other environmentally sensitive and natural areas.

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

There are no planned utility extensions along the Pavilion Avenue extension route. Therefore, there would be no impact to existing water, wastewater, or drainage networks. As mentioned previously, this area is mostly built out except for CSISD's property and three other properties. Any required infrastructure for this future development has already been constructed. Existing waterlines are located along Sebesta Road and the SH6 Frontage Road with existing sewer already extended to the rear of all the undeveloped properties.

Goals & Objectives: Explain consistency with the goals and strategies set forth in the Comprehensive Plan.

The goal of **Chapter 8 – Managed Growth** in the City's Comprehensive Plan is to have "Fiscally responsible and carefully managed development that is aligned with growth expectations and the ability to provide safe, timely, and efficient infrastructure and services."

As the Comprehensive Plan states, “the purpose of this chapter is to establish the necessary policy guidance and associated strategic actions to enable the City of College Station to manage its ongoing physical growth and development in a **sensible, predictable, and fiscally responsible** manner.”

The construction of this roadway is not sensible nor fiscally responsible because it does not serve the intended purpose of providing north-south connectivity since it loops back to a one-way frontage road. Only one undeveloped tract benefits from this access. Therefore, the benefit of the roadway does not mitigate the high construction cost to build it.

Additional Properties:

Not applicable.

ACKNOWLEDGEMENTS:

Acknowledgement (1): The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

Agreed.

Acknowledgement (2): IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

Understood.

Project Proposal Meeting Acknowledgement: Applicant acknowledges that they understand a Project Proposal Meeting with neighborhood representatives is required for all CPAs requesting changes to the Future Land Use & Character Map, as stated in UDO Section 3.22.

Understood.

LOCATION:

Address: 1404 Sebesta Road
Parcel Number: 004601-0041-0000

Applicant Information:

Name: Mitchell & Morgan, LLP C/O Veronica Morgan
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: v@mitchellandmorgan.com

Owner Information:

Name: College Station ISD C/O Paul Buckner
Address: 1812 Welsh Avenue
City: College Station
State: Texas
Zip Code: 77840
Phone: 979-764-5443
Email Address: pbuckner@csisd.org

Contact Primary Information:

Name: Mitchell & Morgan, LLP C/O Veronica Morgan
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: v@mitchellandmorgan.com

Contact Secondary Information:

Name: Mitchell & Morgan, LLP C/O Kerry Pillow
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: kerry@mitchellandmorgan.com

Contact Tertiary Information:

Name: Mitchell & Morgan, LLP C/O Tina Weido
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: tina@mitchellandmorgan.com

Engineer Information:

Name: Mitchell & Morgan, LLP C/O Veronica Morgan
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: v@mitchellandmorgan.com

May 18, 2026

Item No. 9.2.

Sponsor: Lindsey Pressler

Reviewed By CBC: City Council

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance vacating and abandoning a 0.103 acre 15-foot-wide Sewer Easement, said easement lying over, across, and upon Lot 'C' and Lot 'D' of The Resubdivision Final Plat of Lot 'C' and 'D', Tauber Addition, generally located at 603 Cherry St, according to the instruments recorded in Volume 145, Page 333 of the Official Public Records of Brazos County, Texas.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Diverse Growing Economy

Recommendation(s): Staff recommends approval of the abandonment.

Summary: The abandonment of the utility easement is being requested by the applicant in order to build an apartment complex over existing easements on the site. The proposed layout necessitates relocating the easements and utility lines along Cherry St, Nagle St, and the northern lot lines of the The Resubdivision Final Plat of Lot 'C' and 'D', Tauber Addition, the Tauber Addition, and the Matt Cooley Subdivision.

The utility easement is located approximately four hundred and twenty (420) feet southwest of the intersection of Cherry St and Nagle St.

Budget & Financial Summary: N/A

Attachments:

1. Location Map
2. Vicinity Map
3. Application
4. Ordinance