MINUTES OF THE CITY COUNCIL MEETING
IN-PERSON WITH TELECONFERENCE PARTICIPATION
CITY OF COLLEGE STATION
AUGUST 27, 2026

STATE OF TEXAS §
§
COUNTY OF BRAZOS §

Presiding:
John Nichols, Mayor

Council:
Mark Smith
William Wright, Mayor ProTem
David White – arrived late
Melissa McIlhaney – arrived late
Bob Yancy
Scott Shafer

City Staff:
Bryan Woods, City Manager
Jeff Capps, Deputy City Manager
Adam Falco, City Attorney
Leslie Whitten, Deputy City Attorney
Ian Whittenton, Deputy City Secretary
Ann Marie Williams, Staff Assistant

1. Call to Order and Announce a Quorum is Present.

With a quorum present, the meeting of the College Station City Council was called to order by Mayor Nichols via In-Person and Teleconference at 4:00 p.m. on August 27, 2026, in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

2. Executive Session Agenda.

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.072-Real Estate, §551.074-Personnel, and §551.087-Economic Development, and the College Station City Council convened into Executive Session at 4:01 p.m. on August 27, 2026, to continue discussing matters pertaining to:

2.1. Consultation with Attorney to seek advice regarding pending or contemplated litigation, to wit:

- The City of College Station v. The Public Utility Commission of Texas, Cause No. D-1-GN-24-005680 in the 200th District Court, Travis County, Texas.
- Hopkins v. City of College Station, et al., Civil Action No. 4:25-CV-00473, in the U.S. District Court for the Southern District of Texas, Houston Division.

2.2. Deliberation on the purchase, exchange, lease, or value of real property; to wit:

- Approximately 8 acres of land located at 1508 Harvey Road.
- Approximately 28 acres of land generally located at Midtown Drive and Corporate Parkway in the Midtown Business Park.
- Property located within the Midtown Business Park.

2.3. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

- Council Self-Evaluation

2.4. Deliberation on an offer of financial or other incentives for a business prospect that the Council seeks to have locate, stay or expand in or near the City; to wit:

- Economic development agreement for a development on the 28 acres of land generally located at Midtown Drive and Corporate Parkway in the Midtown Business Park.
- Economic development agreement for a development within the Midtown Business Park relating to baseball fields.
- Economic development agreement with College Station Town Center, LP.
- Funding agreement with Greater Brazos Partnership for services related to Plug and Play.

3. The Open Meeting Will Reconvene No Earlier than 6:00 PM from Executive Session and City Council will take action, if any.

Executive Session recessed at 6:00 p.m. and Mayor Nichols read the following statements.

The Council directs City staff to review the funding agreement with Greater Brazos Partnership related to funding Plug and Play and proceed with terminating the funding agreement.

The Council directs City staff to amend the real estate contract with the Corinth Group to sell approximately half of the City's 28 acres next to Costco to the Corinth Group and the remaining approximate half to Bass Pro for one of Bass Pro's retail stores.

The Council directs City staff to finalize the Real Estate Contract and Economic Development Agreement with the Corinth Group and to finalize the Real Estate Contract with Bass Pro and the Economic Development Agreement with Bass Pro that will include incentives to be finalized and be available to the public before a vote.

These agreements should come back to council no later than the Council's September 24th meeting for a vote.

4. Pledge of Allegiance, Invocation, consider absence request.

Invocation given by Councilmember White.

5. PRESENTATION - PROCLAMATIONS, AWARDS, AND RECOGNITIONS.

5.1. Presentation proclaiming the month of September 2026 as "Childhood Cancer Awareness."

Mayor Nichols presented a proclamation to Adam's Army founder, Lindsey Bolline, and family; Kathryn Bradley and family; along with other Adam's Army families, proclaiming the month of September 2026, as " Childhood Cancer Awareness."

5.2. Presentation proclaiming the week of August 31 through September 4, 2026, as "Texas Extension Education Association Week."

Mayor Nichols presented a proclamation to Dr. Joyce Cavanagh, Knellen Quinteros, Holly Narro, Alice Kirk and members of the TEEA, proclaiming the week of August 31 through September 4, 2026, as "Texas Extension Education Association Week."

6. <u>Hear Visitors Comments.</u>

Roy May from College Station came before council to speak about recent changes to Flock's data retention policy which shorten the amount of time data is kept, asking that the City review its current policy and consider shortening it as well. He acknowledged that Flock is a useful tool for law enforcement but emphasized the need to protect individual privacy.

Peter Bastain from College Station came before council representing a group to speak about the role of municipal government in economic development. He believes that the city should be focused on creating conditions that attract private commercial development rather than becoming a developer or property manager. In his opinion the purchase of the old Macy's was the city interfering with the development market, pointing out that there was a deal in the works which may have led to a family entertainment center similar to the one in Killeen called Area 254, which is currently expanding by 40,000 square feet. His conclusion is that the lack of development is a lesson to the city that they should use in future decision-making and the role of transparency in government.

Ivan Svrcek from College Station came before council to discuss possible misuses of the Flock system. He pointed out examples neighboring Bryan, and other Texas agencies such as Shenandoah, Sugar Land, Garland, Brazos County Sheriff's Office, and Lubbock, which stated the use for the search as "protest." He particularly objects to the city sharing data with other city's with standards for searches that do not meet our own.

Sam Baker from College Station came before council to highlight recent nationwide misuses of the Flock system, one such case involved an officer who is alleged to have stalked a woman he met at a trade show. He believes that even with safeguards improper access can still happen and the public's safety shouldn't come at the expense of basic privacy in our society.

Kyle Abraham from College Station came before council to present data in which he finds that in 3 million logged searches agencies who have access to the city's Flock data account for more than 99% of all searches. He acknowledges that while no misuses have been identified locally the 493 agencies we share our data with may not be able to say the same. In closing he expressed appreciation for the Council's willingness to review our Flock contract and policies.

Kody Fox from College Station stated that while the city only logs about 10 searches a day, other agencies that connect to our data have logged over 2.9 million Flock searches in less than a year. He asked the council to consider how local safety policies can protect residents when over 99% of searches are conducted by outside agencies. In his opinion the public does not want Flock, Axon, or ALPR systems monitoring them and the contract should not be renewed.

John Hamilton from College Station argued that the city's transparency page is not truthful about what Flock is tracking, presenting logs where CSPD officers used and object class of "people" to conduct searches. He stated that this evidence shows the public has been given inaccurate information and the transparency portal is less than honest, both reasons to cancel the contract.

Shirley Dupriest from College Station thanked the Parks Department for their prompt response after she emailed them about a 100 year old oak tree at a local park which had become overgrown with vines. She stated that the tree has been restored to good condition and believes their work will be remembered by visitors for years to come.

7. <u>CONSENT ITEMS</u>

Presentation, discussion, and possible action on consent items which consist of ministerial, or "housekeeping" items as allowed by law: A Councilmember may request additional information at this time. Any Councilmember may remove an item from the Consent Agenda for a separate vote.

7.1. Presentation, discussion, and possible action of minutes for:

- **August 13, 2026 Council Meeting**

7.2. Presentation, discussion, and possible action on a general services contract with Buyers Barricades Houston, LLC, not to exceed $170,100 for the 2026 TAMU Football Post Game Day Traffic Control.

7.3. Presentation, discussion, and possible action on the second reading of a franchise agreement Ordinance No. 2026-4705 with Texas Disposal Systems, Inc. for the collection of recyclables from commercial businesses and multi-family locations.

7.4. Presentation, discussion, and possible action regarding an amendment to the real estate contract with The Corinth Group, Inc.

7.5. Presentation, discussion, and possible action on a contract with MTL Construction, LLC not to exceed $399,579.78 for College Station Utilities Electric Yard improvements at the Utility Service Center on Graham Road.

7.6. Presentation, discussion, and possible action regarding a design contract with Dudley Engineering for the design of the Adamson Lagoon Slide Improvements and Upgrade in the amount of $153,708.

7.7. Presentation, discussion, and possible action on Ordinance No. 2026-4706 amendment to Chapter 40, "Utilities," relating to utility meters, Code of Ordinances, of the City of College Station, Texas.

7.8. Presentation, discussion, and possible action regarding an amendment to the lease agreement for office space with St. Mary's Catholic Church to increase the term of the agreement and increase total cost to $105,156.

7.9. Presentation, discussion, and possible action to purchase two radio dispatch consoles from Motorola Solutions for an amount not to exceed $213,693.17.

7.10. Presentation, discussion, and possible action on the first reading of a franchise agreement ordinance with Texan Waste Services, Inc. for the collection of recyclables from commercial businesses and multi-family locations.

7.11. Presentation, discussion, and possible action regarding a funding agreement between the City of College Station and the Brazos Transit District (BTD) in the amount of $400,800 for the FY26 Fiscal Year.

7.12. Presentation, discussion, and possible action on Resolution No. 08-27-26-7.12 waiving interest for early repayment of outstanding principal under the City's HUD-assisted HOME program contract with Santour Court, Ltd. and authorizing the city manager to execute documentation of release and satisfaction of the note and deed of trust.

MOTION: Upon a motion made by Councilmember White and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to approve the Consent agenda. The motion carried unanimously.

8. REGULAR ITEMS

8.1. Public Hearing, presentation, discussion, and possible action on the City of College Station 2027 advertised ad valorem tax rate of $0.530254 per $100 valuation resulting in an increase in tax revenues.

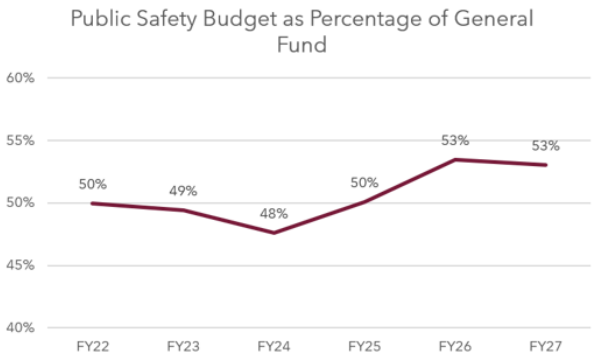
Bryan Woods, City Manager, gave an introduction detailing the structure of the tax rate and how it supports the city's budget, stating that the budget and future planning rely on multi-year projections and the requirement to have a balanced budget. Sources of revenue were highlighted and particularly how the property tax rate supports operations like staffing, public safety, and other services year to year while noting that reducing the tax rate would require significant cuts, especially to staffing and service level adjustments (SLA).

FY27 Proposed Staffing SLAs by Department

FUND/DEPARTMENT	One-Time Cost	Recurring Cost	Total	Increase FTE	Vehicle
General Fund					
Police	715,546	1,137,217	1,852,763	8.0	4.0
Fire	146,290	40,000	186,290	-	-
Public Works	95,581	453,973	549,554	4.0	1.0
Planning & Development	109,384	207,689	317,073	2.0	2.0
Parks and Recreation	677,895	192,855	870,750	1.0	6.0
Information Technology	328,426	522,119	850,545	1.0	-
Capital Projects Operations	338,085	107,412	445,497	1.0	2.0
Fiscal Services	-	89,420	89,420	-	-
General Government	392,885	449,460	842,345	2.0	-
TOTAL General Fund	**2,804,092**	**3,200,145**	**6,004,237**	**19.0**	**15.0**

Public Safety Staffing Additions FY22 to FY27

Dept	Number of Positions						
	FY22	FY23	FY24	FY25	FY26	FY27	Total
Police	3	4	5	4	6	8	30
Fire	-	8	-	12	12	-	32
Total	**3**	**12**	**5**	**4**	**18**	**8**	**62**



Mr. Woods went on to give review of capital planning and debt capacity as well as the capacity for future projects and unforeseen needs, highlighting adequate financial reserves and the city's AAA bond rating. He concluded by stating the city is financially stable, growing and prepared for future opportunities and challenges from a fiscal perspective.

Council Capital Additions

Category	Project	Additional Appropriations
City Facilities	Public Works Facility **(Construction)**	$ 55,000,000
City Facilities	Northgate	$ 5,000,000
	SUBTOTAL - City Facilities	**$ 60,000,000**
Midtown	Midtown Baseball and Business - Road	$ 14,000,000
Midtown	Midtown Baseball and Business – Water Utilities	$ 5,000,000
Midtown	Midtown Signage	$ 700,000
Midtown	Texas Independence Park **(Phase 2)**	$ 16,200,000
	SUBTOTAL - Midtown	**$ 35,900,000**
Parks	Wolf Pen Creek	$ 7,000,000
Parks	Neighborhood Parks	$ 5,000,000
Parks	Hensel Park	$ 10,000,000
	SUBTOTAL - Parks	**$ 22,000,000**
Streets - Rehab	Drainage Revolver	$ 2,500,000
Streets - Signals	Signals & Intersections (incl. George Bush / Timber)	$ 6,000,000
Streets - Sidewalks	Various Sidewalks/Trails	$ 6,000,000
Streets - Rehab	Future Streets Rehab	$ 10,000,000
Streets - Extension	Future Streets Extension	$ 12,000,000
Streets - Sidewalks	University Drive Pedestrian Crossing	$ 15,000,000
	SUBTOTAL - Streets	**$ 51,500,000**
TOTAL COUNCIL CAPITAL ADDITIONS		**$ 169,400,000**

Mary Ellen Leonard, Director of Fiscal Services, stated that this public hearing is on a rate of $0.530254 per $100 assessed valuation. The notice of this public hearing was placed in the Eagle, as well as on the City's internet site, and the City's television channel. The City Council will vote on the tax rate at this August 27th meeting at 6:00 pm. The property taxes are used to fund the general debt service of the City as well as a portion of the operations and maintenance costs of the General Fund.

	Certified FY26
Debt Service Fund	$ 20.2646
General Fund	$ 32.7608
Total	**$ 53.0254**
No New Revenue	$ 50.6934
Voter Approval Adjusted for Sales Tax	$ 53.0254

At approximately 7:55 p.m., Mayor Nichols opened the Public Hearing.

Elizabeth Cunha from College Station urged the Council to make decisions about the tax rate with struggling homeowners in mind. She noted that trimming is unlikely to hold the tax rate flat but also believes that delaying necessary spending isn't leadership, stating that difficult choices are sometimes the right ones.

Jarrell Patton from College Station urged council to reduce government spending rather than increase taxes and suggested looking more closely at budgets. He believes that the tax rate is a kitchen-table issue for citizens and council needs to focus on accountability and better management of tax dollars.

Lloyd Davis from College Station stated that he believes assumptions made by the city about future valuation increases and funding needs for infrastructure are unrealistic, warning that vacancy-rate budgeting leads to an unaccountable slush fund. He is critical of the city's reliance on certificates of obligation and believes the city should not pass the capital budget as presented, believing it will continue the cycle of higher property tax rates.

Padon Holt from College Station stated that the presented budget is capital-heavy and warned that rising debt service, declining property tax revenue, and internal service funds with surpluses signal financial imbalance.

There being no further comments, the Public Hearing was closed at 8:11 p.m.

8.2. Presentation, discussion, and possible action on Ordinance No. 2026-4707 adopting the City of College Station 2026-2027 Budget; and presentation, possible action and discussion ratifying the property tax revenue increase reflected in the budget.

Mary Ellen Leonard, Director of Fiscal Services, stated that there are two actions requested of Council in this agenda item.

First is the consideration of the 2026-2027 proposed budget. The City Council received the proposed budget on July 6, 2026 and held budget workshops on July 13th to July 15th. The City Council held a public hearing on the proposed budget on July 23rd. The City Council will need to include any proposed revisions to the budget in the motion to adopt the budget.

FY27 Net Budget Summary	
Fund Type	**Net Budget**
Governmental Funds	$171,908,384
Enterprise Funds	192,894,671
Special Revenue Funds	29,948,951
Subtotal O&M	*$394,752,006*
Subtotal Capital	*$181,594,937*
Total Proposed Net Budget	**$576,346,943**
Council Directed Changes	40,398
Total Proposed Net Budget	**$576,387,341**

The second action is ratification of the property tax revenue increase reflected in the budget. This action is required due to recently enacted legislation. House Bill 3195 amends the local government code to say the following: "(c) Adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate as required by Chapter 26, Tax Code, or other law."

The proposed budget will result in additional property tax revenues over last year of approximately $4.9M. The proposed tax rate is $0.530254 per $100 assessed valuation. The following is an overall summary of the proposed budget with workshop revisions. Subtotal Operation and Maintenance: $394,752,006; Net Capital: $181,594,937; Council Directed Changes: $40,398 for a Total Net Budget of: $575,387,341.

Elizabeth Cunha from College Station came before council to express support for the new public works facility as presented in the capital plan. She believes that the old facility is lacking space, floods, and has operational deficiency's that a new facility can address. She is of the opinion that the budget should prioritize core needs over elective spending like funds for refurbishing Hensel Park, which is not a city property.

MOTION: A motion was made by Councilmember White to direct the City Manager to make the necessary cuts to bring the tax rate to 00.520000 per $100 of valuation. Motion died due to lack of a second.

MOTION: A motion was made by Councilmember Yancy and a second by Councilmember White, the City Council voted one (1) for and six (6) opposed, with Mayor Nichols and Councilmembers Smith, Wright, White, McIlhaney, and Shafer voting against to direct the City Manager to make the necessary cuts primarily within the vacancy and internal service funds to bring the tax rate down to $0.511872 per $100 valuation. The motion failed.

MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember Smith, the City Council voted six (6) for and one (1) opposed, with Councilmember Yancy voting against, to adopt Ordinance No. 2026-4707 on the proposed FY27 budget for the City of College Station for a total proposed budget with revisions of $576,387,341. The motion carried.

Recorded Vote:

- Councilmember Smith, aye
- Councilmember Wright, aye
- Councilmember White, aye
- Mayor Nichols, aye
- Councilmember McIlhaney, aye
- Councilmember Yancy, nay
- Councilmember Shafer, aye

MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember McIlhaney, the City Council voted five (5) for and two (2) opposed, with Councilmembers White and Yancy voting against, to ratify the property tax increase reflected in the FY27 budget. The motion carried.

Recorded Vote:

- Councilmember Smith, aye
- Councilmember Wright, aye
- Councilmember White, nay
- Mayor Nichols, aye
- Councilmember McIlhaney, aye
- Councilmember Yancy, nay
- Councilmember Shafer, aye

8.3. Presentation, discussion, and possible action on approval of an ordinance adopting the City of College Station 2026-2027 ad valorem tax rate of $0.530254 per $100 assessed valuation, the debt service portion being $0.202646 per $100 assessed valuation and the operations and maintenance portion being $0.327608 per $100 assessed valuation.

Mary Ellen Leonard, Director of Fiscal Services, stated that on August 27th, the City Council discussed the tax rate and called a public hearing on a tax rate of $0.530254. The tax rate must be adopted as two separate components – one for Operations and Maintenance, $0.327608, and one for Debt Service, $0.202646, for a Total Tax Rate of $0.530254. The proposed tax rate of $0.530254 per $100 assessed valuation will generate

approximately $84.8 million. The property taxes are used to fund the general debt service of the City as well as a portion of the operations and maintenance costs of the General Fund.

$0.530254 is the tax rate that was used to prepare the proposed budget. If the City Council adopts a tax rate lower than the proposed rate, the budget will have to be amended and reduced.

Current Tax Rate: $0.511872
No New Revenue Tax Rate: $0.506934
Voter Approved Tax Rate: $0.537862
Proposed Tax Rate: $0.530254

	Certified FY26	
Debt Service Fund	$	20.2646
General Fund	$	32.7608
Total	**$**	**53.0254**
No New Revenue	$	50.6934
Voter Approval Adjusted for Sales Tax	$	53.0254

MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember Schafer the City Council voted five (5) for and two (2) opposed, with Councilmembers White and Yancy voting against, to adopt Ordinance No. 2026-4708, that the property tax rate be increased by the adoption of a tax rate of 53.0254 cents per $100 assessed valuation, which is effectively a 6.01 percent increase in the tax rate and the Maintenance and Operations rate be 32.7608 cents per $100 assessed valuation; and the Debt Service rate be 20.2646 cents per $100 assessed valuation. The motion carried.

Recorded Vote:

- Councilmember Smith, aye
- Councilmember Wright, aye
- Councilmember White, nay
- Mayor Nichols, aye
- Councilmember McIlhaney, aye
- Councilmember Yancy, nay
- Councilmember Shafer, aye

8.4. Presentation, discussion, and possible action on Resolution No. 08-24-26-8.4 adopting fees, rates and charges as provided by Chapter 2 "Administration", Article V "Finance" Division 2 "Fees, Rates and Charges" of the Code of Ordinances, City of College Station, Texas.

Mary Ellen Leonard, Director of Fiscal Services, stated that all fees, rates and charges in the Code of Ordinances are adopted by resolution of the City Council as provided in Sec. 2-117 of the Code. Each year with the budget the Council adopts a new resolution to keep the fees, rates, and charges current.

- No rate increase for metered Electric, Water, or Wastewater charges;
  - Multi-family fee tables added with no rate increases.
  - Slight increase in the Transmission Delivery Adjustment (TDA) fee
  - Slight decrease in the Renewable Energy / Net Metering credit.
  - Water and Sewer failure to provide meter access fee added.
  - Water and Sewer non-metered fees tied to the CPI-U.

- Increase of 3.0% for fees tied to the Consumer Price Index – All Urban Consumers (CPI-U).
  - Fees tied to the CPI-U include, Planning, Drainage, Roadway Maintenance

- Increase of 5.0% for Solid Waste fees tied to the CPI-Water/Sewer/Trash.
  - Northgate Commercial Compactor fees now tied to historical usage adjusted annually.

- Fire Department Stand-By for special events updated to $75 per hour per person (2 person minimum)

MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to approve Resolution No. 08-27-26-8.4, for the adoption of the FY27 Fee Resolution as it appears on the dais. The motion carried unanimously.

Mayor Nichols recessed the meeting at 9:30 p.m.

The meeting resumed at 9:39 p.m.

8.5. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2026-4709 amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to T Townhouse on approximately 9.75 acres generally located west of the intersection of Harvey Road and Boonville Road.

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

At approximately 9:42 p.m., Mayor Nichols opened the Public Hearing.

Steve Smith from College Station stated that he would like to see the existing line of trees between his apartment and the proposed development preserved. He believes that trees are good for mental health, the environment, soil preservation and property value.

There being no further comments, the Public Hearing was closed at 9:45 p.m.

MOTION: Upon a motion made by Councilmember Yancy and a second by Councilmember McIlhaney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4709, amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning

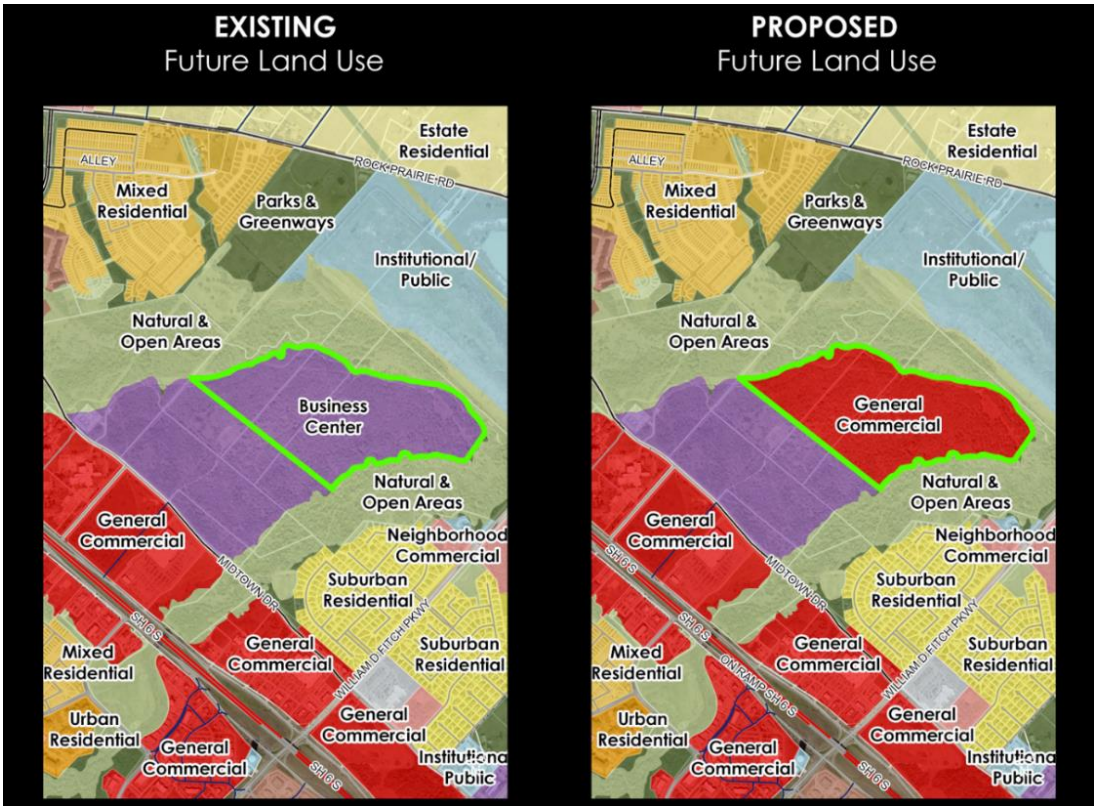
Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to T Townhouse on approximately 9.75 acres generally located west of the intersection of Harvey Road and Boonville Road. The motion carried unanimously.

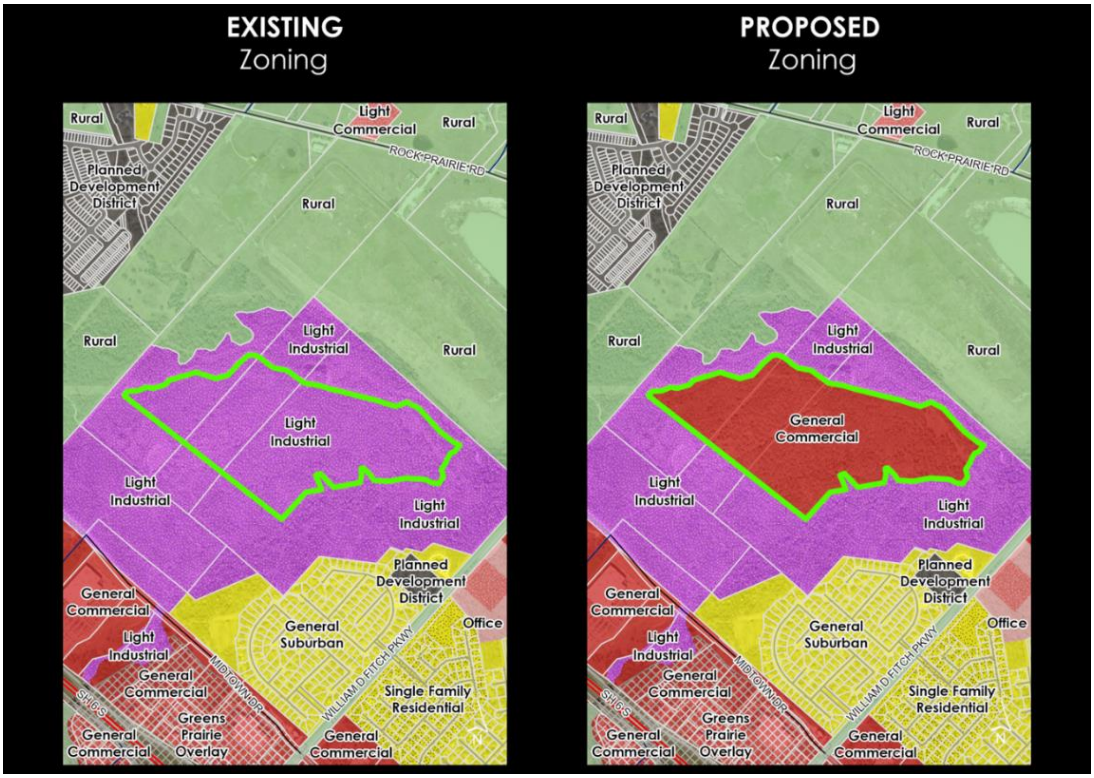
8.6. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2026-4710 amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to General Commercial for approximately 106 acres generally located east of the intersection of Midtown Drive and Corporate Parkway.

Regular Items 8.6 and 8.7 were presented together.

8.7. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2026-4711 amending Appendix A , Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M-1 Light Industrial to GC General Commercial for approximately 92.88 acres generally located east of the intersection of Midtown Drive and Corporate Parkway.

Jeff Howell, Planning and Development, explained that the City is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map, changing approximately 106 acres east of Midtown Drive and Corporate Parkway from Business Center to General Commercial. This change, along with rezoning about 92.88 acres of un-platted City-owned property from M-1 Light Industrial to GC General Commercial aims to allow more commercial use, including a proposed sports complex and hospitality development. The area was originally zoned R Rural in 1995 and changed to M-1 Light Industrial in 2003, but current zoning restricts certain commercial activities.





This item was heard at the August 6th Planning and Zoning Commission meeting where the Commission voted 7-0 to recommend approval.

At approximately 9:50 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 9:50 p.m.

(8.6) MOTION: Upon a motion made by Councilmember McIlhaney and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4710, amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to General Commercial for approximately 106 acres generally located east of the intersection of Midtown Drive and Corporate Parkway. The motion carried unanimously.

(8.7) MOTION: Upon a motion made by Councilmember White and a second by Councilmember Smith, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4711, amending Appendix A , Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M-1 Light Industrial to GC General Commercial for approximately 92.88 acres generally located east of the intersection of Midtown Drive and Corporate Parkway. The motion carried unanimously.

8.8. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2026-4712 amending the Comprehensive Plan by amending the Thoroughfare Plan and Active Transportation Master Plan to remove the future extension of Corporate Parkway, a Major Collector, between Midtown Drive and William D. Fitch Parkway including associated future bike lanes and sidewalks along with the realignment of the future Spring Creek trail to the existing Lick Creek trail.

Jason Schubert, Planning and Development, stated that this item proposes to remove the future extension of Corporate Parkway between Midtown Drive and Wiliam D. Fitch Parkway, a Major Collector, from the Thoroughfare Plan along with the associated future bike lanes and sidewalks that are planned along that street. In addition, the future Spring Creek trail, which is planned to intersect William D. Fitch Parkway adjacent to

the Corporate Parkway extension, would be realigned to intersect the existing Lick Creek trail. This item is being brought forward in connection with a baseball development proposed in this area that would inhibit the complete extension of the street.

The Bicycle, Pedestrian, and Greenways Advisory Board considered this item at their July 20, 2026 meeting and recommended approval (6-0). The Planning & Zoning Commission considered this item at their August 6, 2026 meeting and recommended approval (6-0) though expressed concerns regarding future traffic conditions in the area. Staff recommends approval of the amendments.

At approximately 9:58 p.m., Mayor Nichols opened the Public Hearing.

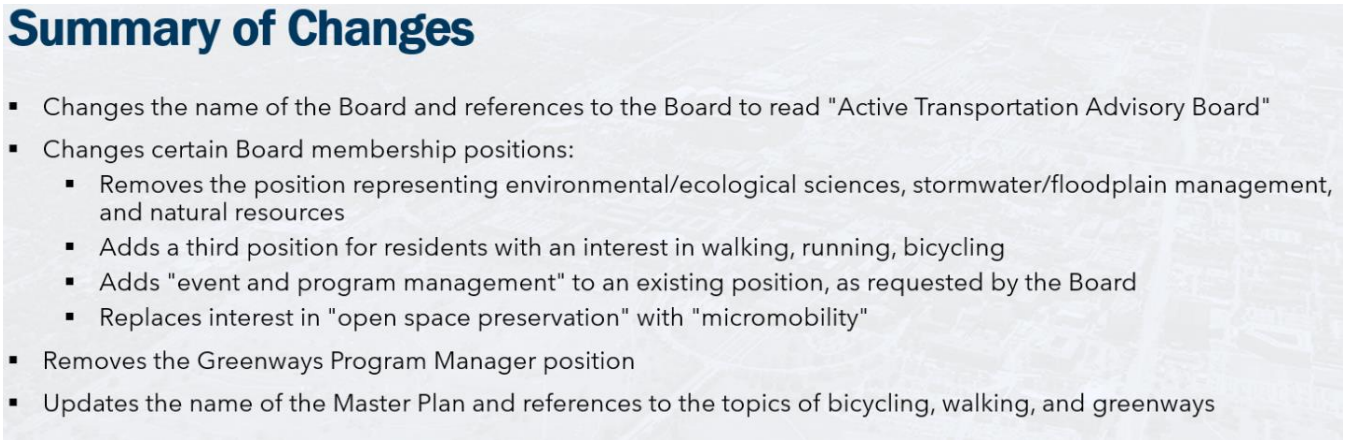
There being no further comments, the Public Hearing was closed at 9:58 p.m.

MOTION: Upon a motion made by Councilmember McIlhaney and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4712, amending the Comprehensive Plan by amending the Thoroughfare Plan and Active Transportation Master Plan to remove the future extension of Corporate Parkway, a Major Collector, between Midtown Drive and William D. Fitch Parkway including associated future bike lanes and sidewalks along with the realignment of the future Spring Creek trail to the existing Lick Creek trail. The motion carried unanimously.

8.9. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2026-4713 amending Chapter 2 "Administration," Article I "In General," Section 2-3 "City Boards, Commissions, and Committees," and Appendix A, Unified Development Ordinance, Article 2 "Development Review Bodies," Sections 2.1.B.1 "Appointments" and 2.6 "Bicycle, Pedestrian, and Greenways Advisory Board," Article 3 "Development Review Procedures," Section 3.5.C "Concept Plan Approval Process," Article 8 "Subdivision Design and Improvements," Sections 8.3.K.2 "Required Sidewalks," 8.3.K.3 "Sidewalk Exceptions," 8.3.L.2 "Timing," 8.3.V.1 "General Requirements," and 8.4.T "Private Streets and Gating of Roadways," and Article 11 "Definitions," Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections related to the name, membership, and duties of the Bicycle, Pedestrian, and Greenways Advisory Board and references to the Bicycle, Pedestrian, and Greenways Master Plan.

Joe Allen, Planning and Development, explained that after adopting the Active Transportation Master Plan in May 2026, updates to the Unified Development Ordinance are needed to reflect the new plan's name. The ordinance amendment also revises the Board's membership, removing greenways responsibilities, now under the Parks Master Plan, and renames it the Active Transportation Advisory Board. The greenways-related member position is eliminated, a third member interested in walking, running, bicycling, or micromobility is added, and Event and Program Management are included as a field for Recreation, Health, or Kinesiology roles. Architecture is removed from the eligible fields for Transportation Planning, Engineering, Landscape Architecture, or Urban Planning position. Board responsibilities now focus on receiving project updates instead of technical reviews. The Greenways Program Manager position is removed, as its duties are reassigned to other staff. Most edits update references to the new Master Plan.

The Bicycle, Pedestrian, and Greenways Advisory Board heard this item on July 20th, 2026, and voted unanimously to recommend approval with one modification to Section 2.6.B.1.b.4, modifying "Program Management" to "Event and Program Management." The attached documents were amended to reflect the recommended modification. The Planning and Zoning Commission heard about this item on August 6, 2026, and voted unanimously to recommend approval. Staff recommend approval of the proposed ordinance amendment.



At approximately 10:04 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 10:04 p.m.

MOTION: Upon a motion made by Councilmember Shafer and a second by Councilmember McIlhaney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4713, amending Chapter 2 "Administration," Article I "In General," Section 2-3 "City Boards, Commissions, and Committees," and Appendix A, Unified Development Ordinance, Article 2 "Development Review Bodies," Sections 2.1.B.1 "Appointments" and 2.6 "Bicycle, Pedestrian, and Greenways Advisory Board," Article 3 "Development Review Procedures," Section 3.5.C "Concept Plan Approval Process," Article 8 "Subdivision Design and Improvements," Sections 8.3.K.2 "Required Sidewalks," 8.3.K.3 "Sidewalk Exceptions," 8.3.L.2 "Timing," 8.3.V.1 "General Requirements," and 8.4.T "Private Streets and Gating of Roadways," and Article 11 "Definitions," Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections related to the name, membership, and duties of the Bicycle, Pedestrian, and Greenways Advisory Board and references to the Bicycle, Pedestrian, and Greenways Master Plan. The motion carried unanimously.

8.10. Public Hearing, presentation, discussion, and possible action on Ordinance No. 2026-4714 vacating and abandoning the full 11759.1 Square Foot of the Variable Width Public Utility Easement, said Easement being over, across, and upon, the West Park Addition Block 2, Lots 2R, 3R, 4R, & 5R, according to the plat recorded in Volume 11331, Page 115, of the Official Records of Brazos County, Texas.

Gillian Sitler, Planning and Development, explained that the applicant is requesting the abandonment of certain public utility easements due to area redevelopment. These easements, established in 2013 per Unified Development Ordinance Sec. 8.3.I.2.b, were re-evaluated as part of the redevelopment project. While domestic water, electric, telecommunication, and gas lines are present within the easements, the telecommunication and gas owners have agreed to abandon their lines in place. A blanket public utility easement has been recorded for the remaining water and electric lines. Redevelopment will disconnect the water line from the public system and replace electric lines, with a replat dedicating new easements according to current UDO standards. Although 302 Fidelity Street did not provide consent, its redevelopment and replat are now approved and recorded. The easements total 11,759.1 square feet and are mainly along the property lines at 300 Fidelity St, 601 Highlands St, 603A Highlands St, and 603B Highlands St.

At approximately 10:11 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 10:11 p.m.

MOTION: Upon a motion made by Councilmember Yancy and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4714, vacating and abandoning the full 11759.1 Square Foot of the Variable Width Public Utility Easement, said Easement being over, across, and upon, the West Park Addition Block 2, Lots 2R, 3R, 4R, & 5R, according to the plat recorded in Volume 11331, Page 115, of the Official Records of Brazos County, Texas. The motion carried unanimously.

9. Items of Community Interest and Council Calendar: The Council may discuss upcoming events and receive reports from a Council Member or City Staff about items of community interest for which notice has not been given, including: expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of a public official, public employee, or other citizen; reminders of upcoming events organized or sponsored by the City of College Station; information about a social, ceremonial or community event organized or sponsored by an entity other than the City of College Station that is scheduled to be attended by a Council Member, another city official or staff of the City of College Station; and announcements involving an imminent threat to the public health and safety of people in the City of College Station that has arisen after the posting of the agenda.

Bryan Woods, City Manager, recognized staff for the Texas A&M Off Campus Student Carnival at City Hall.

10. Council Reports on Committees, Boards, and Commission: A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

No reports at this time.

11. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items: A Council Member may make a request to City Council to place an item for which no notice has been given on a future agenda or may inquire about the status of an item on the standing list of council generated future agenda items. A Council Member's or City Staff's response to the request or inquiry will be limited to a statement of specific factual information related to the request or inquiry or the recitation of existing policy in response to the request or inquiry. Any deliberation of our decision about the subject of a request will be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Councilmember Yancy requested an item on junction boxes in the city right-of-way.

Councilmember White requested an item on a safe-pass ordinance for bicycles.

12. Adjournment.

There being no further business, Mayor Nichols adjourned the meeting of the City Council at 10:21 p.m. on Thursday, August 27, 2026.

John P. Nichols, Mayor

ATTEST:

Tanya Smith, City Secretary