



# SAVANNAH OAKS

1,266-Acre Master-Planned Community | College Station

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Planned Development Rezoning & Comprehensive Plan Amendment

College Station City Council | October 22, 2026



# 1,266 Acres. One Opportunity.

*A rare chance to plan a major portion of South College Station comprehensively, rather than one subdivision, one road, and one commercial tract at a time.*



*"Built for College Station's Future. Naturally, It Feels Like Home."*

## A Rare Opportunity for College Station

One of the largest remaining opportunities to plan a new community comprehensively within College Station.

## Planned for the Long Term

Nighborhoods, parks, trails, amenities, commercial uses and infrastructure planned together from the beginning.

### SITE CONTEXT

- **Highway 6 Frontage**  
Regional access and visibility for the mixed-use core
- **Established Neighborhoods**  
Pebble Creek and Southern Pointe border the property
- **Natural Corridors**  
Creek and open-space corridors, with Lick Creek Park nearby

# Two Coordinated Requests

Two separate requests considered together at tonight's hearing: one addresses the mobility framework, and the other establishes the land-use framework.



## REQUEST 1 | CPA2026-000008

### Comprehensive Plan Amendment

- Adjusts the planned alignments and classifications of certain roadways within Savannah Oaks.
- Adjusts the planned shared-use-path network within the property.
- Aligns the City's long-range transportation maps with the proposed community plan.

### 6 Targeted Changes

Roadway and shared-use-path alignments or classifications

## REQUEST 2 | REZ2026-000008

### Planned Development Rezoning

- Rezones approximately 1,266 acres from Rural to Planned Development District (PDD) and a Planned Mixed-Use District (P-MUD).
- Establishes permitted uses, development standards and community commitments.
- Coordinates neighborhoods, commercial areas, parks, trails and infrastructure.

### Rural to PDD and P-MUD

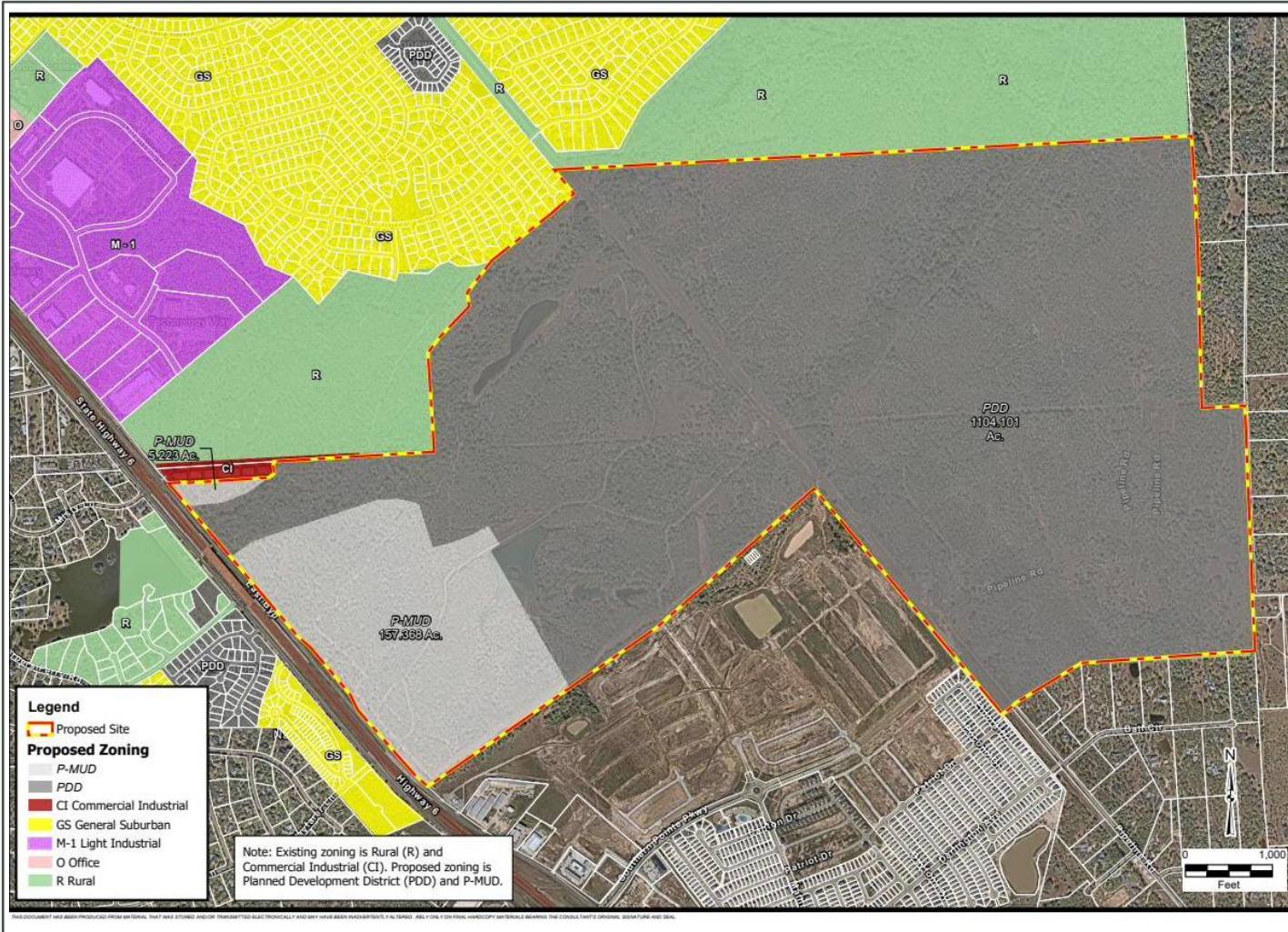
+/- 1,104 ac PDD | +/- 162 ac P-MUD

The Comprehensive Plan Amendment **establishes the long-range mobility framework.** The Planned Development **implements the land-use and development framework.**

# Proposed Zoning



Rezoning from Rural (R) and Commercial Industrial (CI) to two coordinated districts.



## Proposed Districts

Exhibit C — Proposed Zoning

**1,266.69 ac**

Total Acres

**1,104.10 ac**

Planned Development District (PDD)  
≈ 87% of the property

**162.59 ac**

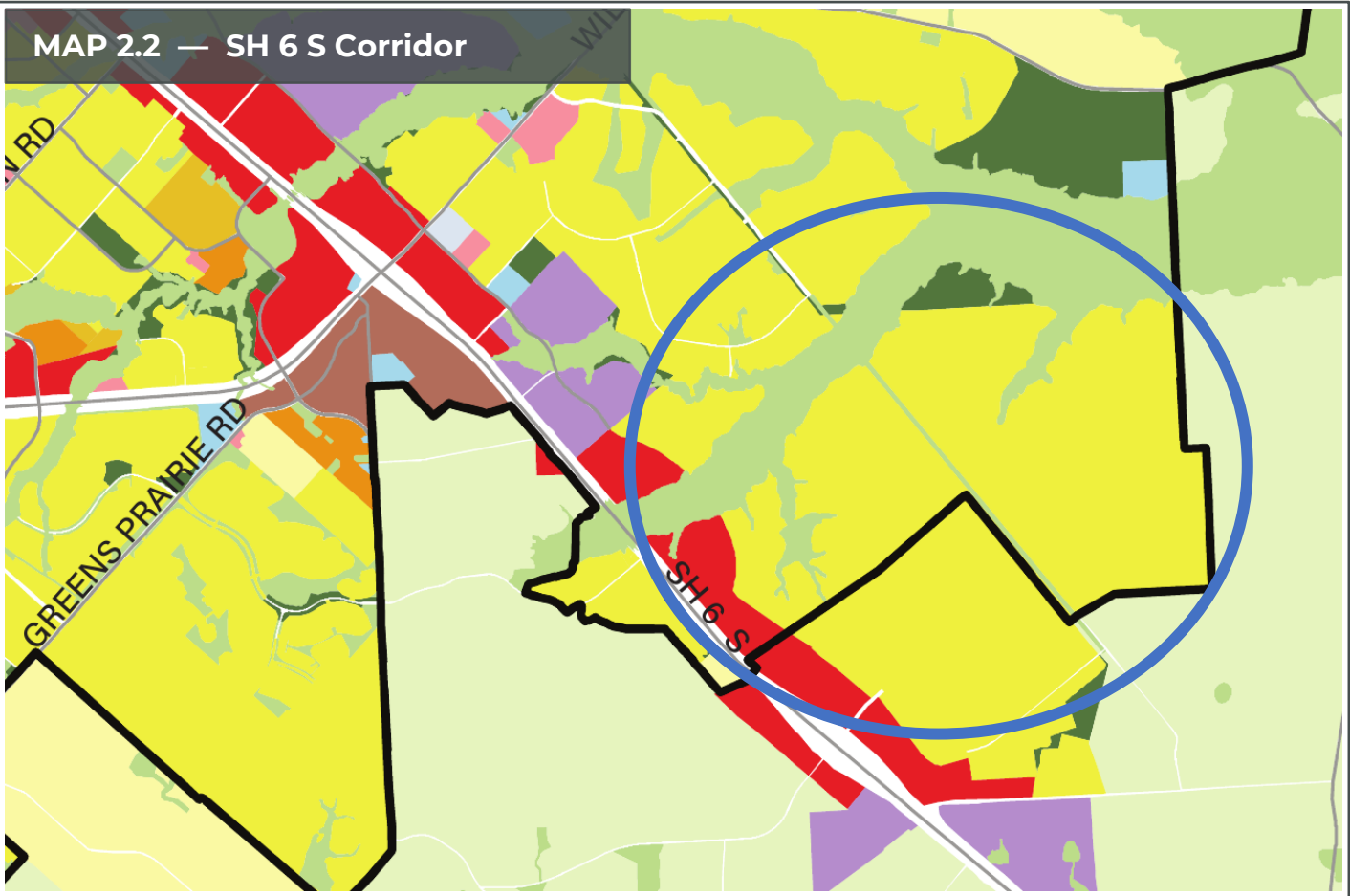
Planned Mixed-Use District (P-MUD)  
157.37 ac core plus 5.22 ac Hwy 6 frontage parcel



# Aligned with the City's Future Land Use Vision



*The City's Future Land Use & Character Map already anticipates the pattern Savannah Oaks proposes.*



General Commercial   Suburban Residential   Natural & Open Areas   City Limits

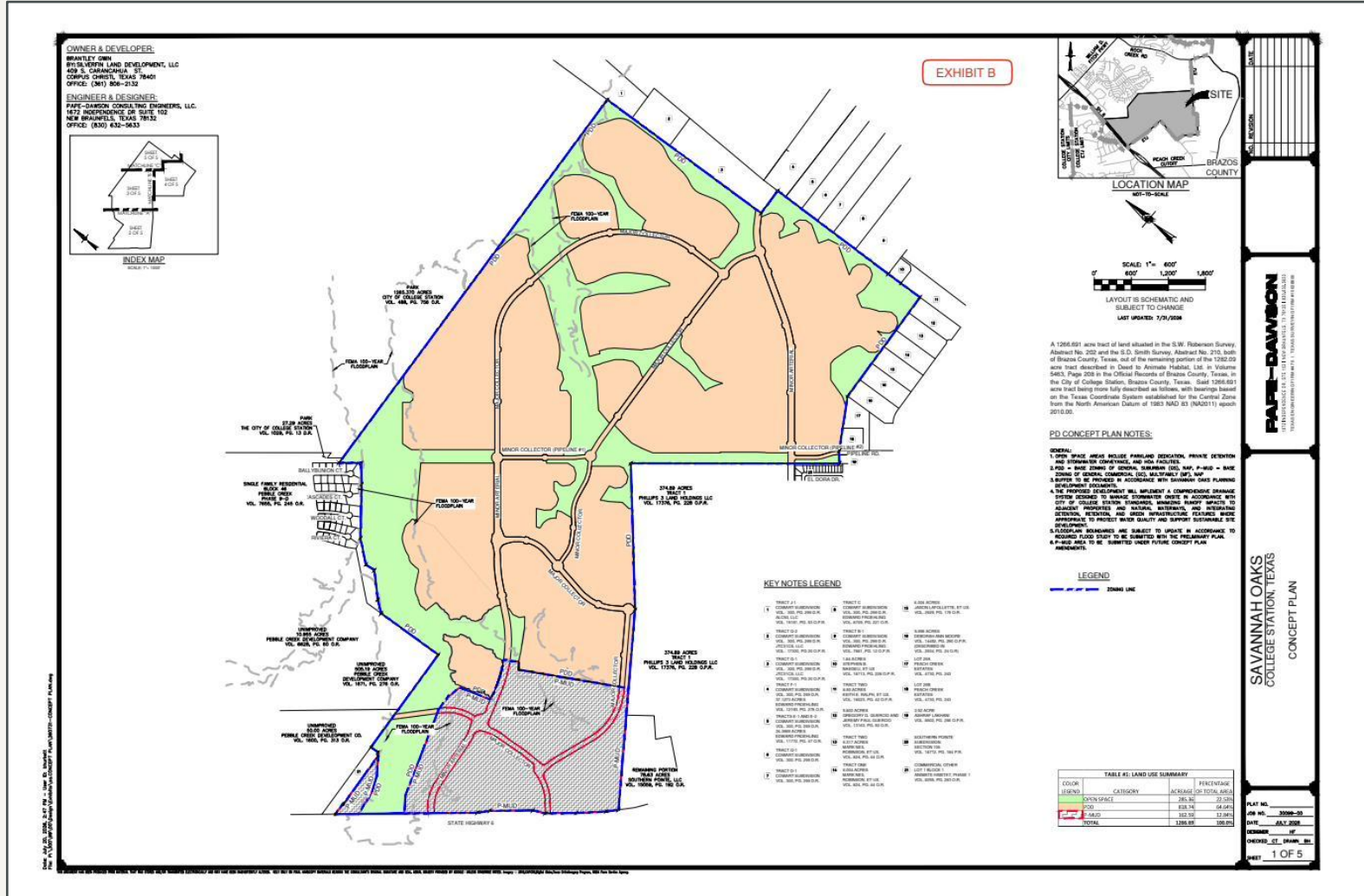
## How the Land Use Pattern Aligns

-  Future Land Use: **General Commercial**
  - **P-MUD**  
Commercial and multifamily concentrated along the Highway 6 frontage
-  Future Land Use: **Suburban Residential**
  - **PDD (General Suburban & Townhouse)**  
Single-family and townhouse neighborhoods across the interior
-  Future Land Use: **Natural & Open Areas**
  - **Parkland & Open Space**  
± 285 ac along the creek corridors

# The Land Plan



Exhibit B - Concept Plan: within the PDD, neighborhoods are organized around a connected network of parkland, creek corridors and greenways.



## Reading the Plan

How the PDD is allocated

**818.74 ac**

PDD Developable Area  
Homes, amenities & school site

**285.36 ac**

Parkland & Open Space

**P-MUD**

Planned Mixed-Use District

**818.74 + 285.36 = 1,104.10 ac PDD**

Over one-quarter of the PDD is set aside as parkland and open space.

# Zoning Framework



*Within the PDD and P-MUD, land-use categories establish the types of development permitted in each area.*

## Planned Development District ± 1,104 ac

### **GS General Suburban**

- Single-family and patio-home neighborhoods
- Townhouses in designated areas
- Schools, parks and neighborhood amenities

### **NAP Natural Areas Protected**

- Parks, trails and open space
- Creek corridors and community amenities

## Planned Mixed-Use District ± 162 ac

### **GC General Commercial**

- Retail, restaurants, offices, hotels and community-serving uses
- Higher-intensity activity concentrated along Highway 6

### **MF Multifamily**

- Multifamily residences and senior living
- Townhouse, patio-home and limited mixed-use opportunities

### **NAP Natural Areas Protected**

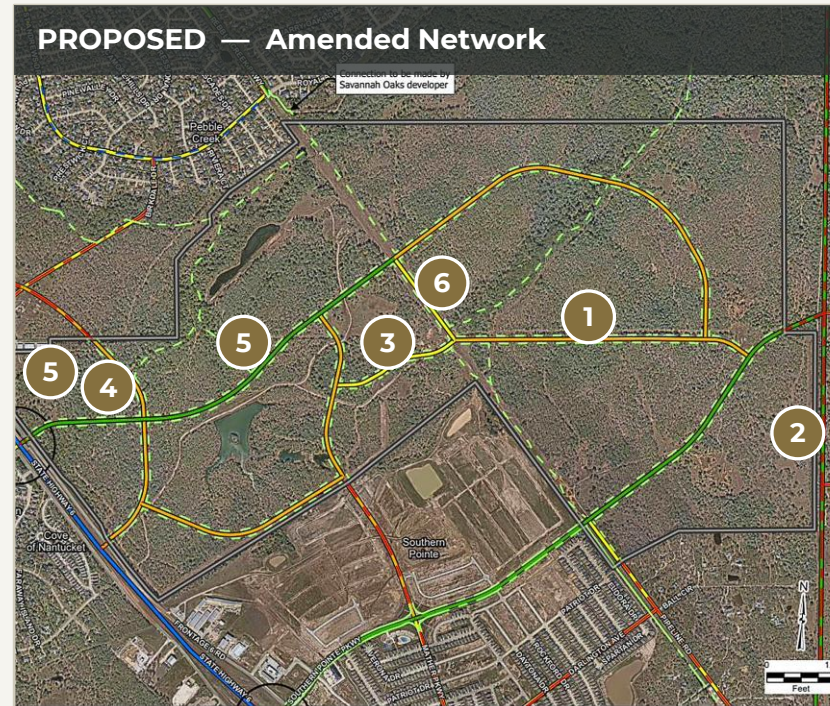
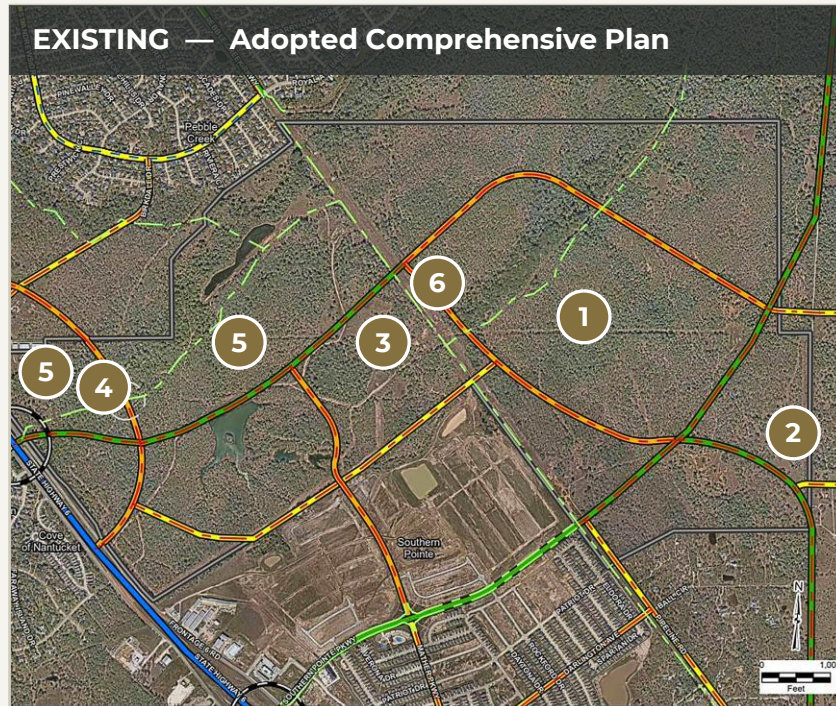
- Parks, open space and amenity areas

*Heavy industrial and other incompatible uses are prohibited throughout Savannah Oaks.*

# Comprehensive Plan Amendment



Existing adopted network compared with the proposed network within Savannah Oaks.



## Map Legend

- Minor Arterial
- Major Collector
- Minor Collector
- Shared-Use Path
- Savannah Oaks Boundary
- # Location of a change

*Simplified from the official Pape-Dawson Existing (V2) and Proposed (FV4) Roadways Exhibits, June 2026. Full exhibits in backup.*

- 1 Major Collector moves to a central location & along an existing pipeline ROW.
- 2 Road along the ETJ boundary upgraded to Minor Arterial to carry that function.
- 3 Minor collector shifted internal to the site, away from the Southern Pointe boundary.
- 4 Alum Creek shared-use path ties directly into the Lakeway Dr. path network.
- 5 Lakeway-Hwy 6 path rerouted along Savannah Oaks Blvd.; second Alum Creek connection added.
- 6 Pipeline-corridor road reclassified Major → Minor Collector (TIA and utility constraints).

# Connected Network. Better Fit for the Land.



*The network is refined to respond to creek corridors, floodplain, pipelines, utilities and topography.*

## What the Amendment Changes

- Roadway alignments follow the neighborhood and commercial framework and use existing pipeline and utility corridors.
- Roadway classifications match each corridor's expected function, supported by the updated Traffic Impact Analysis (TIA).
- Shared-use paths move to buildable, maintainable locations away from steep, heavily wooded and creek-constrained areas.
- Creek and floodplain crossings are consolidated where practical, reducing clearing and grading and preserving larger natural areas.

## What Stays the Same

### Network Continuity

External connections and overall network continuity remain in place.

### Pedestrian Connections

Shared-use path connections to surrounding parks and neighborhoods, built by the developer, coordinated with Parks & Recreation.

### Utilities & Drainage

No material change to planned water, wastewater or drainage infrastructure.

### OCTOBER 15 – P&Z RECOMMENDED APPROVAL

Unanimous recommendation of approval on both requests



### TONIGHT – CITY COUNCIL ACTION

Council consideration and separate action on both requests



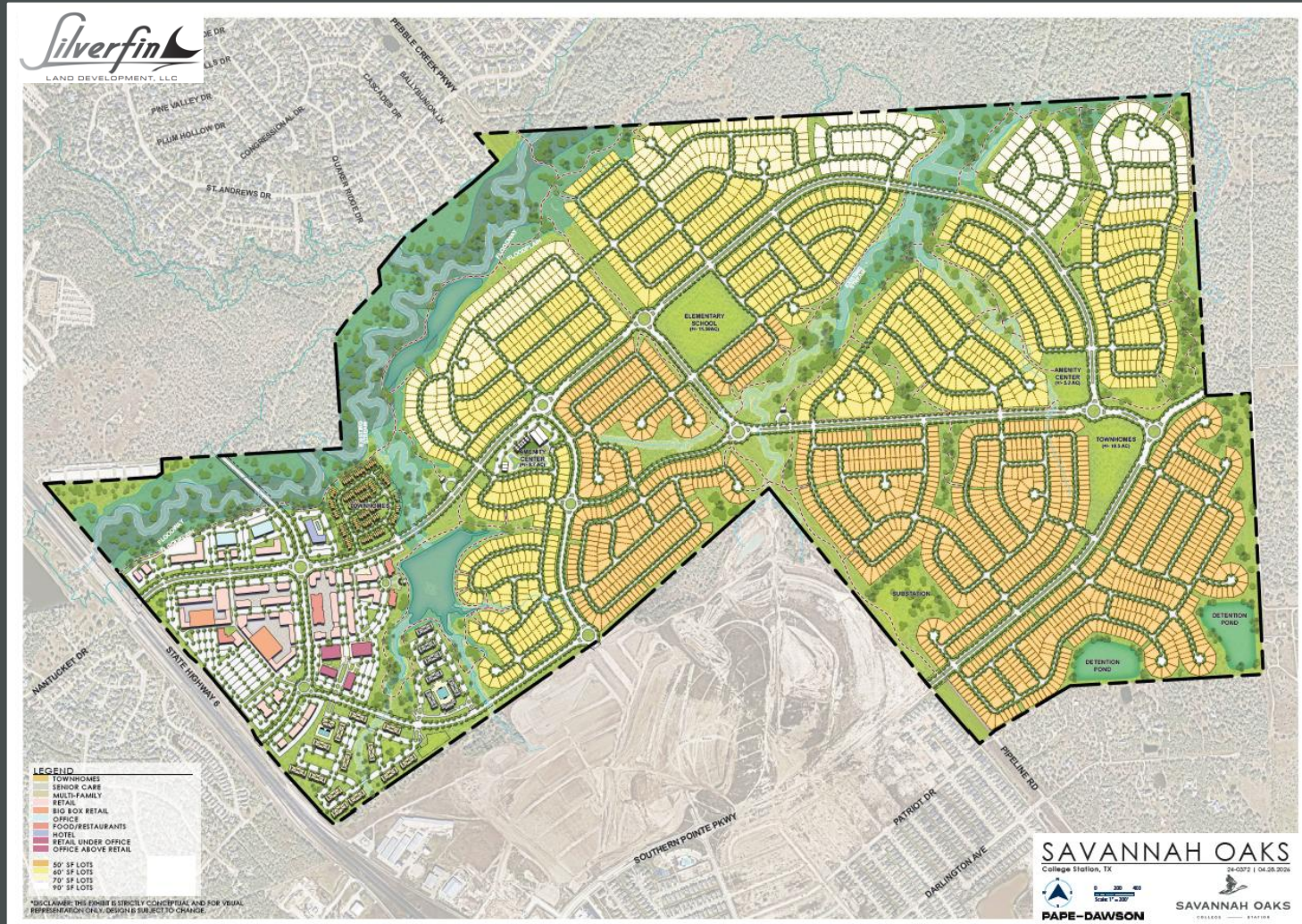
### NEXT – DEVELOPMENT REVIEW

Preliminary plans, plats, construction plans and engineering review

# A Connected Community Plan



*Housing, recreation, commercial activity, mobility, and open space planned together from the beginning.*



## Residential & Community Components (Current Proposed Land Plan)

**+/- 2,688**

Single-Family Homes

## 2 Townhouse Sites

+/- 25 Acres

**+/- 285.36 ac**

Proposed Parkland &  
Open Space

## 2 Private Amenity Sites

6.7 and 5.2 Acres

**+/- 11.59 ac**

CSISD School Site

*Conceptual rendering - subject to change through final engineering and platting.*

*Overall Conceptual Rendering*

# The Vision | Single-Family Homes



*Reference imagery illustrating the look, feel, and quality of single-family homes envisioned for Savannah Oaks.*

**ARCHITECTURAL VARIETY** Texas traditional, modern farmhouse and classic Southern styles



**QUALITY MATERIALS & STREETSCAPES** Brick and stone facades and inviting street presence



# The Vision | Townhouses



*Reference imagery illustrating the townhouse character and streetscapes envisioned for Savannah Oaks.*

**ARCHITECTURAL CHARACTER** Stone, brick and modern farmhouse facades



**WALKABLE STREETSCAPES** Tree-lined streets, sidewalks and pedestrian-friendly neighborhoods



# A Region Outgrowing Its Housing Supply

*Large undeveloped tracts provide an opportunity to plan housing, transportation, infrastructure and open space together.*



**PROJECTED HOUSING SHORTFALL BY 2030**

# 4,162 Units

*per the City's Housing Action Plan*

**CITY GOAL**

## More Housing Types

A mix of housing types helps meet different household needs and life stages

**CITY STRATEGY**

## Coordinated Growth

Planning large tracts comprehensively aligns new housing with roads, utilities, parks and public facilities.

**SAVANNAH OAKS RESPONSE**

## Variety & Capacity

The PDD + P-MUD framework adds single-family, patio home, townhouse and multifamily options on one coordinated tract.

## Regional Context

College Station's population is projected to reach approximately 145,000 by 2030 (roughly 2% annual growth). Savannah Oaks adds housing variety and capacity as one part of the City's broader housing strategy.

***Source: City of College Station Housing Action Plan (adopted Sept. 2024), pp. 27, 41***

# Highway 6 Planned Mixed-Use District



*Conceptual rendering and reference imagery for the +/- 162-acre Planned Mixed-Use District along the Highway 6 corridor.*

## Conceptual Rendering - Planned Mixed-Use District (P-MUD) from Highway 6



*Conceptual rendering - subject to change through final design and engineering.*

## A Mixed-Use Destination on Highway 6

Higher-intensity uses front Highway 6: retail, dining, services and employment with residential opportunities integrated and transitions toward the neighborhoods.

### Retail Storefronts



### Mixed-Use Village



### Neighborhood Restaurants



### Commercial Character



*Reference imagery - illustrates intended character and quality.*

# The Vision | Multifamily Residences



*Reference imagery illustrating the quality and character of multifamily residences envisioned for Savannah Oaks.*

**Garden-Style Multifamily Community**



**Aerial view of a Garden-Style Community**



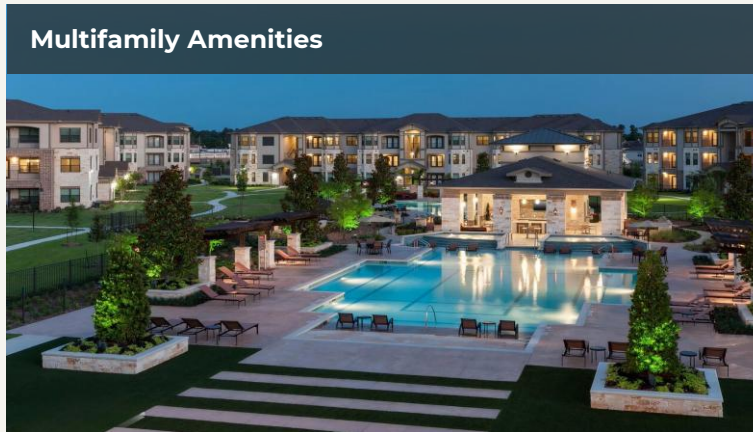
**Modern Multifamily Residences**



**Multifamily Residential Character**



**Multifamily Amenities**



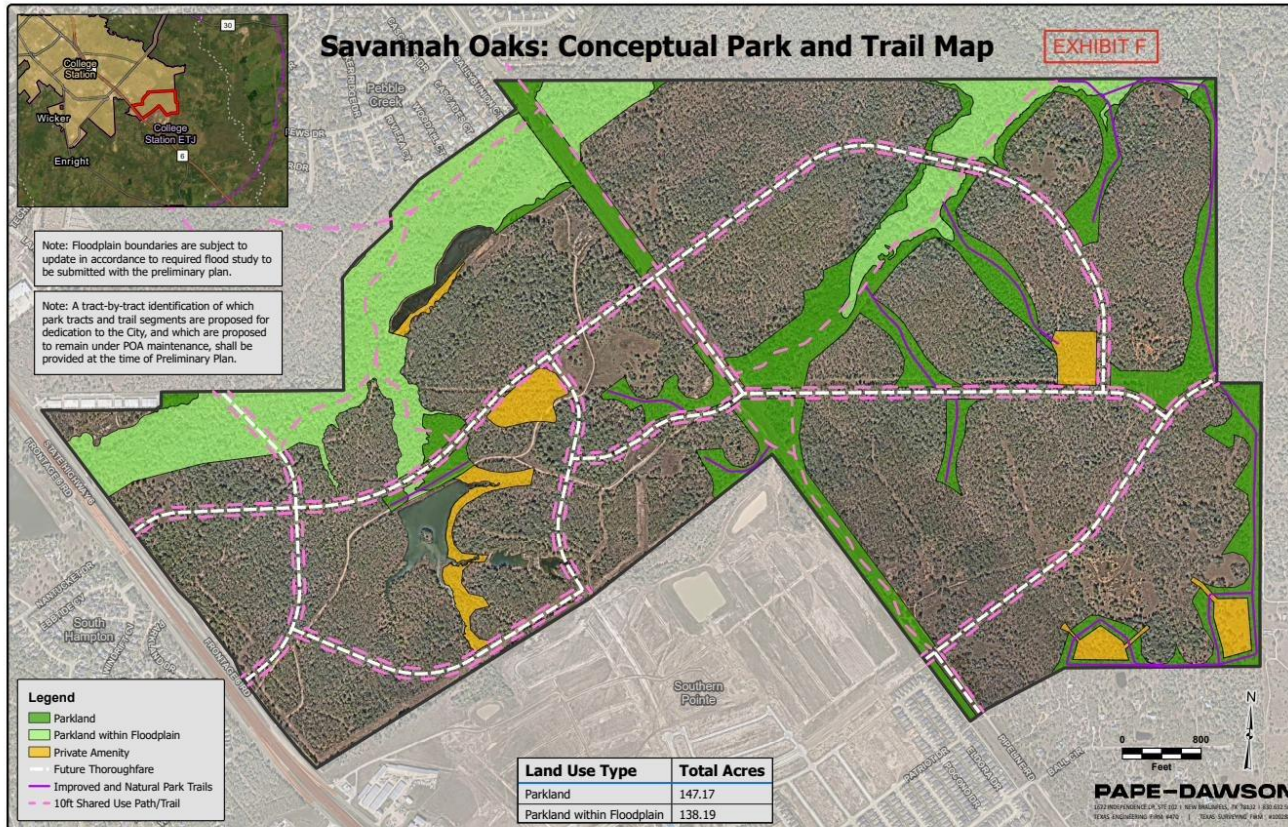
**Amenity-Oriented Residences**



# Parks, Trails & Open Space Network



Exhibit F - public and private parkland follows the site's natural creek corridors, connected by trails linking neighborhoods, parks and Lick Creek Park.



**285+ ac**

of parkland & open space,  
improved and natural

**Nearly 20 mi**

of trails & shared-use paths

## Improved & Natural Parks

Developed parks with playgrounds, shade and lighting, alongside preserved natural areas for trails, habitat and passive recreation.

## A Connected Trail System

### Neighborhood Connections

Sidewalks and trails linking homes and parks

### Greenway Trails

Natural and improved trails along the creek corridors

### Regional Connections

10-ft shared-use paths to Lick Creek Park and the city trail network

### Roadway Shared-Use Paths

10-ft paths on both sides of collectors and arterials

Roadway and shared-use path alignments reflect the proposed Comprehensive Plan Amendment.

# Park & Amenity Design Vision



*Reference imagery illustrating the look and feel of proposed parks, trails, playgrounds, and sports amenities.*



# Private Amenity Centers & Open Space



*Conceptual rendering — Phase I private amenity center*

## **Private Amenity Centers | +/- 12 ac**

Two neighborhood amenity sites are planned, totaling approximately 12 acres, with resort-style pools, playgrounds, sports courts, event lawns and covered gathering spaces.

## **Private Open Space | +/- 18 ac**

Two large lakes provide approximately 18 acres of private waterfront open space, with walking trails and opportunities for passive recreation.

# Savannah Oaks Amenity Village



*Conceptual vision for resident recreation and community gathering — event barn, pool complex and covered recreation.*

**COMMUNITY GATHERING** Event barn, open-air pavilion and outdoor courtyard spaces



**RESORT-STYLE RECREATION** Pool complex, covered sport courts and a walkable amenity campus



*Conceptual renderings — private amenities, subject to change*

*Amenity Village*

# Built to a Higher Standard



*Article 12, Exhibit H - Community benefits that exceed City UDO minimum standards.*



*Reference imagery - Trail Head & Community Gathering Space*

1

## Enhanced Buffers

+50% wider buffers (GC 22.5 ft; MF 15 ft) and +50% denser plantings where P-MUD uses meet single-family homes.

2

## 100% Native Canopy Trees

Every required canopy tree is a Texas-native species — climate-adapted and lower-maintenance for the long term.

3

## Enhanced Landscaping

+10% landscape points on all non-residential & multifamily sites, with mature trees credited.

4

## Architectural Standards

Masonry, brick & stone facades applied to all commercial buildings.

### ADDITIONAL COMMITMENTS

#### Signage Restrictions

No illuminated cabinet/box signs within 200 feet of single-family homes

#### Smart Irrigation Controllers

Required in all parks, medians, greenbelts & common areas

#### Enhanced Bike Parking

150% of code minimum at amenity centers, within 50 feet of entrances

# What Savannah Oaks Brings to College Station



*One coordinated plan delivering new housing choices, parks and open space, commercial activity, a school site, trail connectivity, and a long-term tax base for our community.*

## LONG-TERM COMMUNITY VALUE

# \$1.6 – \$2.05B



estimated **new** taxable value  
at **buildout**



### HOUSING CHOICE

## 2,688 Single-Family Homes

Approximately 2,688 single-family homes in the current land plan, plus townhouse and multifamily options.



### PARKS & OPEN SPACE

## 285+ Acres

Proposed parks, greenways, trails and natural creek corridors woven throughout the community.



### COMMERCIAL CORE

## \$300 – \$350M

Estimated commercial development along the Highway 6 corridor, bringing retail, dining, services, and employment opportunities to College Station.



### PLANNED COMMUNITY

## 1,266 Acres

A coordinated master plan for the entire property, including infrastructure, open space and community amenities.



### POTENTIAL SCHOOL SITE

## 11.59 Acres

An 11.59-acre site reserved for a potential CSISD school, supporting local families.



### CONNECTED COMMUNITY

## Nearly 20 Miles

A coordinated street, trail, and shared-use path network linking parks and neighborhoods to the broader College Station community.



# SAVANNAH OAKS

COLLEGE — STATION

## Thank You

We welcome the Council's questions regarding the Savannah Oaks Comprehensive Plan Amendment and Planned Development rezoning.

*Built for College Station's Future.*  
***Naturally, It Feels Like Home.***