



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Regular

Thursday, April 27, 2017

7:00 PM

City Hall Council Chambers

1. Pledge of Allegiance, Invocation, Consider absence request.

Presentations:

- Presentation proclaiming May 2017 as Mental Health Awareness Month.
- Presentation proclaiming May 7-13, 2017 as Drinking Water Week.
- Presentation proclaiming May 7-13, 2017 as Public Service Recognition Week

Hear Visitors: During this time a citizen may address the City Council on any item which does not appear on the posted Agenda. Registration forms are available in the lobby and at the desk of the City Secretary. This form should be completed and delivered to the City Secretary by 5:30 PM on the day of the Council meeting. Upon stepping to the podium the speaker must state their name and city of residence, including the state of residence if the city is located out of state. Each speaker's remarks are limited to three minutes. A series of timer lights will change from green to yellow and an alarm will sound after two and one-half minutes to signal thirty seconds remaining to conclude the remarks. At three minutes the timer light will change to red and the final alarm will sound. The speaker must then conclude the remarks. The City Council will listen and receive the information presented by the speaker, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager. Comments should not personally attack other speakers, Council or staff.

Consent Agenda

At the discretion of the Mayor, individuals may be allowed to speak on a Consent Agenda Item. Individuals who wish to address the City Council on a consent agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

2. Presentation, possible action and discussion of consent agenda items which consists of ministerial or "housekeeping" items required by law. Items may be removed from the consent agenda by majority vote of the Council.

- 2a. [17-0191](#) Presentation, possible action, and discussion of minutes for:
- April 13, 2017 Workshop

- April 13, 2017 Regular Meeting

Sponsors:

Mashburn

Attachments:[WKSHP041317 DRAFT Minutes](#)[RM041317 DRAFT Minutes](#)**2b. [17-0145](#)**

Presentation, possible action, and discussion regarding approval of the Brazos Valley Wide Area Communications System (BVWACS) Operating Budget for FY 2018 and authorizing the City's quarterly payments of approximately \$46,708.75 for an annual total not to exceed of \$186,834.97; and approval of the BVWACS Capital Equipment Replacement Reserve Fund Budget for FY 2018 and payment of the City's share not to exceed \$100,923.69.

Sponsors:

Roper

Attachments:[Proposed FY18 Plus Prior.pdf](#)[BVWACS FY 18 Proposed Budgets](#)**2c. [17-0167](#)**

Presentation, possible action, and discussion regarding a purchase order for \$139,481 with Alfa Laval, Inc. to overhaul the centrifuge at the Carters Creek wastewater treatment plant.

Sponsors:

Coleman

Attachments:[Alfa Laval Quote-Scope of Work \(002\).docx](#)[Insurance Certificate](#)**2d. [17-0172](#)**

Presentation, possible action, and discussion regarding contract 17300305 in the amount of \$192,000 to replace the coatings and make as-needed repairs on structural steel components of four clarifier units at the Carters Creek Wastewater Treatment Plant.

Sponsors:

Coleman

Attachments:[Bid Tab](#)**2e. [17-0176](#)**

Presentation, possible action, and discussion regarding a formal request that was been made by a developer for refund of unexpended parkland dedication funds in multiple Park Zones, as per Sect. 12-8.8.F.2 of the City's Unified Development Ordinance governing Parkland Dedication Funds. The funds subject to being refunded total \$240,180.

Sponsors:

Schmitz

Attachments:[Community Neighborhood Park Zone Map 9.12.14](#)[Park Land fr TW](#)**2f. [17-0185](#)**

Presentation, possible action and discussion regarding a memorandum of understanding (MOU) with the Texas A&M Transportation Institute (TTI) to work collaboratively for the purpose

of deploying and pilot testing TTI developed technology on the City's streets, which is anticipated to improve safety and mobility.

Sponsors:

Rother

Attachments:

[TTI Memo of Understanding - College Station - 4-13-17](#)

2g. [17-0186](#)

Presentation, possible action, and discussion regarding approval of Change Order No. 2 to contract 16300111 with Jacody, Inc. increasing the construction contract by \$101,317.17 for a new contract total of \$2,202,981.91

Sponsors:

Harmon

Attachments:

[lick creek change order 2 final](#)

2h. [17-0187](#)

Presentation, possible action and discussion regarding the purchase of 15 traffic signal cabinets from Paradigm Traffic Systems Inc for \$136,470 from BuyBoard Contract # 432-13. This is a continuation of the ITS Traffic Master Plan regarding replacement of the older TS-1 cabinets. The new TS-2 traffic signal cabinets will provide more flexibility for better traffic signal control with the new Intelligent Transportation System.

Sponsors:

Harmon

Attachments:

[ITS YEAR 3 Signal Cabinet Quote \(Paradigm\)\(3-22-17\) \(2\)](#)

Regular Agenda

Individuals who wish to address the City Council on an item posted as a public hearing shall register with the City Secretary prior to the Mayor's announcement to open the public hearing. A speaker who wishes to include computer-based information while addressing the Council must provide the electronic file to the City Secretary by noon of the Council meeting day when the presentation is planned. The Mayor will recognize individuals who wish to come forward to speak for or against the item. Upon stepping to the podium the speaker must state their name and city of residence, including the state of residence if the city is located out of state. On items related to land use and those that would directly impact the speaker's residence or neighborhood, the speaker is encouraged to identify their College Station neighborhood. Each speaker's remarks are limited to three minutes. A series of timer lights will change from green to yellow and an alarm will sound after two and one-half minutes to signal thirty seconds remaining to conclude the remarks. At three minutes the timer light will change to red and the final alarm will sound. The speaker must then conclude the remarks. After a public hearing is closed, there shall be no additional public comments. If Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

1. [17-0192](#)

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future

Land Use & Character Map from Suburban Commercial to General Commercial for approximately 11.3 acres located at 3005 Earl Rudder Freeway South, generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway.

Sponsors:

Paz

Attachments:[Aerial](#)[Amendment Map](#)[Ordinance.docx](#)**2. [17-0193](#)**

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "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 Commercial to GC General Commercial for approximately 11.3 acres and from M-1 Light Industrial to SC Suburban Commercial for approximately 5.5 acres being lots 1-5 and lot 6, respectively, situated in the Emerald Point Subdivision, College Station, Brazos County, Texas, at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway and Corsair Drive.

Sponsors:

Paz

Attachments:[Background Information](#)[Aerial and Small Area Map](#)[Letter of concern -Patty Valen \(8908 Driftwood\)](#)[Ordinance.docx](#)**3. [17-0188](#)**

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan, specifically amending the Future Land Use & Character Map from Urban, Village Center, Suburban Commercial and General Commercial to Urban and General Suburban; and the Bicycle, Pedestrian, and Greenways Master Plan to amend the location of a future trail; for approximately 232 acres located at 4000 and 4200 Rock Prairie Road, and more generally located along the south side of Rock Prairie Road, east of State Highway 6.

Sponsors:

Prochazka

Attachments:[Maps](#)[Background](#)[Ordinance.docx](#)**4. [17-0189](#)**

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified

Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for a mixed-use development including commercial, office, multi-family, single-family, parks and trails on approximately 232 acres of land located generally at 4000 and 4200 Rock Prairie Road, and more generally located along the south side of Rock Prairie Road, east of State Highway 6. Case # REZ2016-000043.

Sponsors:

Prochazka

Attachments:[Maps](#)[Background](#)[Ordinance.docx](#)5. [17-0194](#)

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Natural Areas Reserved and Commercial to Natural Areas Reserved and Urban for approximately 5.96 acres located at 1451 Associates Avenue, generally located at the northwest corner of Harvey Road and Associates Avenue.

Sponsors:

Thomas

Attachments:[Aerial](#)[Amendment Map](#)[Ordinance.docx](#)6. [17-0165](#)

Public Hearing, presentation, possible action, and discussion to consider an ordinance to amending the College Station Comprehensive Plan by adopting a new Water System Master Plan; repealing ordinance number 2010-3266 adopted on August 12, 2010; and containing other provisions related thereto.

Sponsors:

Coleman

Attachments:[Implementation Plan - Water](#)[Ordinance.docx](#)7. [17-0166](#)

Public Hearing, presentation, possible action, and discussion to consider an ordinance to amending the College Station Comprehensive Plan by adopting a new Wastewater System Master Plan; repealing ordinance number 2011-3353 adopted on June 23, 2011 and containing other provisions related thereto.

Sponsors:

Coleman

Attachments: [Implementation Plan - WW](#)
[Ordinance.docx](#)

8. [17-0195](#) Presentation, possible action, and discussion regarding the appointment of Councilmembers to boards and commissions.

Sponsors: Mashburn

9. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

10. Adjourn.

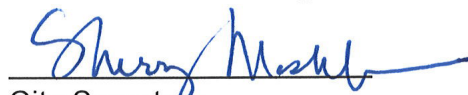
The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED



City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on April 7, 2017 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con

Licencia.

“Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre.”



Legislation Details (With Text)

File #: 17-0191 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Consent Agenda
File created: 4/17/2017 **In control:** City Council Regular
On agenda: 4/27/2017 **Final action:**
Title: Presentation, possible action, and discussion of minutes for:
• April 13, 2017 Workshop
• April 13, 2017 Regular Meeting
Sponsors: Sherry Mashburn
Indexes:
Code sections:
Attachments: [WKSHP041317 DRAFT Minutes](#)
[RM041317 DRAFT Minutes](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion of minutes for:

- April 13, 2017 Workshop
- April 13, 2017 Regular Meeting

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Approval

Summary: None

Budget & Financial Summary: None

Attachments:

- April 13, 2017 Workshop
- April 13, 2017 Regular Meeting

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
APRIL 13, 2017

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Blanche Brick
Jerome Rektorik
Linda Harvell
Barry Moore
Julie Schultz
James Benham, arrived after roll call

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Carla Robinson, City Attorney
Sherry Mashburn, City Secretary
Tanya McNutt, Deputy City Secretary

Student Liaison

Spencer Davis, VP Municipal Affairs
Absent

1. Call to Order and Announce a Quorum is Present

With a quorum present, the Workshop of the College Station City Council was called to order by Mayor Mooney at 5:00 p.m. on Thursday, April 13, 2017 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

2. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, and §551.072-Real Estate, the College Station City Council convened into Executive Session at 5:07 p.m. on Thursday, April 13, 2017 in order to continue discussing matters pertaining to:

- A. Consultation with Attorney to seek advice regarding pending or contemplated litigation; to wit:
- Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas; and
 - Charlton F. Clayton v. City of College Station; Case: 4:16-cv-03485 in the US District Court for the Southern District of Texas Houston Division.

- B. Deliberation on the purchase, exchange, lease, or value of real property; to wit
- Potential conveyance of property interest in the City's water well field properties located generally in the north western portion of Brazos County and the south eastern portion of Robertson County

The Executive Session recessed at 5:30 p.m.

3. Take action, if any, on Executive Session.

No action was required from Executive Session.

4. Presentation, possible action and discussion on items listed on the consent agenda.

Items 2d, 2e, and 2f were pulled from Consent for clarification.

(2d) and (2e): Troy Rother, Traffic Engineer, explained the rationale for determining the need for four-way stops, such as the number of cars in a specified time frame, etc.

(2f): Donald Harmon, Director of Public Works, clarified the trail section that realized the savings.

5. Presentation, possible action, and discussion on Bryan-College Station Convention and Visitors Bureau update.

Jim Ross provided an update on the CVB to Council and detailed the Board priorities. They strengthened the Board and improved the marketing focus. He expressed appreciation for the HOT grant program. He noted hotel growth and their importance to the community.

Shannon Overby introduced the new name of the organization . . . Experience Bryan College Station. They anticipate moving into their new office in early June. There has also been a restructuring of the organization, and they have created working committees. They are very involved with economic development and local awareness marketing. A video was shown that will be used for marketing the community.

6. Presentation, possible action, and discussion regarding a capital improvement plan update.

Donald Harmon, Director of Public Works, provided a status update on the Capital Improvement Plan. He recapped some of the recently completed projects. He then discussed projects that are under construction and in design.

At 7:14 p.m., Mayor Mooney recessed the Workshop.

Workshop reconvened at 8:30 p.m.

7. Presentation, possible action, and discussion regarding the 2017 City Council Strategic Plan.

Aubrey Nettles, Special Projects Coordinator, updated the Council regarding the Strategic Plan. The core values were presented, and it was noted that one more was added: Plan and collaborate with Texas A&M University. The core value of Good Governance was amended to add the underlined phrase: The city is governed in a transparent, efficient, accountable and responsive manner on behalf of its citizens that actively promotes citizen involvement. Improving mobility was amended to add the word “innovative”. A brief overview of 2017 projects was provided. Some of these will build upon each other and will continue into 2018 and 2019. Staff will provide progress report updates through weekly updates and other means.

8. Council Calendar

Council reviewed the calendar.

9. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Arts Council Sub-Committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Convention & Visitors Bureau, Design Review Board, Economic Development Committee, FBT/Texas Aggies Go to War, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Transportation and Mobility Committee, TAMU Student Senate, Texas Municipal League, Twin City Endowment, YMCA, Youth Advisory Council, Zoning Board of Adjustments.

Mayor Mooney reported on BVSWMA.

10. Adjournment

There being no further business, Mayor Mooney adjourned the workshop of the College Station City Council at 8:46 p.m. on Thursday, April 13, 2017.

Karl Mooney, Mayor

ATTEST:

Sherry Mashburn, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
APRIL 13, 2017

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Blanche Brick
Jerome Rektorik
Linda Harvell
Barry Moore
Julie Schultz
James Benham

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Carla Robinson, City Attorney
Sherry Mashburn, City Secretary
Tanya McNutt, Deputy City Secretary

Student Liaison

Spencer Davis, VP Municipal Affairs

Call to Order and Announce a Quorum is Present

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Mooney at 7:21 p.m. on Thursday, April 13, 2017 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

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

Presentation to the Bryan College Station Sister Cities Association and the Late Night Singers, Greifswald, Germany, proclaiming April 9-14, 2017 as Bryan College Station and Greifswald, Germany Sister Cities Music Week.

Mayor Mooney recognized April 9-14, 2017 as Bryan College Station and Greifswald, Germany Sister Cities Music Week and presented the proclamation to the Late Night Singers, Greifswald, Germany, and representatives of the BCS Sister Cities Association. The Late Night Singers regaled the audience with a beautiful song.

Hear Visitors Comments

Richard Dabney, Cove of Nantucket, spoke about the new street lighting (new LED fixtures). He is concerned with the new level of lighting flooding his bedroom. He provided pictures of the light in his bedroom. He would like a shield to limit the horizontal angle of the light, directing the light down to the street.

Ben Roper, College Station, came before Council to honor the service and sacrifice of Chief Warrant Officer 3 Wesley C. Fortenberry.

Suzanne Droleskey, College Woodlands, President of the College Woodlands HOA, expressed appreciation to the applicant for withdrawing the Gilchrist replat. However, there are still three issues of concern for all neighborhoods in College Station: protecting children, protecting homes, and protecting neighborhoods. She asked Council to consider these issues when considering any changes to the UDO.

CONSENT AGENDA

2a. Presentation, possible action, and discussion of minutes for:

- **March 23, 2017 Workshop**
- **March 23, 2017 Regular Meeting**

2b. Presentation, possible action, and discussion regarding an agreement (Contract No. 17300272) with Consolidated Traffic Controls, Inc. for \$131,794 for a school zone flasher system upgrade.

2c. Presentation, possible action, and discussion on the second renewal of a blanket order with Techline, Inc., for the annual purchase of wire and cable. These materials will be maintained in electrical inventory and expended as needed. The total recommended price agreement renewal is \$653,264.

2d. Presentation, possible action, and discussion on the consideration of Ordinance 2017-3873. amending Chapter 10, "Traffic Code", Section 10-2., "Traffic Control Devices," Subsection C "Four-Way Stop Intersections", Traffic Schedule II - Four-Way Stop Intersections, by adding an all-way stop at the intersection of Southern Plantation Drive and Alexandria Avenue.

2e. Presentation, possible action, and discussion on the consideration of Ordinance 3874, amending Chapter 10, "Traffic Code", Section 10-2., "Traffic Control Devices," Subsection C "Four-Way Stop Intersections", Traffic Schedule II - Four-Way Stop Intersections by adding an all-way stop at the intersection of Decatur Drive and Southern Plantation.

2f. Presentation, possible action, and discussion regarding construction Change Order No. 7 to contract 15-109 with Kieschnick General Contractors, Inc., reducing the contract amount of \$3,099,503.67 by \$174,101.52 for the Lick Creek Hike & Bike Trail Project.

2g. Presentation, possible action, and discussion regarding the renewal of landscape maintenance contracts to Green Teams, Inc. and Grassmasters for a total amount of \$952,946.

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

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion on Resolution 04-13-17-01 of the City Council, authorizing the establishment of public rights-of-way and easements within a certain 0.224 acre portion of Summit Crossing Park property, plus the City Council determination that the use of parkland is allowable and that no other feasible or prudent alternative exists for the public rights-of-way and easements for the project, and that all reasonable planning measures have been taken to minimize the harm to such park property.

David Schmitz, Director of Parks and Recreation, reported that this item will establish the public rights-of-way and easements needed for safe and effective access/egress into the Summit Crossing Park and subdivision. The use of a small portion of park property will allow for the addition of a turning lane and associated utilities where Summit Crossing Lane intersects with Highway 30. The use of the park property as described includes all reasonable planning to minimize harm to the park property.

Staff recommended approval of the resolution, and the Parks and Recreation Advisory Board unanimously recommended approval at their March 14, 2017 meeting.

At approximately 7:52 p.m., Mayor Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:52 p.m.

MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Moore, the City Council voted seven (7) for and none (0) opposed, to adopt Resolution 04-13-17-01 of the City Council, authorizing the establishment of public rights-of-way and easements within a certain 0.224 acre portion of Summit Crossing Park property, plus the City Council determination that the use of parkland is allowable and that no other feasible or prudent alternative exists for the public rights-of-way and easements for the project, and that all reasonable planning measures have been taken to minimize the harm to such park property. The motion carried unanimously.

2. Presentation, possible action, and discussion on Resolution 04-13-17-02 of the City Council, authorizing the establishment of a Public Utility Corridor on City property, plus the City Council determination that the use of parkland is allowable and that no other feasible or prudent alternative exists for a Public Utility Corridor to run water lines and other public utilities for the proposed Southern Pointe development, and that all reasonable planning measures have been taken to minimize the harm to such parkland.

Dave Coleman, Director of Water/Wastewater Services, reported this will establish a Public Utility Corridor across Lick Creek Park and across City property needed for the development of Brazos County MUD #1, known as Southern Pointe. The route across City property and through the park is the only feasible route for the utility corridor, since the park lies directly between Southern Pointe and the water main along Pebble Creek Parkway. The site will be restored to original condition, including the bike path.

The Parks Board recommended approval of this use of Park Land, and Staff recommended approval of the easement across City property.

At approximately 7:59 p.m., Mayor Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:59 p.m.

MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Moore, the City Council voted seven (7) for and none (0) opposed, to adopt Resolution 04-13-17-02 of the City Council, authorizing the establishment of a Public Utility Corridor on City property, plus the City Council determination that the use of parkland is allowable and that no other feasible or prudent alternative exists for a Public Utility Corridor to run water lines and other public utilities for the proposed Southern Pointe development, and that all reasonable planning measures have been taken to minimize the harm to such parkland. The motion carried unanimously.

3. Public Hearing, presentation, possible action, and discussion on Resolution 04-13-17-03 of the City Council, authorizing the establishment of Public Utility Easements for Phase 1 of the Northeast Wastewater Trunkline Project within certain College Station greenways sections located generally south of Harvey Road and west of Carter's Creek, plus the City Council determination that the use of greenway property is allowable and that no other feasible or prudent alternative exists for the Public Utility Easements for the project, and that all reasonable planning measures have been taken to minimize the harm to such greenways.

Donald Harmon, Director of Public Works, reported this will establish public utility easements across the 78.90 acre and the 34.10 acre City-owned lands located generally south of Harvey Road and west of Carter's Creek in College Station. This will allow for development of the Phase 1 of the Northeast Wastewater Trunk Line Project as well as existing and future utilities. The easements will also provide for future greenways and park development and improvements such as water fountains, trails, bathrooms, etc.

Staff recommends approval of the resolution.

At approximately 8:01 p.m., Mayor Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:01 p.m.

MOTION: Upon a motion made by Councilmember Brick and a second by Councilmember Harvell, the City Council voted seven (7) for and none (0) opposed, to adopt Resolution 04-13-17-03 of the City Council, authorizing the establishment of Public Utility Easements for Phase 1 of

the Northeast Wastewater Trunkline Project within certain College Station greenways sections located generally south of Harvey Road and west of Carter's Creek, plus the City Council determination that the use of greenway property is allowable and that no other feasible or prudent alternative exists for the Public Utility Easements for the project, and that all reasonable planning measures have been taken to minimize the harm to such greenways. The motion carried unanimously.

4. Presentation, possible action, and discussion regarding appointments to the Audit Committee.

Ty Elliott, Internal Auditor, reported that Staff reviewed applications from the last call for committee appointments, specifically for individuals with banking/finance backgrounds. In addition, he reached out to the Texas A&M University System's Office of Internal Audit.

Michael Ashfield and Nathan Sharp were appointed to serve on the Audit Committee.

5. Presentation, possible action, and discussion on the Historic Preservation Committee and consideration of funding for the College Station history book project.

Louis Hodges, Chair of the Historic Preservation Committee, updated the Council on 2016 accomplishments: History Luncheons, Historical Home Markers, Project HOLD booth at the Boonville Days Festival, distribution of historical periodicals, the American Mile, and a brochure on Campus Houses. Plans for 2017 include the continuation of the current projects. A new project being considered is to update the College Station Texas 1938/1988 historical publication by Deborah Lynn Balliew. They are requesting that the Council authorize the expenditure of \$2,000 towards this project: \$1,000 each to be paid as honoraria to the two cooperating authors.

MOTION: Upon a motion made by Councilmember Brick and a second by Councilmember Harvell, the City Council voted seven (7) for and none (0) opposed, to authorize the expenditure of \$3,000 towards this project: \$1,000 each to be paid as honoraria to the two cooperating authors, plus \$1,000 for the book layout and some copies. The motion carried unanimously.

6. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Councilmember Harvell asked to continue the discussion regarding safety on the streets, such as stop signs. Staff was asked to provide a written report about traffic calming options to Council once the P&Z has completed it. There will be a joint meeting of the Council and P&Z on May 11, and this will be on the Plan of Work.

7. Adjournment.

There being no further business, Mayor Mooney adjourned the Regular Meeting of the City Council at 8:30 p.m. on Thursday, April 13, 2017.

Karl Mooney, Mayor

ATTEST:

Sherry Mashburn, City Secretary



Legislation Details (With Text)

File #:	17-0145	Version:	1	Name:	BWACS Proposed FY 18 Budget
Type:	Agreement	Status:		Status:	Consent Agenda
File created:	3/24/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding approval of the Brazos Valley Wide Area Communications System (BVWACS) Operating Budget for FY 2018 and authorizing the City's quarterly payments of approximately \$46,708.75 for an annual total not to exceed of \$186,834.97; and approval of the BVWACS Capital Equipment Replacement Reserve Fund Budget for FY 2018 and payment of the City's share not to exceed \$100,923.69.				
Sponsors:	Ben Roper				
Indexes:					
Code sections:					
Attachments:	Proposed FY18 Plus Prior.pdf BVWACS FY 18 Proposed Budgets				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of the Brazos Valley Wide Area Communications System (BVWACS) Operating Budget for FY 2018 and authorizing the City's quarterly payments of approximately \$46,708.75 for an annual total not to exceed of \$186,834.97; and approval of the BVWACS Capital Equipment Replacement Reserve Fund Budget for FY 2018 and payment of the City's share not to exceed \$100,923.69.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval.

Summary:

On August 22, 2013, Council approved the First Restatement of the ILA establishing the BVWACS and the ILA appointing the Brazos Valley Council of Governments (BVCOG) to act as the Managing Entity for the BVWACS. In accordance with the BVWACS ILA a Proposed Operating Budget and a Proposed Capital Equipment Replacement Reserve Fund Budget for FY 2018 was reviewed and approved by the Governing Board on April 19, 2017.

Each of the BVWACS Parties (Bryan, College Station, Brenham, Washington County, Brazos County, Texas A&M University) has 30 days to review the proposed budgets. If any BVWACS Party does not agree with the proposed BVWACS Budgets as presented, it must provide the Governing Board with a detailed explanation of its issues with the draft Budget within 30 days after receipt

Reviewed and Approved by Legal: Yes

Budget & Financial Summary: If approved by Council, funding for the City's share of the BVWACS FY 2018 Operating Budget and Capital Equipment Replacement Reserve Fund Budget will be included in the Information Technology FY 2018 Operating Budget.

Attachments:

BVWACS FY2018 Proposed Budget			
Description	FY2017	FY2018	FY17/18 Change
Capital Fund Contributions	\$ 310,131.13	\$ 310,131.13	\$0.00
Expenses			
Salary - System Manager	\$ 90,176.50	\$ 92,881.80	\$2,705.30
Salary - BVCOG Misc	\$ 6,000.00	\$ 6,210.00	\$210.00
Salary Total	\$ 96,176.50	\$ 99,091.80	\$2,915.30
Benefits Total	\$ 26,000.00	\$ 26,910.00	\$910.00
General, Administrative, & Maintenance Expense			
Consulting Fees *Other Admin*	\$ -	\$ -	\$0.00
Professional Fees *Other Admin*	\$ -	\$ -	\$0.00
Audit Expense *Other Admin*	\$ 2,100.00	\$ 2,181.90	\$81.90
Travel Expense	\$ 8,000.00	\$ 8,000.00	\$0.00
Maintenance, Motorola	\$ 150,054.84	\$ 161,204.88	\$11,150.04
Maintenance, Harris County	\$ 118,273.00	\$ 113,301.50	(\$4,971.50)
Maintenance, General *Contingency*	\$ 25,000.00	\$ 25,000.00	\$0.00
Supply Expense *Other Admin*	\$ -	\$ -	\$0.00
Copier Expense *Postage & Printing*	\$ 350.00	\$ 350.00	\$0.00
Maintenance, Data Connectivity	\$ 65,000.00	\$ 65,000.00	\$0.00
Telephone Expense	\$ 1,800.00	\$ 1,800.00	\$0.00
Postage Expense *Postage & Printing*	\$ 75.00	\$ 75.00	\$0.00
Insurance, General	\$ 6,000.00	\$ 6,000.00	\$0.00
Training and Meeting Expense *Other Admin*	\$ 2,750.00	\$ 2,750.00	\$0.00
General, Admin, & Maintenance Expense Total	\$ 379,402.84	\$ 385,663.28	\$6,260.44
Indirect			
Indirect Cost Expense	\$ 16,104.50	\$ 16,732.58	\$628.08
ISF			
Accounting Service ISF	\$ 8,350.00	\$ 8,675.65	\$325.65
System Administration ISF	\$ 9,400.00	\$ 9,766.60	\$366.60
Copy/Fax Service ISF	\$ 430.00	\$ 446.77	\$16.77
Human Resource Management ISF	\$ 7,100.00	\$ 7,376.90	\$276.90
Office Space ISF	\$ 7,000.00	\$ 7,273.00	\$273.00
Receptionist/Internet/Local Phone ISF	\$ 2,100.00	\$ 2,181.90	\$81.90
ISF Total	\$ 34,380.00	\$ 35,720.82	\$1,340.82
Annual Operating & Maintenance Total	\$ 552,063.84	\$ 564,118.47	\$12,054.63
Annual Operating, Maintenance, & Capital Total	\$ 862,194.97	\$ 874,249.60	\$12,054.63

FY2017 Allocations						
	Count	%	O&M	Capital	Total	
College Station	959	31.80%	\$ 175,540.19	\$ 98,612.65	\$ 274,152.84	Annual (Includes Capital) Per Radio Per Radio/Year \$ 285.87 Per Radio/Month \$ 23.82
Bryan	450	14.92%	\$ 82,370.27	\$ 46,272.88	\$ 128,643.15	
Brazos	500	16.58%	\$ 91,522.52	\$ 51,414.31	\$ 142,936.83	
TAMU	313	10.38%	\$ 57,293.10	\$ 32,185.36	\$ 89,478.46	
Washington County	509	16.88%	\$ 93,169.93	\$ 52,339.77	\$ 145,509.69	
Brenham	285	9.45%	\$ 52,167.84	\$ 29,306.16	\$ 81,473.99	
Total	3016	100.00%	\$ 552,063.84	\$ 310,131.13	\$ 862,194.97	

FY2018 Allocations						
	Count	%	O&M	Capital	Total	FY17/18 Change
College Station	1001	32.54%	\$ 183,576.91	\$ 100,923.69	\$ 284,500.60	\$ 10,347.76
Bryan	471	15.31%	\$ 86,378.35	\$ 47,487.57	\$ 133,865.92	\$ 5,222.77
Brazos	500	16.25%	\$ 91,696.76	\$ 50,411.43	\$ 142,108.19	\$ (828.64)
TAMU	305	9.92%	\$ 55,935.02	\$ 30,750.97	\$ 86,686.00	\$ (2,792.46)
Washington County	512	16.64%	\$ 93,897.48	\$ 51,621.31	\$ 145,518.79	\$ 9.09
Brenham	287	9.33%	\$ 52,633.94	\$ 28,936.16	\$ 81,570.10	\$ 96.11
Total	3076	100.00%	\$ 564,118.47	\$ 310,131.13	\$ 874,249.60	

Annual (Includes Capital) Per Radio		
Per Radio/Year	\$	284.22
Per Radio/Month	\$	23.68

FY2018 Proposed				
Capital Equipment Replacement Reserve				
Current Balance			\$	805,314.94
Contributions				
FY14		\$	232,323.00	
FY15		\$	194,261.00	
FY16		\$	310,131.13	
FY17		\$	310,131.13	
Proposed FY18		\$	310,131.13	
FY2018 Balance after 10/1/2017			\$	1,115,446.07
FY18 Participation Rates				
College St	1001	32.54%	\$	100,923.69
Bryan	471	15.31%	\$	47,487.57
Brazos Co	500	16.25%	\$	50,411.43
TAMU	305	9.92%	\$	30,750.97
Washington Co	512	16.64%	\$	51,621.31
Brenham	287	9.33%	\$	28,936.16
Total	3,076	100.00%	\$	310,131.13

BVWACS FY2018 Proposed Budget + Grimes County				
Description	FY2017	FY2018	FY17/18 Change	
Capital Fund Contributions	\$ 310,131.13	\$ 310,131.13	\$0.00	
Expenses				
Salary - System Manager	\$ 90,176.50	\$ 92,881.80	\$2,705.30	
Salary - BVCOG Misc	\$ 6,000.00	\$ 6,210.00	\$210.00	
Salary Total	\$ 96,176.50	\$ 99,091.80	\$2,915.30	
Benefits Total	\$ 26,000.00	\$ 26,910.00	\$910.00	
General, Administrative, & Maintenance Expense				
Consulting Fees *Other Admin*	\$ -	\$ -	\$0.00	
Professional Fees *Other Admin*	\$ -	\$ -	\$0.00	
Audit Expense *Other Admin*	\$ 2,100.00	\$ 2,181.90	\$81.90	
Travel Expense	\$ 8,000.00	\$ 8,000.00	\$0.00	
Maintenance, Motorola	\$ 150,054.84	\$ 173,211.72	\$23,156.88	
Maintenance, Harris County	\$ 118,273.00	\$ 120,717.84	\$2,444.84	
Maintenance, General *Contingency*	\$ 25,000.00	\$ 25,000.00	\$0.00	
Supply Expense *Other Admin*	\$ -	\$ -	\$0.00	
Copier Expense *Postage & Printing*	\$ 350.00	\$ 350.00	\$0.00	
Maintenance, Data Connectivity	\$ 65,000.00	\$ 75,000.00	\$10,000.00	
Telephone Expense	\$ 1,800.00	\$ 1,800.00	\$0.00	
Postage Expense *Postage & Printing*	\$ 75.00	\$ 75.00	\$0.00	
Insurance, General	\$ 6,000.00	\$ 6,000.00	\$0.00	
Training and Meeting Expense *Other Admin*	\$ 2,750.00	\$ 2,750.00	\$0.00	
General, Admin, & Maintenance Expense Total	\$ 379,402.84	\$ 415,086.46	\$35,683.62	
Indirect				
Indirect Cost Expense	\$ 16,104.50	\$ 16,732.58	\$628.08	
ISF				
Accounting Service ISF	\$ 8,350.00	\$ 8,675.65	\$325.65	
System Administration ISF	\$ 9,400.00	\$ 9,766.60	\$366.60	
Copy/Fax Service ISF	\$ 430.00	\$ 446.77	\$16.77	
Human Resource Management ISF	\$ 7,100.00	\$ 7,376.90	\$276.90	
Office Space ISF	\$ 7,000.00	\$ 7,273.00	\$273.00	
Receptionist/Internet/Local Phone ISF	\$ 2,100.00	\$ 2,181.90	\$81.90	
ISF Total	\$ 34,380.00	\$ 35,720.82	\$1,340.82	
Annual Operating & Maintenance Total	\$ 552,063.84	\$ 593,541.65	\$41,477.81	
Annual Operating, Maintenance, & Capital Total	\$ 862,194.97	\$ 903,672.78	\$41,477.81	

FY2017 Allocations						
	Count	%	O&M	Capital	Total	
College Station	959	31.80%	\$ 175,540.19	\$ 98,612.65	\$ 274,152.84	Annual (Includes Capital) Per Radio Per Radio/Year \$ 285.87 Per Radio/Month \$ 23.82
Bryan	450	14.92%	\$ 82,370.27	\$ 46,272.88	\$ 128,643.15	
Brazos	500	16.58%	\$ 91,522.52	\$ 51,414.31	\$ 142,936.83	
TAMU	313	10.38%	\$ 57,293.10	\$ 32,185.36	\$ 89,478.46	
Washington County	509	16.88%	\$ 93,169.93	\$ 52,339.77	\$ 145,509.69	
Brenham	285	9.45%	\$ 52,167.84	\$ 29,306.16	\$ 81,473.99	
Total	3016	100.00%	\$ 552,063.84	\$ 310,131.13	\$ 862,194.97	

FY2018 Allocations						
	Count	%	O&M	Capital	Total	FY17/18 Change
College Station	1001	31.48%	\$ 186,834.97	\$ 97,623.04	\$ 284,458.00	\$ 10,305.16
Bryan	471	14.81%	\$ 87,911.36	\$ 45,934.52	\$ 133,845.87	\$ 5,202.73
Brazos	500	15.72%	\$ 93,324.16	\$ 48,762.76	\$ 142,086.92	\$ (849.92)
TAMU	305	9.59%	\$ 56,927.74	\$ 29,745.28	\$ 86,673.02	\$ (2,805.44)
Washington County	512	16.10%	\$ 95,563.94	\$ 49,933.06	\$ 145,497.00	\$ (12.69)
Brenham	287	9.03%	\$ 53,568.07	\$ 27,989.82	\$ 81,557.89	\$ 83.90
Grimes	104	3.27%	\$ 19,411.43	\$ 10,142.65	\$ 29,554.08	\$ -
Total	3180	100.00%	\$ 593,541.65	\$ 310,131.13	\$ 903,672.78	

Annual (Includes Capital) Per Radio	
Per Radio/Year	\$ 284.17
Per Radio/Month	\$ 23.68

FY2018 Proposed + Grimes County				
Capital Equipment. Replacement Reserve				
Current Balance			\$	805,314.94
Contributions				
FY14		\$	232,323.00	
FY15		\$	194,261.00	
FY16		\$	310,131.13	
FY17		\$	310,131.13	
Proposed FY18		\$	310,131.13	
FY2018 Balance After 10/1/2017			\$	1,115,446.07
FY18 Participation Rates				
College St	1001	31.48%	\$	97,623.04
Bryan	471	14.81%	\$	45,934.52
Brazos Co	500	15.72%	\$	48,762.76
TAMU	305	9.59%	\$	29,745.28
Washington Co	512	16.10%	\$	49,933.06
Brenham	287	9.03%	\$	27,989.82
Grimes Co	104	3.27%	\$	10,142.65
Total	3,180	100.00%	\$	310,131.13



Legislation Details (With Text)

File #:	17-0167	Version:	1	Name:	Carters Creek Centrifuge Repairs
Type:	Contract	Status:		Status:	Consent Agenda
File created:	4/6/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding a purchase order for \$139,481 with Alfa Laval, Inc. to overhaul the centrifuge at the Carters Creek wastewater treatment plant.				
Sponsors:	David Coleman				
Indexes:					
Code sections:					
Attachments:	Alfa Laval Quote-Scope of Work (002).pdf Insurance Certificate				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a purchase order for \$139,481 with Alfa Laval, Inc. to overhaul the centrifuge at the Carters Creek wastewater treatment plant.

Relationship to Strategic Goals: Core services and infrastructure

Recommendation: Staff recommends approval.

Summary: Removal of waste solids is vital to the proper operation of the Carters Creek wastewater treatment plant. The centrifuge is the only means of dewatering the waste solids, and thus is a critical element of the sludge disposal process. This centrifuge was installed nearly thirty years ago and was last rehabilitated in 2014. It is still performing within specifications, because we have been very careful to have proper periodic maintenance done by expert technicians, which is now due to be done.

The proposed purchase order will have Alfa Laval, the original equipment manufacturer, disassemble the centrifuge, perform a thorough overhaul, and replace wear parts. The centrifuge is a precisely fitted machine that weighs up to 8,000 pounds and rotates at up to 2,300 revolutions per minute. The precision of the needed work and the age of the machine require the attention of trained mechanics who specialize in this maintenance, and have access to custom tools. This purchase is exempt from competitive bidding pursuant to LGC 252.022 (a)(7)(D); procurement of items that are available from only one source, including captive replacement parts or components for equipment. Water Services personnel will disconnect the centrifuge and deliver the unit to the Alfa Laval shop in Houston, so a Purchase Order is sufficient for this procurement.

Staff recommends approval of the purchase order, since this is a fair price for a required equipment maintenance.

Please note that a temporary de-watering unit will be rented from GreySun (under City Manager authority) while the centrifuge is being overhauled.

Budget & Financial Summary: Funds for this work are available in the Wastewater Operations Budget.

Reviewed and Approved by Legal: N/A.

Attachment:

Quote

Insurance Certificate

11/2/2016



To: Patrick Krause
City of College Station

ROTATING ASSEMBLY SCOPE OF ANTICIPATED WORK:

***** Notes Discovery work on noted previous 2015 repair & additional charges above pre-estimate prior to arrival in 2015

KIT, PM75000 R/A PR405
Bearing Grease (Zeniplex)
Assemble Conveyor
Balance Conveyor
Assemble Bowl Assembly (including Pillow Blocks)
Balance Rotating Assembly
Test Run Rotating Assembly
Paint P/B, Gear Box, Flange & Pulley
Prep for Shipment
Conveyor Replace 25 tile assemblies
***** Conveyor- Replace Additional 15 Tile Assemblies- 40 total to be replaced
Tension Bar-Grind Seal dia., chrome & grind as needed
Tension Bar- Chrome & grind conv. Bearing dia., Bevel Pulley diameter
***** Tension Bar- laser weld & grind outboard pilot for tension bar nut
***** Feed Nozzle -Repair nozzle bodies by welding & grind
***** Feed Nozzle- Replace Nozzle Cylindrical Carbides (straight thru nozzles PD9963-2)
***** Feed Nozzle-Weight correct nozzles
***** DISCOVERY NOT REQUIRED DEDUCTED- Repair Accelerator - welding repair pilot
Repair Accelerator (HVOF hardcoating)
Repair Feed Zone Liner (Welding wear & Pilots)
Repair Feed Zone Liner (HVOF Entire I.D., angle & bore of 4 nozzle ports)
***** Gearbox Adaptor- Deburr & polish
***** Pulley - Outboard pilot diameter oversize- Laser weld & grind-Check length
***** Pulley- Slight wear to grooves- Customer should replace belts & check tension
***** Pulley- Slight damage throughout-Deburr & polish as needed
***** Pulley Seal Holder-Slight damage deburr & polish
Rear Hub- Repair wear at sm. Hub flange & restore Small Hub Bowl Pilot Diameter
***** Rear Hub- Chrome & grind Casing Seal diameter
***** Rear Hub- Hardsurface Flange O.D. & face to prevent wear
***** Rear Hub- Polish inboard pilot for pulley.
***** Rear Hub Stamped for special .220" spacer-re-install .220" spacer
Front Hub- /Pblock bearing diameter undersize, Chrome & Grind
Front Hub- Weld & grind worn plate dam ports
Front Hub- Deburr & polish as needed



Extension-Weld repair of all lugs below pilot for rear hub & Weld/machine pilot

Extension- Grooves in I.D., one deep enough for filler, fill one groove-Chesterton

*****Extension- Replace 1 Wear Sleeve

***** Extension- Hardsurface O.D. & lugs

Bowl Shell-Replace 1 Caulk Strip - Check all welds & retack as needed

*****Bowl Shell- Polish near large hub pilot diameter

Plate Dam Retainers- Weld & grind wear

*****Front Conv. Hub- Polish bearing fit & rest of part as needed

Old Style Wear ring with moderate wear -HVOF Wear Ring

***** Front Conveyor Seal Holder- Chrome & Grind ,deburr & polish as needed

Rear Conv.Seal Holder- Chrome & grind seal bore, deburr & polish as needed

Repair Front Conveyor Bearing Hub Sleeve

*****Repair Bowl Hub Seal Holders-Major(apply devcon & machine 1 holder)

*****Flingers- Deburr & polish

***** Rear Pillow Block- Slight damage bore- Deburr & polish bore

*****NOT NEEDED DEDUCTED-Bowl Shell –Weld/machine bowl pilot

*****Bowl Hub Seal Clamps- Deburr & polish

*****Seal Rings- Deburr & polish

*****P/block cover sm. end inboard- Replace PF1995-1 with used but good cover at 70% of cost of new due to Labyrinth damage- used cover subject to availability-Polish other covers

Quoted Rotating Assembly parts prior to Inspection

Part#	Description	Qty
99159472	KIT,PM75000 R/A PR405	1
6124004282	TILE, STD, LARGE	25
PE87841	BUSHING, SPLINE	1
PD434951	GASKET	1
PD95261	CAP SPLINE BUSHING	1
1BGA79A	SCREW	6
PE74521	SHAFT, SPLINE	1

Discovery Rotating Assembly Parts Revealed During Inspection & 2015 repair

Part#	Description	Qty
1BHA63A	CAP SCREW	8
12AA132	SPRING	1
PD385481	WASHER	1
1ZA34A	SCREW	1
7BC2	STABILIZING MEMBER,	2
PD145171	NUT	1
7BC8	STABILIZING MEMBER,	2
1BHA63A	CAP SCREW	12
PC180802	SEAL	2
1BGA56B	SCREW	36
1BGA38A	SCREW	6
7BC1	STABILIZING MEMBER,	1
8HB74D	RETAINING RING	1
PC143121	WEAR SLEEVE	1
1BHA41B	SCREW	4
6124004282	TILE, STD, LARGE	15
PC137672	FEED NOZZLE INSERT	3
PF1995-1	USED P/BLOCK COVER (SM. END INBOARD)	1

Parts ordered previously through parts department for 2015 scope

7CC2530	GASKET	1
10AAG18	PIN	2
30HA97	ISOLATOR	4
30HA53	ISOLATOR	2
PC153261	WOOD BUMPER	1
PC140061	SHAFT	1
8EP1AB	BUSHING	1
8EP1AB	BUSHING	1
8AA129	COUPLING	1

GEARBOX SCOPE OF ANTICIPATED WORK:

**** Notes Discovery Work & additional charges

Gear Box Standard Repair DCI (dimensional)
 Assemble & Test Gear Box
 Gear Box Oil
 Minor Service Kit
 Paint Gearbox

Gear Box Standard Repair DCI (dimensional)

****Front Cover-deburr & polish as needed

****Rear Cover-Chrome bearing bore, deburr & polish as needed

****Housing- Deburr & polish as needed
 ****1st stage carrier-Add spacer to bearing diam (knob)
 ****2nd Stage Carrier Assy.- Grind seal diameter, chrome & grind if needed
 ****2nd Stage Carrier Assy.- Slight damage to spline but acceptable- Deburr part as needed
 ****Front Cap- Machine to remove damage in wavy spring area, deburr & polish as needed
 ****1st stage carrier-Confirm pins are all the way in cover, deburr & polish as needed
 ****1st stage gears- Deburr & polish bores
 ****1st stage shafts- Deburr & polish
 ****2nd stage gears- Deburr & polish spacer area & I.D.
 ****2nd stage shafts- Polish
 Assemble & Test Gear Box
 Gear Box Oil
 Minor Service Kit
 Paint Gearbox WEAR SCREW THRUST WASHER THRUST WASHER

Quoted Gearbox parts prior to Inspection during 2015 repair

Part#	Description	Qty
99156137	KIT, GEARBOX	1
PC92161	RETAINER, SPRING	1
9CH35B	OIL, 5 GALLONS	1

Discovery Gearbox Parts Revealed During Inspection during 2015 repair

Part#	Description	Qty
PC141131	THRUST WASHER	3
PC141141	THRUST WASHER	3
3KA92	WEAR SCREW	2

AUTHORIZATION TO REPAIR

PM75000 Rotating Assy; with Gearbox S/N 84-PM75000-149 Gearbox SN 84-P180/95-149

The total charge for parts, labor and expenses associated with this repair is:

R/A & G/Box Quoted Repairs Per 2015 scope	\$130,151.00
Freight	\$600.00
Total Required Repair Per 2015 Scope	\$130,751.00
Total Parts ordered through parts dept. for 2015 Scope	\$8,730.00
Total Per 2015 Scope with parts ordered Through parts department	\$139,481.00

The repair will be completed in a reasonable time after receipt of equipment and purchase order from the City of College Station.

The above estimate is based upon the centrifuge being flushed and cleaned prior to shipment. The Rotating Assembly will be removed from it's frame and prepared for a pickup by plant personnel.

Warranty: Alfa Laval will warranty parts and labor for one (1) year- See attached

Note:

If during the inspection of the unit, it is determined that additional parts require replacement or repair, the customer will be notified. All additional parts replaced or repaired with the customer's approval will be done so at an additional cost to the customer. This may also have an impact on the turn around time.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING****1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Alfa Laval Inc.
Houston, TX United States

Certificate Number:
2017-187130

Date Filed:
04/04/2017

Date Acknowledged:
04/04/2017

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of College Station

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Centrifuge Repairs
Repair of Centrifuge at Carter Creek WWTP

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.**6 AFFIDAVIT**

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____,
20_____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Alfa Laval Inc.
Houston, TX United States

Certificate Number:
2017-187130

Date Filed:
04/04/2017

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of College Station

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Centrifuge Repairs
Repair of Centrifuge at Carter Creek WWTP

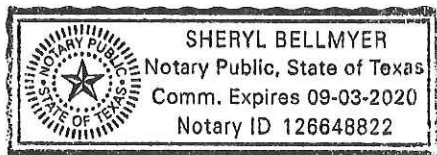
4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



AFFIX NOTARY STAMP / SEAL ABOVE

Larry Packard
Signature of authorized agent of contracting business entity

/Larry Packard - Contract and Bid Manager

Sworn to and subscribed before me, by the said Larry Packard, this the 4TH day of April, 2017, to certify which, witness my hand and seal of office.

Sheryl Bellmyer
Signature of officer administering oath

Sheryl Bellmyer
Printed name of officer administering oath

SR Credit Analyst
Title of officer administering oath



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/3/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER A Marsh & McLennan Agency LLC 4900 Libbie Mill East Blvd. Suite 100 Richmond VA 23230	CONTACT NAME: Certificates PHONE (A/C, No, Ext): 804-780-0611 E-MAIL ADDRESS: Certificates@rutherfordord.com FAX (A/C, No): 804-788-8944														
INSURED Alfa Laval Inc. 5400 International Trade Drive Richmond VA 23231	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Insurance Company of the State of P</td><td>19429</td></tr><tr><td>INSURER B: Hartford Fire Insurance Company</td><td>19682</td></tr><tr><td>INSURER C: National Union Fire Ins Co Pittsbur</td><td>19445</td></tr><tr><td>INSURER D: Trumbull Insurance Company</td><td>27120</td></tr><tr><td>INSURER E: AIG Europe Limited</td><td>55555</td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Insurance Company of the State of P	19429	INSURER B: Hartford Fire Insurance Company	19682	INSURER C: National Union Fire Ins Co Pittsbur	19445	INSURER D: Trumbull Insurance Company	27120	INSURER E: AIG Europe Limited	55555	INSURER F:	
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INSURER D: Trumbull Insurance Company	27120														
INSURER E: AIG Europe Limited	55555														
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** 413241088**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			GL1803882	1/1/2017	1/1/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			14ABS41702	1/1/2017	1/1/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C E	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			12318727 1035337	1/1/2017 1/1/2017	1/1/2018 1/1/2018	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☒ N	N / A	14WNS41700	1/1/2017	1/1/2018	☒ PER STATUTE ☒ OTH-ER USL&H E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	Physical Damage			14ABS41702	1/1/2017	1/1/2018	Comprehensive Collision \$1,000 DED \$1,000 DED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**City of College Station
2200 N. Forrest Parkway
College Station TX 77845

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Legislation Details (With Text)

File #:	17-0172	Version:	1	Name:	Carters Creek Clarifier Coatings
Type:	Contract	Status:		Status:	Consent Agenda
File created:	4/10/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding contract 17300305 in the amount of \$192,000 to replace the coatings and make as-needed repairs on structural steel components of four clarifier units at the Carters Creek Wastewater Treatment Plant.				
Sponsors:	David Coleman				
Indexes:					
Code sections:					
Attachments:	Bid Tab				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding contract 17300305 in the amount of \$192,000 to replace the coatings and make as-needed repairs on structural steel components of four clarifier units at the Carters Creek Wastewater Treatment Plant.

Relationship to Strategic Goals: Core Services and Infrastructure.

Recommendation: Staff recommends approval to award this contract.

Summary: The clarifiers serve a critically important function in the wastewater treatment process, as they help to separate the liquid phase of the wastewater from the solid phase of the wastewater. The coatings on the steel components of these clarifiers have reached their expected service-life and started to fail in some places. Based on the engineering inspection the City conducted in 2015, the coatings must be replaced to ensure the clarifiers continue to function properly.

The low bidder, Blastco, has done coating work successfully for the City in the past, and staff recommends approval to award the contract.

Reviewed and Approved by Legal: N/A

Budget & Financial Summary: This project is budgeted in the Wastewater Capital Improvement Projects Fund.

Attachments:

1. Contract on file in City Secretary's office.
2. Bid Tabulation



City of College Station - Purchasing Division
Bid Tabulation for #17-032
"Carters Creek Clarifier Repair and Recoating"
Open Date: Thursday, March 30, 2016 @ 2:00 p.m.

				Blastco Texas, Inc. Channelveiw, TX		Fab Tech WWS Waukesha, WI		Thyssen Laughlin Austin, TX		Travis Industries, LLC San Antonio, TX	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
CATEGORY											
1	1	Lump Sum	Furnish material and labor to replace the interior coating system of the four (4) clarifiers identified as 2A per the Technical Specifications	\$30,500.00	\$30,500.00	\$58,000.00	\$58,000.00	\$19,370.57	\$19,370.57	\$56,200.00	\$56,200.00
2	1	Lump Sum	Furnish material and labor to replace the interior coating system of the four (4) clarifiers identified as 2B per the Technical Specifications	\$43,200.00	\$43,200.00	\$58,000.00	\$58,000.00	\$19,370.57	\$19,370.57	\$68,600.00	\$68,600.00
3	1	Lump Sum	Furnish material and labor to replace the interior coating system of the four (4) clarifiers identified as 3A per the Technical Specifications	\$30,500.00	\$30,500.00	\$64,000.00	\$64,000.00	\$19,370.57	\$19,370.57	\$68,500.00	\$68,500.00
4	1	Lump Sum	Furnish material and labor to replace the interior coating system of the four (4) clarifiers identified as 3B per the Technical Specifications	\$43,200.00	\$43,200.00	\$64,000.00	\$64,000.00	\$19,370.57	\$19,370.57	\$84,300.00	\$84,300.00
5	1	Lump Sum	Furnish material and labor to replace the exterior coating system of the four (4) clarifiers identified as 2A per the Technical Specifications	\$3,500.00	\$3,500.00	\$8,000.00	\$8,000.00	\$19,370.57	\$19,370.57	\$5,000.00	\$5,000.00
6	1	Lump Sum	Furnish material and labor to replace the exterior coating system of the four (4) clarifiers identified as 2B per the Technical Specifications	\$3,500.00	\$3,500.00	\$8,000.00	\$8,000.00	\$19,370.57	\$19,370.57	\$6,000.00	\$6,000.00
7	1	Lump Sum	Furnish material and labor to replace the exterior coating system of the four (4) clarifiers identified as 3A per the Technical Specifications	\$3,500.00	\$3,500.00	\$10,000.00	\$10,000.00	\$19,370.57	\$19,370.57	\$5,600.00	\$5,600.00
8	1	Lump Sum	Furnish material and labor to replace the exterior coating system of the four (4) clarifiers identified as 3B per the Technical Specifications	\$3,500.00	\$3,500.00	\$10,000.00	\$10,000.00	\$19,370.57	\$19,370.57	\$6,800.00	\$6,800.00
9	1	Lump Sum	Furnish material and labor to perform the repair items on the four (4) clarifiers identified as 2A per the Technical Specifications	\$9,800.00	\$9,800.00	\$22,000.00	\$22,000.00	\$19,370.57	\$19,370.57	\$38,500.00	\$38,500.00
10	1	Lump Sum	Furnish material and labor to perform the repair items on the four (4) clarifiers identified as 2B per the Technical Specifications	\$9,800.00	\$9,800.00	\$22,000.00	\$22,000.00	\$19,370.57	\$19,370.57	\$47,500.00	\$47,500.00
11	1	Lump Sum	Furnish material and labor to perform the repair items on the four (4) clarifiers identified as 3A per the Technical Specifications	\$5,500.00	\$5,500.00	\$16,000.00	\$16,000.00	\$19,370.57	\$19,370.57	\$30,500.00	\$30,500.00
12	1	Lump Sum	Furnish material and labor to perform the repair items on the four (4) clarifiers identified as 3B per the Technical Specifications	\$5,500.00	\$5,500.00	\$16,000.00	\$16,000.00	\$19,370.57	\$19,370.57	\$37,000.00	\$37,000.00
TOTAL BASE BID - (Items 1-12)				\$192,000.00		\$356,000.00		\$232,446.84		\$454,500.00	
BID ALTERNATE 1											
A.1	1	Lump Sum	Alternate coating system. Add to or deduct amount from Base Bid Amount to install alternate coating systems per the Technical Specifications. (Indicate + or -)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	-\$14,500.00	-\$14,500.00
ALTERNATE 1 - TOTAL ADD OR DEDUCT				\$0.00		\$0.00		\$0.00		-\$14,500.00	
			Bid Certification	Y		Y		Y		Y	
			Bid Bond	Y		Y		N		Y	
			Addenda Acknowledged	Y		Y		Y		Y	

NOTES:



Legislation Details (With Text)

File #:	17-0176	Version:	1	Name:	Parkland Dedication Fees Refund
Type:	Report	Status:		Status:	Consent Agenda
File created:	4/10/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding a formal request that was been made by a developer for refund of unexpended parkland dedication funds in multiple Park Zones, as per Sect. 12-8.8.F.2 of the City's Unified Development Ordinance governing Parkland Dedication Funds. The funds subject to being refunded total \$240,180.				
Sponsors:	David Schmitz				
Indexes:					
Code sections:					
Attachments:	Community Neighborhood Park Zone Map 9.12.14 Park Land fr TW				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a formal request that was been made by a developer for refund of unexpended parkland dedication funds in multiple Park Zones, as per Sect. 12-8.8.F.2 of the City's Unified Development Ordinance governing Parkland Dedication Funds. The funds subject to being refunded total \$240,180.

Below is an excerpt from Sect. 12-8.8.F.2 of the City's Unified Development Ordinance governing Parkland Dedication Funds:

The City shall account for all fees in lieu of land and all development fees paid under this Section with reference to the individual plat(s) involved. Any fees paid for such purposes must be expended by the City within five (5) years from the date received by the City for acquisition and/or development of a neighborhood park or a community park as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If not so expended, the landowners of the property on the expiration of such period shall be entitled to a prorated refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one (1) year of entitlement, in writing, or such right shall be barred.

Parkland Dedication Funds can only be spent in the Park Zone in which they were collected. The funds can only be used for purchase of park land, and development or re-development of parks within the Park Zone collected.

Budget Information:

Funds will be distributed from accounts as follows:

\$51,865 - Community Park Zone A

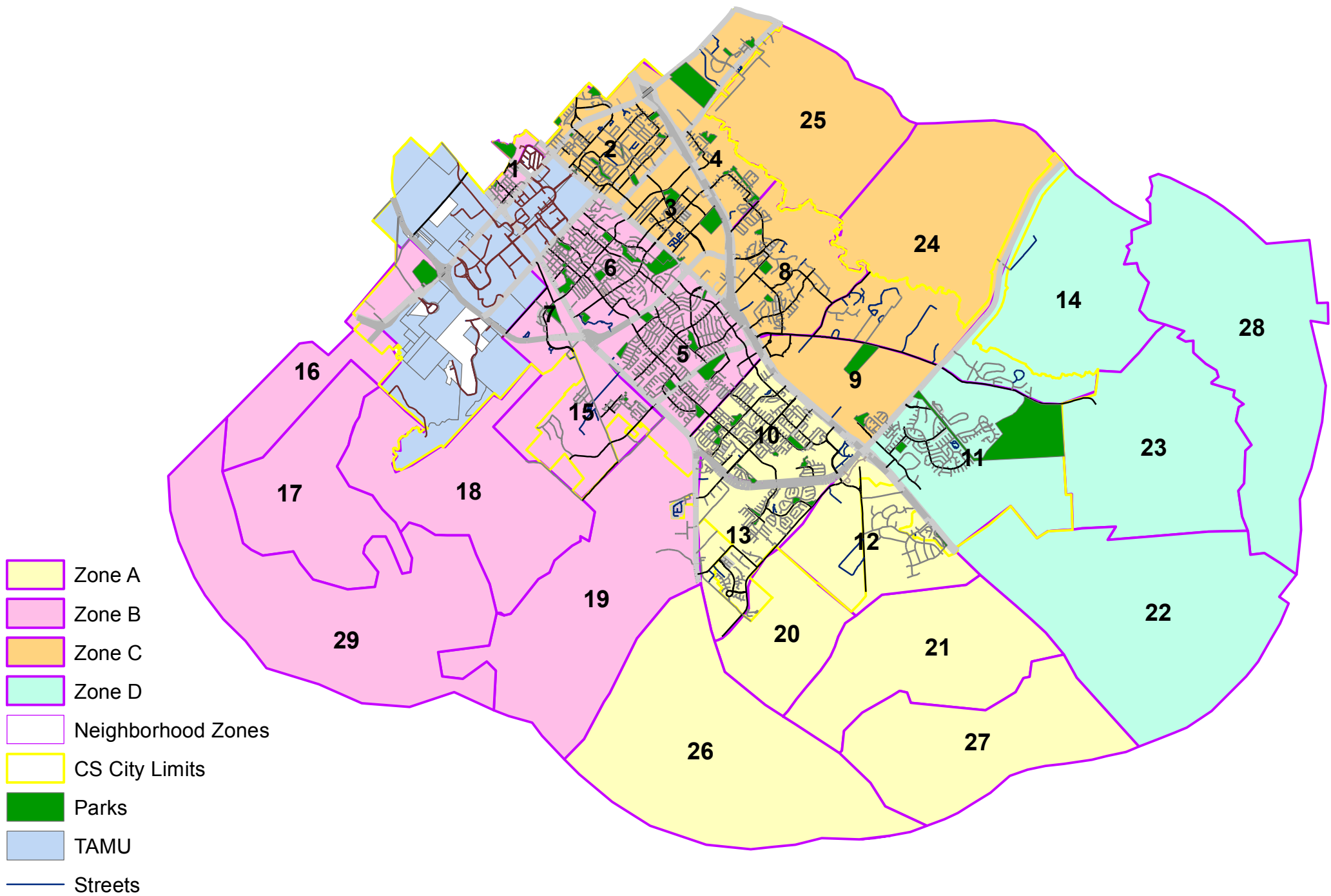
\$77,326 - Community Park Zone B

\$37,351 - Neighborhood Park Zone 13

\$73,638 - Neighborhood Park Zone 15

Attachments:

- 1) Map of Park Zones
- 2) Parkland Dedication Refund calculations



Community and Neighborhood Park Zone Map

Contribution Date	Date Elig for Refund*	Date Inelig for Refund*	Contribution Amount	Actual Expense through 2/24/17	Balance remaining of Wallace Phillips Contributions	Project	Project number	Developer	Notes
Zone A At Risk Contributions									
2012	10/25/2011	10/25/2016	10/25/2017	44,321	44,321	Castlegate	12 00500037	3D Development; Wallace Phillips	
2012	1/25/2012	1/25/2017	1/25/2018	7,544	7,544	Castlegate	12 00500183	3D Development; Wallace Phillips	
Zone B At Risk Contributions									
2012	3/12/2012	3/12/2017	3/12/2018	77,326	77,326	The Barracks II PH 100	11 00500109	Heath Phillips Investments	
Zone 13 At Risk Contributions									
2012	10/25/2011	10/25/2016	10/25/2017	54,120	25,393	Castlegate II	11 00500037	Developer: Wallace Phillips; Owner1 3D Devl; Owner2: Sweetwater Land Dev Co LLC	
2012	1/25/2012	1/25/2017	1/25/2018	8,624	8,624	Castlegate II	11 00500183	Developer: Wallace Phillips; Owner1 3D Devl; Owner2: Sweetwater Land Dev Co LLC	
Zone 15 At Risk Contributions									
2012	3/12/2012	3/12/2017	3/12/2018	73,638	73,638	The Barracks Phase II	11 00500109	Heath Phillips Investments	
At Risk Total					240,180				

*Per the Unified Development Ordinance Sect 12-8.8.F.2 - "Any fees paid for such purposes must be expended by the City within five (5) years from the date received by the City for acquisition and/or development of a neighborhood park or a community park as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If not so expended, the landowners of the property on the expiration of such period shall be entitled to a prorated refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one (1) year of entitlement, in writing, or such right shall be barred."



Legislation Details (With Text)

File #:	17-0185	Version:	1	Name:	Texas A&M Transportation Institute MOU
Type:	Agreement	Status:		Status:	Consent Agenda
File created:	4/13/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Presentation, possible action and discussion regarding a memorandum of understanding (MOU) with the Texas A&M Transportation Institute (TTI) to work collaboratively for the purpose of deploying and pilot testing TTI developed technology on the City's streets, which is anticipated to improve safety and mobility.				
Sponsors:	Troy Rother				
Indexes:					
Code sections:					
Attachments:	TTI Memo of Understanding - College Station - 4-13-17				

Date	Ver.	Action By	Action	Result
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Presentation, possible action and discussion regarding a memorandum of understanding (MOU) with the Texas A&M Transportation Institute (TTI) to work collaboratively for the purpose of deploying and pilot testing TTI developed technology on the City's streets, which is anticipated to improve safety and mobility.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

Recommendation(s): Staff recommends approving the MOU.

Summary: One of the Texas A&M Transportation Institute's initiatives is to develop transportation technologies that will improve safety and mobility for all roadway users. TTI has the laboratory and testing environment to evaluate these technologies in a controlled setting. However, after successful trials, these technologies will need to be tested under real world conditions. TTI believes that the components of the ITS Master Plan (signal communications, central system, TCC, and video cameras) that the City has installed will be of benefit regarding the testing and evaluating of these technologies under real world conditions.

This MOU is an outline documenting the goal of collaboration regarding the research, development and pilot demonstration of transportation technologies on the city street system. Agreements for the deployment of specific technologies on city streets will be presented and approved individually by the City Council at a future date.

Budget & Financial Summary: There are no financial impacts anticipated at this time.

Attachments:

1. Memorandum of Understanding: Procedures for Requesting Approval to Deploy and Pilot Transportation Technologies in the City of College Station

**MEMORANDUM OF UNDERSTANDING
PROCEDURES FOR REQUESTING APPROVAL TO DEPLOY AND PILOT TRANSPORTATION
TECHNOLOGIES IN THE CITY OF COLLEGE STATION**

This MEMORANDUM OF UNDERSTANDING ("MOU") dated _____ is entered into by and between the TEXAS A&M TRANSPORTATION INSTITUTE, an agency of the State of Texas ("TTI"), and the CITY OF COLLEGE STATION ("CITY").

WHEREAS, the CITY is responsible for the design, construction, maintenance, and operation of 325 centerline miles of streets and over 100 traffic signals in College Station; and

WHEREAS, the CITY's Public Works Department is dedicated to delivering efficient, high quality, reliable services to our customers; and

WHEREAS, TTI is the largest university-based transportation research agency in Texas and conducts transportation research to identify and solve transportation problems, to transfer technology and knowledge, and to develop diverse human resources to meet the transportation challenges of tomorrow; and

WHEREAS, TTI innovates, develops and tests transportation technologies that improve mobility and safety; and

WHEREAS, new transportation technologies are providing significant benefits to the safety and mobility of the transportation system, and to the economies of the communities and regions where transportation technology companies are located;

WHEREAS, having the ability to innovate, test and pilot these technologies in real world environments is a strong determining factor for such transportation technology companies as they decide where and what products, services and technologies to deploy; and

WHEREAS, TTI desires to deploy and pilot transportation technologies on the City of College Station street system; and

WHEREAS, pursuit of these initiatives is in the best interest of the City of College Station and the State of Texas; and

WHEREAS, the CITY and TTI desire to outline their understanding with regard to the initiatives described above, and to memorialize their goal of collaboration regarding the research, development and pilot demonstration of transportation technologies on the city street system:

NOW, THEREFORE, TTI and the CITY agree as follows:

1. Approval Process.

1.1 TTI will evaluate various transportation technologies in TTI's laboratories and controlled proving ground facilities. Any TTI request to conduct pilot demonstrations of such technologies on the CITY street system must first be submitted to the CITY for approval.

1.2 Each request will describe the technology to be tested, including the results of all previous testing performed on the technology to progress it to the point of being ready for a pilot demonstration.

1.3 Each request will describe the location, duration, and nature of TTI's use of the city street system for such pilot demonstration.

1.4 Each request shall identify any accommodation (such as road closures) that TTI would need the CITY to make in order to ensure that the pilot demonstration and TTI's use of the CITY's right-of-way is in compliance with all applicable laws.

1.5 Each request will identify the potential risks and liability exposures that may arise from TTI's use of the city street system for such pilot demonstrations and will describe the safety measures that TTI will implement with the technology to protect and minimize the risks to the traveling public as well as the CITY.

1.6 The CITY may approve or deny each request made by TTI in its sole discretion. If a request is approved, the CITY and TTI will attempt to negotiate and enter into an agreement setting forth the terms and conditions of TTI's use of the city street system as described in the request.

1.7 Each agreement between the CITY and TTI will (to the extent permitted by Texas law) include an appropriate obligation by TTI to hold the CITY harmless against any claims related to TTI's use of the city street system for such pilot demonstration and other provisions that may be appropriate or required, including without limitation a requirement that TTI restore the CITY property to its condition existing just prior to TTI's use approved by the CITY.

1.8 If any portion of a pilot demonstration will be conducted in whole or in part by a third party, the request for such pilot demonstration will indicate the name of the third party and describe the role of the third party in the pilot demonstration. An agreement between The CITY and TTI for such a pilot demonstration will include an obligation by TTI to require the third party to indemnify the CITY and hold the CITY harmless against any claims related to the third party's use of the city street system for such pilot demonstration and other provisions that may be appropriate or required.

1.9 TTI and the CITY will jointly develop appropriate forms for TTI's submission of requests to pilot a technology.

2. Conduct of a Technology Pilot Activity.

2.1 TTI shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations with regard to any matter related to a request or agreement related to this MOU, including without limitation vehicle and traffic laws and the Texas Manual on Uniform Traffic Control Devices. Each agreement between the parties for the conduct of the pilot demonstration, and each request made by TTI, shall include a representation by TTI that the requested use of the city street system complies with such laws, and each agreement entered into in connection with this MOU shall require TTI to comply with such laws. Additionally, TTI understands that it may need to coordinate TTI's activities with the Texas Department of Motor Vehicles, the Texas Department of Public Safety, and local law enforcement officials.

3. No Financial Obligations.

3.1 Nothing in this MOU obligates the CITY to expend any funds with regard to the initiatives described herein.

4 Non-Exclusivity.

4.1 Any agreement entered into in connection with this MOU, and any use of the city street system by TTI under such an agreement, shall be non-exclusive in nature.

5. Term and Termination.

5.1 The period of this MOU will be three years from the effective date of the MOU, unless terminated prior to that date.

5.2 This MOU may be terminated by either TTI or the CITY upon written notice to the other party no less than 60 days in advance of such termination.

6. Modifications to the MOU.

6.1 Any modifications to this MOU must be in writing and signed by authorized representatives of both TTI and the CITY.

IN WITNESS WHEREOF, the parties of this MOU have caused this MOU to be executed by their duly authorized representatives to be effective as of date first set forth above.

CITY OF COLLEGE STATION

By: _____
Mayor, City of College Station

Date: _____

Attest:

City Secretary, City of College Station

Date: _____

TEXAS A&M TRANSPORTATION INSTITUTE

By: _____
Dennis L. Christiansen, Ph.D., P.E.
Agency Director

Date: _____



Legislation Details (With Text)

File #:	17-0186	Version:	1	Name:	Lick Creek Nature Center Change Order No. 2
Type:	Change Order	Status:		Status:	Consent Agenda
File created:	4/13/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding approval of Change Order No. 2 to contract 16300111 with Jacody, Inc. increasing the construction contract by \$101,317.17 for a new contract total of \$2,202,981.91				
Sponsors:	Donald Harmon				
Indexes:					
Code sections:					
Attachments:	lick creek change order 2 final				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of Change Order No. 2 to contract 16300111 with Jacody, Inc. increasing the construction contract by \$101,317.17 for a new contract total of \$2,202,981.91

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of Change Order No. 2 with Jacody, Inc. increasing the contract amount by \$101,317.17.

Summary: This change order includes changes to the water line serving the Nature Center, the wood decking for the main structure and outdoor classroom, the sanitary sewer serving the center, and the solar array. Below is a summary of all changes.

Water line changes:

The water line was originally designed to terminate in a parking lot median without a fire hydrant (as per FD). Once construction started and the final design of the structure's sprinkler system was determined, the water line needed to be extended 140 LF and a fire hydrant added. These additions total \$29,980.50.

Wood Decking:

Both the breezeway and outdoor classroom have wood decking that supports the metal roof. The structural engineer designed the structure based on 4x6 nominal size decking. Based on the specification provided, the contractor bid the decking with 2x6 decking. The difference between the sizes is significant both in size and installation. The total addition is \$47,615.08 (includes credit from original bid). We recommend moving forward with this change. The steel structure, which has already been erected, was designed for 4x6 decking. To replace the decking with a smaller size would require a redesign by the structural engineer as well as additional steel members to be fabricated and installed, resulting in an

increase of time and cost.

Sanitary Sewer:

The Nature Center was bid with a septic system. Based on meeting notes from the design phase, a sanitary sewer main was to eventually run along Rock Prairie and it was proposed that the Nature Center could connect to sanitary sewer at a later date. There are no longer plans to run sanitary sewer along Rock Prairie. Once construction started, concerns were raised on the size of the septic system. The contractor noticed several people visiting the park throughout the day, as well as buses dropping off children for field trips. He raised concerns with the design engineer who agreed the current septic design might not be able to handle both the Nature Center at capacity and several additional park patrons. Based on this, we asked the contractor to look at tying into the existing trunk line approximately 1,700 LF away from the Nature Center. The contractor would utilize an existing trail partially to reach a manhole on the trunk line. This results in an increased cost of \$58,264.74. The contractor also provided estimated septic system maintenance costs for the next 10 years of \$36,500. This added to an additional \$20,000 to upsize the original septic system (as recommended by the design engineer) would total \$66,500. We recommend moving forward with this change. The life cycle cost of the septic system is greater than that of a sanitary sewer line. Furthermore, the capacity of the system would not be an issue.

Solar Array:

After discussions with the architect and contractor, we have decided to deduct the solar array from the contract resulting in a \$25,000 credit.

Budget & Financial Summary: A budget of \$2,770,141 is included for this project in the Parks Capital Improvement Projects Fund. A total of \$2,512,630 has been expended or committed to date, leaving a balance of \$257,511 for this change order and remaining project expenditures.

Attachments:

1. Change Order No. 2

CHANGE ORDER NO. 2		4/4/2017	Contract No. 16300111			
P.O.# 16202495		PROJECT: Lick Creek Nature Center				
OWNER:		CONTRACTOR:				
City of College Station		Jacody, Inc.				
P.O. Box 9960		10770 SH 30, Suite 400		Ph: 979-774-7613		
College Station, Texas 77842		College Station, Texas 77845		Fax:		
PURPOSE OF THIS CHANGE ORDER:						
A. Fees associated with moving the remote FDC and adding several feet of water line and a fire hydrant.						
B. Additional fee for wood decking on main building and outdoor classroom as well as a credit for the original decking.						
C. Fee to extend sanitary sewer to trunk line running across park as well as a credit for the septic system.						
D. Credit for solar array.						
ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
	LS	Additional rental	\$ 456.84	0	1	\$ 456.84
	LS	Additional water line	\$ 29,980.50	0	1	\$ 29,980.50
	LS	Credit for original decking bid	\$ (16,382.42)	0	1	\$ (16,382.42)
	LS	Additional wood decking	\$ 63,997.50	0	1	\$ 63,997.50
	LS	Credit for original septic system	\$ (10,000.00)	0	1	\$ (10,000.00)
	LS	Extending sanitary sewer to trunkline	\$ 58,264.75	0	1	\$ 58,264.75
	LS	Credit for solar panel	\$ (25,000.00)	0	1	\$ (25,000.00)
					TOTAL	\$101,317.17
THE NET AFFECT OF THIS CHANGE ORDER IS 5.86% INCREASE.						
LINE 1 (41389971-6411)			\$ 101,317.17			
LINE 2 (acct./work order number)						
LINE 3 (acct./work order number)						
TOTAL CHANGE ORDER			<u>\$ 101,317.17</u>			
ORIGINAL CONTRACT AMOUNT			\$2,081,083.00			
CHANGE ORDER NO. 1			\$ 20,581.74		0.99% CHANGE	
CHANGE ORDER NO. 2			<u>\$ 101,317.17</u>		4.87% CHANGE	
REVISED CONTRACT AMOUNT			<u>\$2,202,981.91</u>		5.86% TOTAL CHANGE	
ORIGINAL CONTRACT TIME			210		Days	
Time Extension No. 1			<u>30</u>		Days	
Revised Contract Time			240		Days	
SUBSTANTIAL COMPLETION DATE			15-May-17			
REVISED SUBSTANTIAL COMPLETION DATE			14-Jun-17			
APPROVED						
_____ A/E CONTRACTOR			_____ DEPARTMENT DIRECTOR		_____ Date	
_____ CONSTRUCTION CONTRACTOR			_____ ASST CITY MGR - CFO		_____ Date	
_____ PROJECT MANAGER			_____ CITY ATTORNEY		_____ Date	
_____ CITY ENGINEER			_____ CITY MANAGER		_____ Date	



Legislation Details (With Text)

File #:	17-0187	Version:	1	Name:	Traffic Signal Cabinets
Type:	Agreement	Status:		Status:	Consent Agenda
File created:	4/13/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Presentation, possible action and discussion regarding the purchase of 15 traffic signal cabinets from Paradigm Traffic Systems Inc for \$136,470 from BuyBoard Contract # 432-13. This is a continuation of the ITS Traffic Master Plan regarding replacement of the older TS-1 cabinets. The new TS-2 traffic signal cabinets will provide more flexibility for better traffic signal control with the new Intelligent Transportation System.				
Sponsors:	Donald Harmon				
Indexes:					
Code sections:					
Attachments:	ITS YEAR 3 Signal Cabinet Quote (Paradigm)(3-22-17) (2)				

Date	Ver.	Action By	Action	Result
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Presentation, possible action and discussion regarding the purchase of 15 traffic signal cabinets from Paradigm Traffic Systems Inc for \$136,470 from BuyBoard Contract # 432-13. This is a continuation of the ITS Traffic Master Plan regarding replacement of the older TS-1 cabinets. The new TS-2 traffic signal cabinets will provide more flexibility for better traffic signal control with the new Intelligent Transportation System.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approving the purchase of the traffic signal cabinets.

Summary: The ITS Master Plan includes the purchase of 15 signal cabinets to replace the older cabinets in the system. This new NEMA TS-2 Type 1 traffic cabinet has been thoroughly tested and modified to meet College Station's new traffic cabinet specifications. The cabinet is on BuyBoard Contract# 432-13. These cabinets will be replaced by City Staff as time and traffic conditions permit. There is a possibility some cabinets could be replaced early weekend mornings to minimize disruption of traffic.

Budget & Financial Summary: This purchase is being made as part of the Intelligent Transportation System (ITS) Master Plan Implementation project. Budget for the project is included in the Streets Capital Improvement Projects Fund.

Attachments:

1. Quote from Paradigm Traffic Systems Inc.



9001 Jameel, Suite 130 Houston, TX 77040
 713-864-7545– fax 713-864-7588
www.paradigmtraffic.com

QUOTATION

TO: City of College Station
 1101 Texas Avenue
 Colege Station, Texas 77842
 attn: Traffic Signal Department
 ph: 979-764-3558
 fax: 979-764-3899

RFQ: BuyBoard Contract # 432-13
 Public Safety, Fire House Supply Equipment
 Traffic Signals
 512-467-0222 ph
 800-211-5454 fax

DATE	SLSMN	DELIVERY	FREIGHT	SHIP VIA	F.O.B.	TERMS	QUOTE #
3/22/17	DJ	60-90 Days ARO	PPD & Allowed	Best Way	Destination	Net 30	Q20896DJ
ITEM	QTY	DESCRIPTION				PRICE	TOTAL
1	15	1 Each Cabinet (excluding controller and MMU) c/o: PT-M551228TS2-1 4 Each TS2 BIU (#EDI-BIU-700) 1 Each TS2 5 amp Power Supply (#EDI-PS-250) 16 Each NEMA Load Switch (#EDI-510) 1 Each NEMA 2 CCT Flashers (#EDI-810) 6 Each Flash Relay (#EDI-TR-200) Modifications LED Cabinet Light in place of Flourscent Light One LED Light Mounted under Pullout Drawer 6 Preempt Inputs on Back Panel One Extra Convenience Outlet TS1 to TS2 Cable SDLC Cables with Clips on Both Ends 10" Aluminum Cabinet Riser Base 4ea Nut, Bolt, and Double Washers for mounting cabinet to riser base.				\$10,443.00	\$156,645.00
2	15	Customer Discount & Equipment Deduction NOTE: Purchase Orders MUST be processed through WWW.BUYBOARD.COM				(\$1,345.00)	(\$20,175.00)
						TOTAL	\$136,470.00

Thank you for the opportunity to submit a proposal to you on this equipment. **Please reference this quotation (by QTE number) when placing order.** If you have any questions please call or send a fax to me.
 This quote is valid for 60 days. Thereafter it is subject to change without notice.

OFFERED BY:

Dan Jaynes
 Paradigm Traffic Systems, Inc.
 Federal ID# 75-2520341

Legislation Details (With Text)

File #:	17-0192	Version:	1	Name:	Comprehensive Plan Amendment – Emerald Point
Type:	Comprehensive Plan	Status:		Status:	Agenda Ready
File created:	4/17/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately 11.3 acres located at 3005 Earl Rudder Freeway South, generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	Aerial Amendment Map Ordinance.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan-Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately 11.3 acres located at 3005 Earl Rudder Freeway South, generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission considered this item at their April 6, 2017 meeting and voted 6-0 to recommend approval.

Summary: The applicant is requesting an amendment to the Future Land Use and Character Map in the Comprehensive Plan to General Commercial for approximately 11.3 acres located at Emerald Point Subdivision Lot 1 thru 5, near the southeast intersection of Earl Rudder Freeway South frontage road and Emerald Parkway. The subject and surrounding properties are primarily designated Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map.

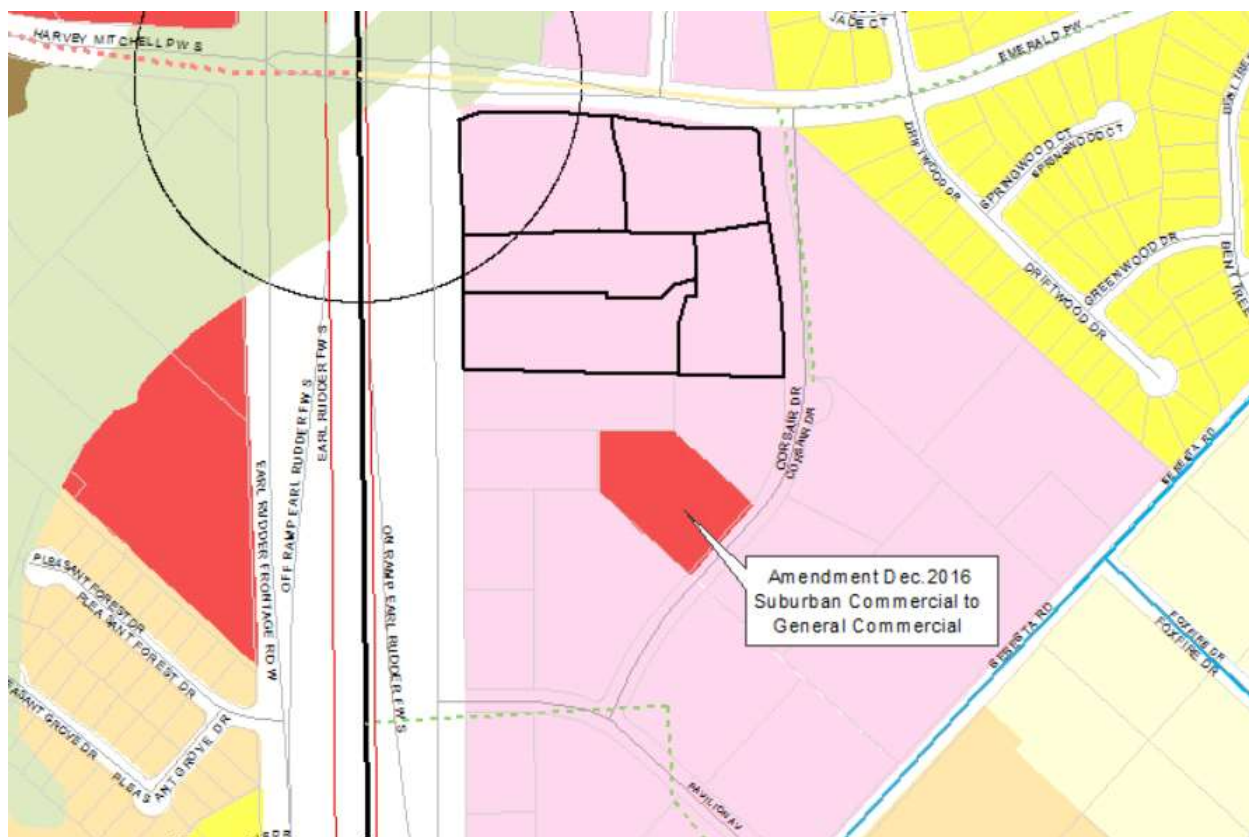
REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** The subject property

and adjacent surrounding properties are designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map.

As shown below, just south of the subject area is a property where the Comprehensive Plan and Zoning Map were recently amended. In December 2016 the future land use designation on Century Hill Development, Lot 9 changed from Suburban Commercial to General Commercial. Additionally, the property was rezoned from M-1 Light Commercial to GC General Commercial. This is similar to the properties to the south along Pavilion Avenue and the frontage road.

Since the adoption of the Comprehensive Plan, Corsair Drive, a 2-lane major collector, has been extended to connect to Emerald Parkway, 4-lane minor arterial westbound and a 2-lane minor arterial eastbound. Corsair Drive now provides access to through traffic from Earl Rudder Freeway frontage road to Emerald Parkway, by way of Pavilion Avenue, another 2-lane major collector.



Properties to the south, currently zoned General Commercial, were identified as an area of interest by Economic Development for preservation of General Commercial. Staff will pursue City initiated Comprehensive Plan Amendments in many areas around the City for land that is suitable to higher intensity commercial uses. While this is not one of those areas, the proposed

amendment is consistent with the City's economic development goals for this area.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 11.3 acres from Suburban Commercial to General Commercial. If approved by City Council, the applicant intends to pursue a rezoning of the property from M-1 Light Industrial to GC General Commercial. A request for rezoning was submitted for consideration and will be heard following this item.

3. **Availability of adequate information:** General Commercial land use designation allows for the future development of commercial activities, including retail sale and service uses, which serve the nearby residents and larger community or region. Properties in this area are served by College Station Utilities (CSU). Domestic water and sanitary sewer service is available to serve the future development in this area, but additional infrastructure improvements may be needed with site development. A Traffic Impact Analysis (TIA) was not provided nor required with this request but is provided with the rezoning request.

4. **Consistency with the goals and strategies set forth in the Plan:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. A relevant strategy identified to achieve this goal is to develop and maintain, through regular review, a land use plan that identifies, establishes, and enhances community character. The subject area is near property that was recently amended to General Commercial and property zoned GC General Commercial. This land use will also be more compatible with the Suburban Commercial land use across Corsair Circle that serves as a land use step down from the residential land use to the east.

Additionally, the goals of economic development in College Station are to provide a diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life. A relevant strategy identified to achieve this goal is to promote and support new investment that serve regional market opportunities. City staff has identified areas along State Highway 6 to provide opportunity for businesses that need highway access. While there will not be a City initiated Comprehensive Plan Amendment for this area, as properties closest to State Highway 6 are currently zoned GC General Commercial, staff recognizes the value of having General Commercial on the Future Land Use and Character Map at this intersection. The Map is conceptual in nature and this amendment will allow for the subject property to be rezoned keeping in character with adjacent property to the south.

The current designation of Suburban Commercial is suitable for commercial uses that serve the nearby community and are compatible with residential uses. Since the subject property, and those surrounding, are currently entitled for a broader range of uses than would be allowed with Suburban Commercial, it is unlikely these properties will be downzoned in the future. An amendment to the Future Land Use and Character Map will be more in line with existing entitled uses and the regional opportunity provided by proximity to State Highway 6.

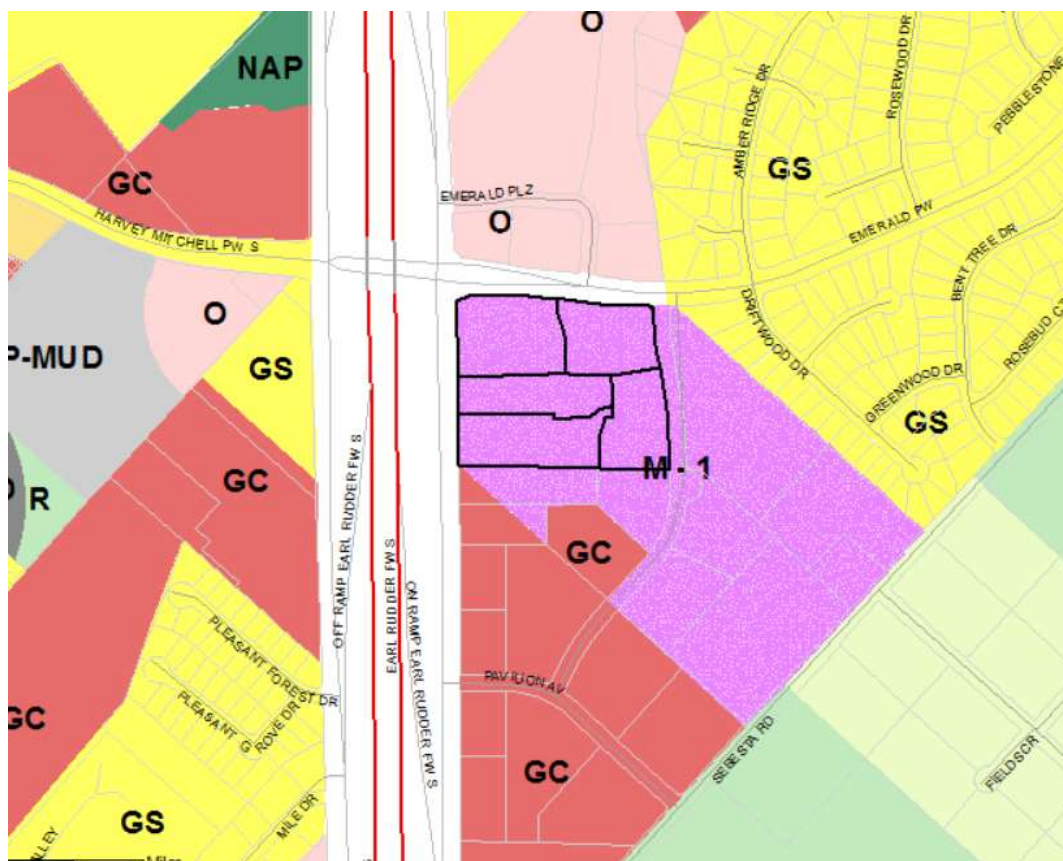
5. Consideration of the Future Land Use & Character and/or Thoroughfare Plans: The subject property is currently designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The proposed amendment is to General Commercial.

The current land use of Suburban Commercial is intended for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). Design of Suburban Commercial structures is to be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential use.

The proposed land use of General Commercial is intended for concentrations of commercial activities that cater both to nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways).

Corsair Circle is designated a 2-lane major collector on the City's Thoroughfare Plan. This collector was recently extended to Emerald Parkway. This extension now allows through connection from State Highway 6 to Emerald Parkway by way of Pavilion Avenue, also a 2-lane major collector. Given its location, the subject property is suitable for a General Commercial land use designation.

6. Compatibility with the surrounding area: The proposed amendment to General Commercial would allow for the property to be zoning for commercial uses that serve the general community and region. Properties to the south, along the frontage road and Pavilion Avenue are currently zoned GC General Commercial. Properties directly adjacent and to the southeast between the subject property and Emerald Forest Subdivision and Sebesta Road, are currently zoned M-1 Light Industrial which provides for office, research and development activities, as well as high technological, light manufacturing, non-polluting industries that are self-contained. Other specific potential uses include but are not limited to wholesales, scientific testing/research laboratory, facilities with outdoor storage for equipment and materials, and warehousing/distribution centers. Both of these zoning districts have been in place since the 1970s and these properties are entitled to develop under their current zoning districts. Existing businesses in the area include storage, office, and light manufacturing.



Amending the Comprehensive Plan to General Commercial in this area would be more in line with the existing zoning in the area. A Comprehensive Plan Designation of Suburban Commercial would require the SC Suburban Commercial zoning district if these properties were to be rezoned in the future. That zoning district would allow fewer uses and require more intense development standards than what the properties are currently entitled to. With convenient access to State Highway 6, it is unlikely the properties will downzone to SC Suburban Commercial in the future.

7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Water service will be served by College Station Utilities. There is an existing 12-inch waterline along frontage of Earl Rudder Freeway, and an 8-inch water line along Corsair Drive. Sanitary Sewer service is available via existing 6-inch sewer main running in between the subject lots.

Additionally, the property is in the Bee Creek drainage basin. Sites are generally draining towards frontage of Earl Rudder Freeway. Detention will be required with site development of vacant lots. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. A Traffic Impact Analysis is not required with this Comprehensive Plan Amendment. Infrastructure appears to have capacity to adequately serve the proposed change in land use at this time.

8. Impact on the City's ability to provide, fund, and maintain services: The proposed amendment for the subject property does not negatively impact the City's ability to provide, fund, and maintain services.

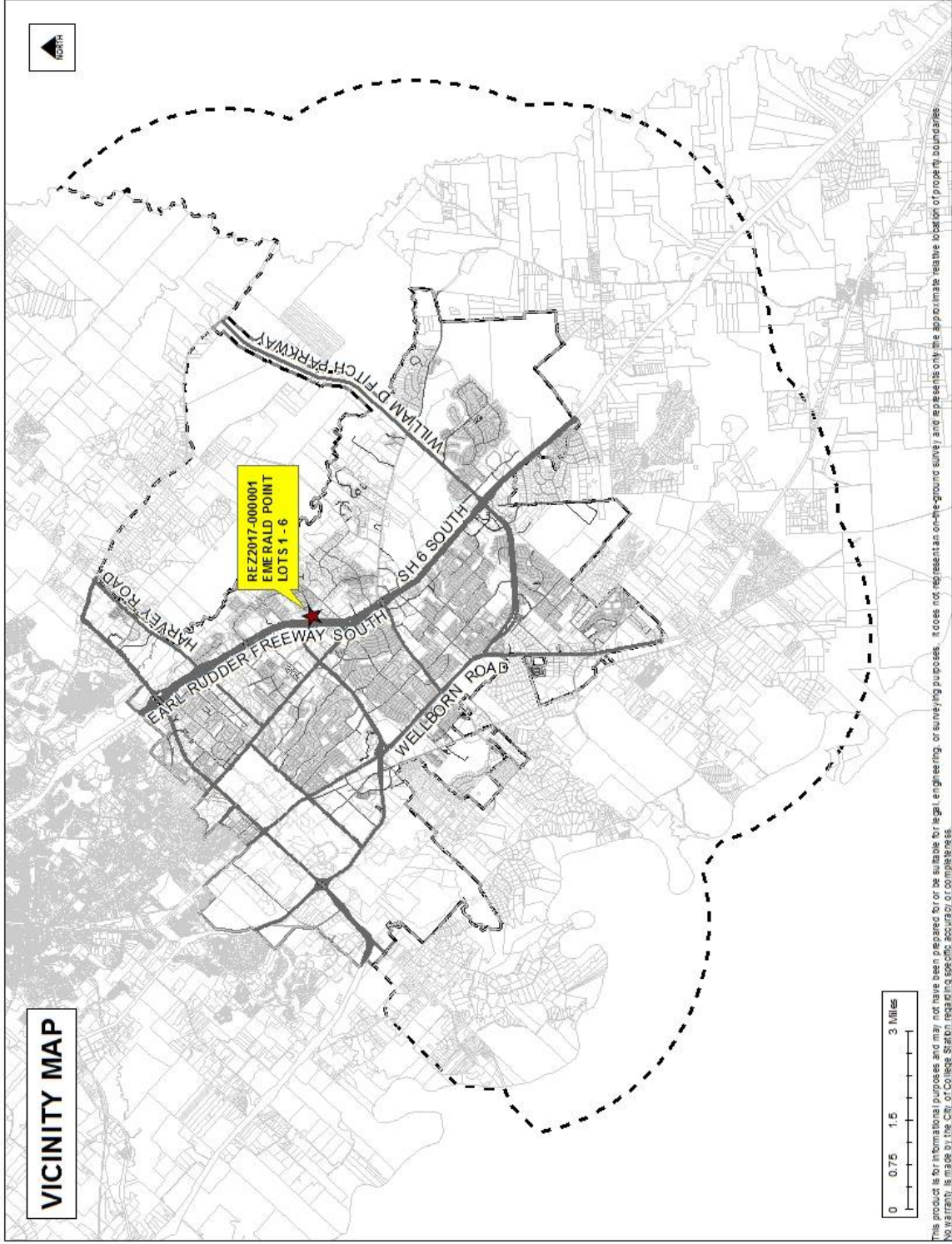
9. Impact on environmentally sensitive and natural areas: The subject property is located in the Bee Creek drainage basin. As lots within the subject area develop or redevelop, drainage will be studied. Additionally, detention will be required at the time of site development of vacant lots.

10. Contribution to the overall direction and character of the community as captured in the Plan's vision and goals: The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment from Suburban Commercial to General Commercial on approximately 11.3 acres is in line with the Comprehensive Plan given that it will fulfill the economic development goals of the Comprehensive Plan.

Budget & Financial Summary: N/A

Attachments:

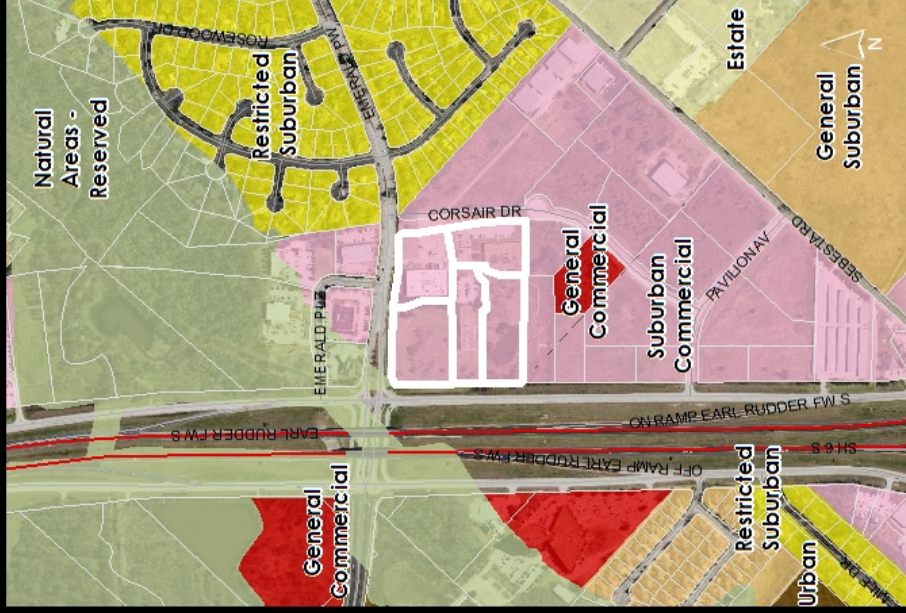
1. Aerial and Small Area Map
2. Comprehensive Plan Map
3. Ordinance



VICINITY MAP

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of Colusa regarding the accuracy or completeness of the information.

EXISTING Future Land Use



PROPOSED Future Land Use



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE AND CHARACTER MAP FROM SUBURBAN COMMERCIAL TO GENERAL COMMERCIAL, FOR APPROXIMATELY 11.3 ACRES LOCATED AT 3005 EARL RUDDER FREEWAY SOUTH, GENERALLY LOCATED AT THE SOUTHEAST INTERSECTION OF EARL RUDDER FREEWAY SOUTH AND EMERALD PARKWAY, PROVIDING A SEVERABILITY CLAUSE; 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 “Comprehensive Plan of the City of College Station” is hereby amended by adding a new Subsection C.2.x of said plan’s Exhibit “A” as set out in Exhibit “A” attached hereto and made a part hereof; and by amending the “Comprehensive Plan Future Land Use and Character Map,” as set out in Exhibit “B” attached hereto for the identified area and made a part hereof for all purposes.
- 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 any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 27th day of April, 2017.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT “A”

That ordinance no. 3186 adopting the “Comprehensive Plan of the City of College Station” as amended, is hereby amended by adding a new Subsection C.2.x to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

“EXHIBIT ‘A’**A. Comprehensive Plan**

The College Station Comprehensive Plan (Ordinance 3186) is hereby adopted and consists of the following:

1. Existing Conditions;
2. Introduction;
3. Community Character;
4. Neighborhood Integrity;
5. Economic Development;
6. Parks, Greenways & the Arts;
7. Transportation;
8. Municipal Services & Community Facilities;
9. Growth Management and Capacity; and
10. Implementation and Administration.

B. Master Plans

The following Master Plans are hereby adopted and made a part of the 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. East College Station Transportation Study dated May 2005;
5. Parks, Recreation and Open Space Master Plan dated May 2005;
6. Park Land Dedication Neighborhood Park Zones Map dated January 2009;
7. Park Land Dedication Community Park Zones map dated April 2009;
8. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
9. Central College Station Neighborhood Plan dated June 2010;
10. Water System Master Plan dated August 2010;
11. Wastewater Master Plan dated June 2011;
12. Eastgate Neighborhood Plan dated June 2011;
13. Recreation, Park and Open Space Master Plan dated July 2011;
14. Southside Area Neighborhood Plan dated August 2012;
15. Medical District Master Plan dated October 2012;
16. Wellborn Community Plan dated April 2013;
17. Economic Development Master Plan dated September 2013; and

18. South Knoll Area Neighborhood Plan dated September 2013.

C. Miscellaneous Amendments

The following miscellaneous amendments to the College Station Comprehensive Plan are as follows:

1. Text Amendments:

- a. Chapter 2 “Community Character,” “Growth Areas” by amending the text regarding Growth Area IV and Growth Area V – Ordinance 3376, dated October 2011.
- b. Chapter 6 “Transportation” by amending the text regarding Complete Streets, Context Sensitive Solutions, Minimum Length and Additional Right-of-Way for Turn Lanes at Intersections, and Right-of-Way for Utilities – Ordinance 3729, dated December 10, 2015.
- c. Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities” by amending the text based on the recommendation of the Comprehensive Plan Five-Year Evaluation & Appraisal Report – Ordinance 3730 dated December 10, 2015.
- d. Chapter 8 “Growth Management & Capacity” by amending the text based on recommendations from the Annexation Task Force – Ordinance 3766, dated April 28, 2016.

2. Future Land Use and Character Map Amendment:

- a. 301 Southwest Parkway – Ordinance 3255, dated July 2010.
- b. Richards Subdivision – Ordinance 3376, dated October 2011.
- c. Earl Rudder Freeway at University Oaks – Ordinance 3465, dated November 19, 2012
- d. 1600 University Drive East – Ordinance 3535, dated November 14, 2013.
- e. 2560 Earl Rudder Freeway S. – Ordinance 3541, dated December 12, 2013.
- f. 13913 FM 2154. – Ordinance 3546, dated January 9, 2014.
- g. 2021 Harvey Mitchell Parkway – Ordinance 3549, dated January 23, 2014.
- h. 1201 Norton Lane – Ordinance 3555, dated February 27, 2014.
- i. 3715 Rock Prairie Road West – Ordinance 3596, dated August 25, 2014.
- j. 4201 Rock Prairie Road – Ordinance 3670, dated July 9, 2015.
- k. The approximately 40 acres of land generally located east of FM 2154 (aka Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (aka William D. Fitch Parkway), and north of Westminster Subdivision – Ordinance 3731, dated December 10, 2015.
- l. The approximately 120 acres of land generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community – Ordinance 3732, dated December 10, 2015.
- m. The approximately 900 acres of land generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road – Ordinance 3733, dated December 10, 2015.

- n. The approximately 17.788 acres of land generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.– Ordinance 3752, dated March 10, 2016.
 - o. The approximately 9 acres of land generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail – Ordinance 3779, dated June 9, 2016
 - p. The approximately 16 acres located at 8607 Rock Prairie Road, generally located at the north of Rock Prairie Road and west of William D. Fitch Parkway – Ordinance 3794, dated August 11, 2016.
 - q. The approximately 14.25 acres of land located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, along the east side of Earl Rudder Freeway South – Ordinance 3799, dated August 25, 2016.
 - r. The approximately 7 acres of land located along the south side of State Highway 30, south of Veterans Memorial Park – Ordinance 3828, dated October 27, 2016.
 - s. The approximately 58 acres of land generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension –Ordinance 3830, dated October 27, 2016.
 - t. The approximately 2 acres of land generally located on Corsair Circle north of Pavilion Avenue – Ordinance 3846, dated December 8, 2016.
 - u. The approximately 18 acres of land generally located at the southeast corner of Sebesta Road and Earl Rudder Freeway frontage road – Ordinance 3848, dated December 8, 2016.
 - v. The approximately 6 acres of land being situated in the Pooh’s Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive east, more generally southwest of the intersection of Holleman Drive East and Lassie Lane by – Ordinance 3850, dated January 12, 2017.
 - w. The approximately 6.3 acres of land generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway - Ordinance 3859, dated February 9, 2017.
 - x. The approximately 11.3 acres of land generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway – by this ordinance dated April 27, 2017.
3. Concept Map Amendment:
- a. Growth Area IV – Ordinance 3376, dated October 2011.
 - b. Growth Area V – Ordinance 3376, dated October 2011.
4. Thoroughfare Map Amendment:
- a. Raintree Drive – Ordinance 3375, dated October 2011.
 - b. Birkdale Drive – Ordinance 3375, dated October 2011.
 - c. Corsair Circle – Ordinance 3375, dated October 2011.
 - d. Deacon Drive – Ordinance 3375, dated October 2011.
 - e. Dartmouth Drive – Ordinance 3375, dated October 2011.

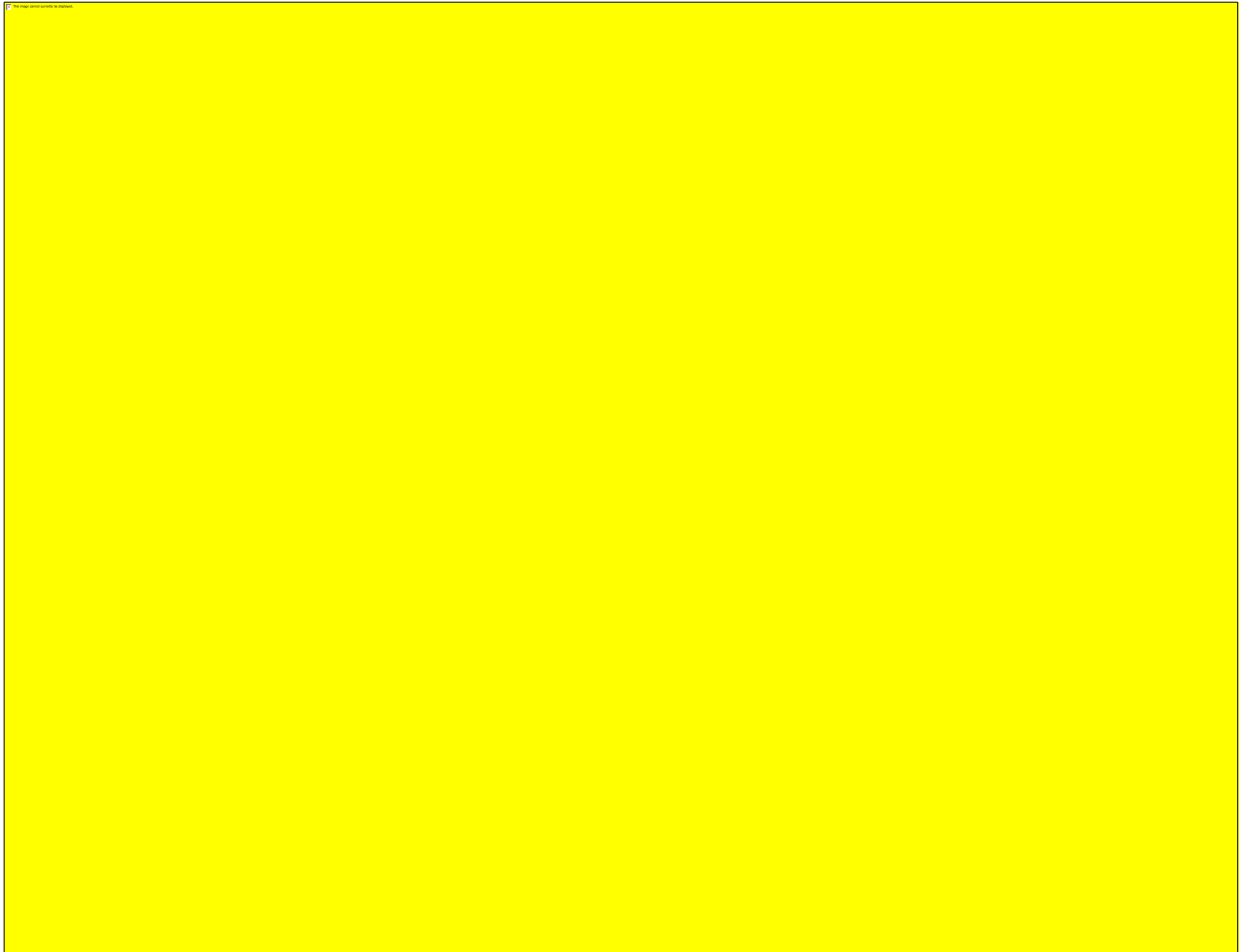
- f. Farm to Market 60 – Ordinance 3375, dated October 2011.
 - g. Southwest Parkway – Ordinance 3375, dated October 2011.
 - h. Cain Road extension – Ordinance 3639, dated February 26, 2015.
 - i. Update to Chapter 6 Maps- Ordinance 3729, dated December 10, 2015.
 - j. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
5. Bicycle, Pedestrian and Greenways Master Plan Amendment:
- a. Cain Road extension – Ordinance 3639, dated February 26, 2015
 - b. Update to Maps 5.4 and 5.5- Ordinance 3729, dated December 10, 2015.
 - c. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.

D. General

1. Conflict. All parts of the College Station 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 extra-territorial jurisdiction (“ETJ”). The College Station Comprehensive Plan depicts generalized locations of proposed future land-uses, including thoroughfares, bikeways, pedestrian ways, parks, greenways, and waterlines that are subject to modification by the City to fit local conditions and budget constraints.
3. General nature of Future Land Use and Character. The College Station Comprehensive Plan, in particular the Future Land Use and Character Map found in A.3 above and any adopted amendments thereto, shall not be nor 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 College Station Comprehensive Plan, including the Thoroughfare Plan, Bicycle, Pedestrian, and Greenways Master Plan, Central College Station Neighborhood Plan, Water System Master 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 bikeways, greenways, thoroughfares, pedestrian ways, waterlines and sewer lines that are a part of the College Station Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the 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 “Comprehensive Plan of the City of College Station” is hereby amended by amending a portion of the map titled “Map 2.2-Future Land Use & Character” of Chapter 2 – Community Character” from Suburban Commercial to General Commercial shown as follows:



Legislation Details (With Text)

File #:	17-0193	Version:	1	Name:	Emerald Point Rezoning
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	4/17/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "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 Commercial to GC General Commercial for approximately 11.3 acres and from M-1 Light Industrial to SC Suburban Commercial for approximately 5.5 acres being lots 1-5 and lot 6, respectively, situated in the Emerald Point Subdivision, College Station, Brazos County, Texas, at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway and Corsair Drive.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	Background Information Aerial and Small Area Map Letter of concern -Patty Valen (8908 Driftwood) Ordinance.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "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 Commercial to GC General Commercial for approximately 11.3 acres and from M-1 Light Industrial to SC Suburban Commercial for approximately 5.5 acres being lots 1-5 and lot 6, respectively, situated in the Emerald Point Subdivision, College Station, Brazos County, Texas, at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway and Corsair Drive.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission considered this item at the April 6, 2017 meeting and voted 6-0 to recommend approval.

Summary: The properties (Lots 1-6) are currently zoned M-1 Light Industrial and the Comprehensive Plan's Future Land Use and Character Map currently designates this property as Suburban

Commercial. The applicant is also seeking an amendment to the Future Land Use and Zoning Map.

The request is to rezone Lots 1-5 from M-1 Light Industrial to GC General Commercial and Lot 6 from M-1 Light Industrial to SC Suburban Commercial. If the Comprehensive Plan Amendment is approved, the rezoning will be in compliance with the Comprehensive Plan. If the amendment is denied, the rezoning will not be in compliance.

The Unified Development Ordinance provides the following review criteria for zoning map amendments:

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** It should be noted lots 1 thru 5 are under consideration for a Comprehensive Plan amendment from Suburban Commercial to General Commercial. If the amendment is approved the rezoning request will be in compliance. If denied, the GC General Commercial zoning request will not be in compliance with the Comprehensive Plan. Lot 6, proposed to be rezoned to SC Suburban Commercial, is presently in compliance with the land use designation in the Comprehensive plan and therefore is not part of the Comprehensive Plan amendment.

The proposed designation, General Commercial, is intended for concentrations of commercial activities that cater both to nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). The proposed land use designation would allow for the proposed GC General Commercial zoning district on Lots 1-5, at the corner of Emerald Parkway (arterial) and the frontage road (freeway).

Suburban Commercial, the existing land use designation, is intended for concentrations of commercial activities that cater primarily to nearby residents rather than the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). The design of Suburban Commercial structures are compatible in size, roof type and pitch, architecture, and lot coverage with surrounding single-family residential uses. Lot 6 is not suited for GC General Commercial given the broad land uses allowed and design requirement not consistent with single-family residential uses. The SC Suburban Commercial, zoning proposed on Lot 6, along Corsair Drive (collector), is consistent with this land use designation given the zoning district requires low-density commercial uses to be compatible with the character of adjacent suburban single-family neighborhoods.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The current zoning district of the subject properties is M-1 Light Industrial, which allows for office, research and development activities, as well as high technological, light manufacturing, non-polluting industries that are self-contained. Other specific potential uses include but are not limited to wholesales, scientific testing/research laboratory, facilities with outdoor storage for equipment and materials, and warehousing/distribution centers. Due to the nature of the uses permitted in M-1 Light Industrial, developments are exempt from the Non-Residential Architectural Standards of the Unified Development Ordinance, which among other architectural standards regulates building materials.

The proposed amendment to GC General Commercial, for Lots 1-5, would allow for commercial purposes, such as retail sales and service uses that function to serve the entire community and its visitors. To the south, properties along the frontage road and Pavilion Avenue, are zoned GC General Commercial. Properties directly adjacent of the subject lots, are zoned M-1 Light Industrial. Both of these zoning districts have been in place since the 1970s and these properties are entitled to develop under their current zoning districts. Existing businesses in the area include storage, office, and light manufacturing.

The proposed SC Suburban Commercial zoning district, on Lot 6, will be directly abutting the single-family lot of Emerald Forest Subdivision zoned GS General Suburban. This zoning district will allow for low-density commercial uses that provide services to nearby neighborhoods and is intended to be compatible with the character of neighborhoods. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the building.

GC General Commercial zoning proposed on Lots 1-5, at the intersection of the frontage road and Emerald Parkway (arterial), is consistent in character with the existing GC General Commercial in the vicinity. Additionally, the existing uses on the subject properties, permitted under M-1 Light Industrial, will be conforming to the proposed zoning and compatible with uses of nearby property.

The SC Suburban Commercial zoning district proposed on Lot 6, serves as a step-down zoning between the proposed GC General Commercial and the abutting single-family residential. The proposed zoning district is better suited on this lot than the existing zoning of M-1 Light Industrial, which is not compatible with the abutting residential lots.

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** Lots 1-5 are located at the intersection of Earl Rudder Freeway and an arterial street, Emerald Parkway. Lots 2 and 5 also have access to Corsair Drive, a collector street. Corsair Circle was recently extended to Emerald Parkway and now provides access to through traffic from the frontage road by way of Pavilion Avenue, also a collector. General commercial uses are generally more appropriate adjacent to freeways and arterial thoroughfares because they tend to serve both nearby residential and the larger region. Due to its location, lots 1-5 are suitable for general commercial uses.

Lot 6 is abutting Emerald Forest Subdivision, a medium density single-family residential neighborhoods, and has frontage only to Corsair Drive. The property also has direct access to the Earl Rudder Freeway via Emerald Parkway and from Pavilion Avenue. Suburban Commercial uses tend to be more appropriate for properties with access to major roadways but also near residential neighborhoods they serve. Additionally, the SC Suburban Commercial zoning serves as a step down zoning from the proposed GC General Commercial, given its mitigations required in the zoning district.

4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject lots are partially developed as office uses, with the remainder vacant and undeveloped. The current zoning district allows uses such as office, research and development activities, as well as high technological, light manufacturing, non-polluting industries that are self-contained. This could also

include uses such as, but not limited to, wholesales, scientific testing/research laboratory, facilities with outdoor storage for equipment and materials, and warehousing/distribution centers.

Given the properties direct access to Earl Rudder Freeway and within a half-mile of several residential neighborhoods (Emerald Forest, Sandstone, and Foxfire), the site is suitable for uses that provide goods and service to the nearby residents and general community. Additionally, given the nature of the existing zoning district, M-1 Light Industrial, the proposed zoning district on Lot 6, SC Suburban Commercial, will provide aesthetic compatibility with the abutting residential properties.

5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property, and the adjacent lots are marketable under the current designations due to their locations on City Thoroughfares. The applicant has indicated the properties proximity to Emerald Forest Subdivision, the marketability of the property for many potential light industrial uses is limited and an incompatible use.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be served by College Station Utilities. There is an existing 12-inch waterline along frontage of Earl Rudder Freeway, and an 8-inch water line along Corsair Drive. Sanitary Sewer service is available via existing 6-inch sewer main running in between the subject lots.

Additionally, the property is in the Bee Creek drainage basin. Sites are generally draining towards frontage of Earl Rudder Freeway. Detention will be required with site development of vacant lots. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing utility infrastructure appears to have capacity to adequately serve the proposed change of use at this time.

The subject properties have frontage to the following roadways on the Thoroughfare Plan: Earl Rudder Freeway S, a Freeway; Emerald Parkway, a four-lane Minor Arterial in this area; and Corsair Drive, a two-lane Major Collector. A traffic impact analysis (TIA) was submitted that analyzed the following eight street intersections for traffic-related impact as a result of potential development and redevelopment of the properties: Harvey Mitchell Parkway/SH 6 Southbound Frontage Road; Emerald Parkway/ SH 6 Northbound Frontage Road; Emerald Parkway/Emerald Plaza; Emerald Parkway/Corsair Drive; Emerald Parkway with Driftwood Drive/Amber Ridge Drive; Corsair Drive/Pavilion Avenue; Pavilion Avenue/Sebesta Road; and Pavilion Avenue/SH 6 Northbound Frontage Road. The TIA also analyzed 4 intersections with existing and future driveways: Emerald Parkway/existing driveway #1; Emerald Parkway/existing driveway #2; Corsair Drive/future driveway #1; and SH 6 Northbound Frontage Road/future driveway #2.

The TIA found that all intersections operated at an acceptable level of service except for the Emerald Parkway/Harvey Mitchell Parkway intersections with the Earl Rudder Freeway northbound and southbound frontage roads at a point five years in the future with assumed traffic growth and development in the area. The TIA provided a scenario where a traffic signal is

installed in the future and showed the intersections would operate at better level of service. A traffic signal is not needed at this time and should be installed in the future when warranted based on guidelines in the *Manual of Uniform Traffic Control Devices (MUTCD)*. Unlike traffic signals along other TxDOT roadways within the City limits, traffic signals along Earl Rudder Freeway are operated by TxDOT. They have indicated a traffic signal would be installed if warranted in the future.

Budget & Financial Summary: N/A

Legal Review: Yes

Attachments:

1. Background Information
2. Rezoning Map
3. Letter of Concern
4. Ordinance

NOTIFICATIONS

Advertised Commission Hearing Date: April 6, 2017
Advertised Council Hearing Date: April 27, 2017

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy notification of this public hearing:

Emerald Forest HOA
Foxfire HOA

Property owner notices mailed: 30
Contacts in support: None at the time of staff report.
Contacts in opposition: One (1) at the time of staff report. Resident of Emerald Forest Subdivision along Driftwood Drive has expressed concern and opposition to rezoning of Lot 6. Letter of objection is provided with the packet.
Inquiry contacts: One (1) at the time of staff report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Emerald Parkway)	Suburban Commercial	O Office	Office/Medical Office
South	Suburban Commercial & General Commercial	M-1 Light Industrial & GC General Commercial	Vacant
East (across Corsair Drive)	Suburban Commercial	M-1 Light Industrial	Vacant
West	N/A	N/A	Earl Rudder Freeway

DEVELOPMENT HISTORY

Annexation: 1971 & 1977

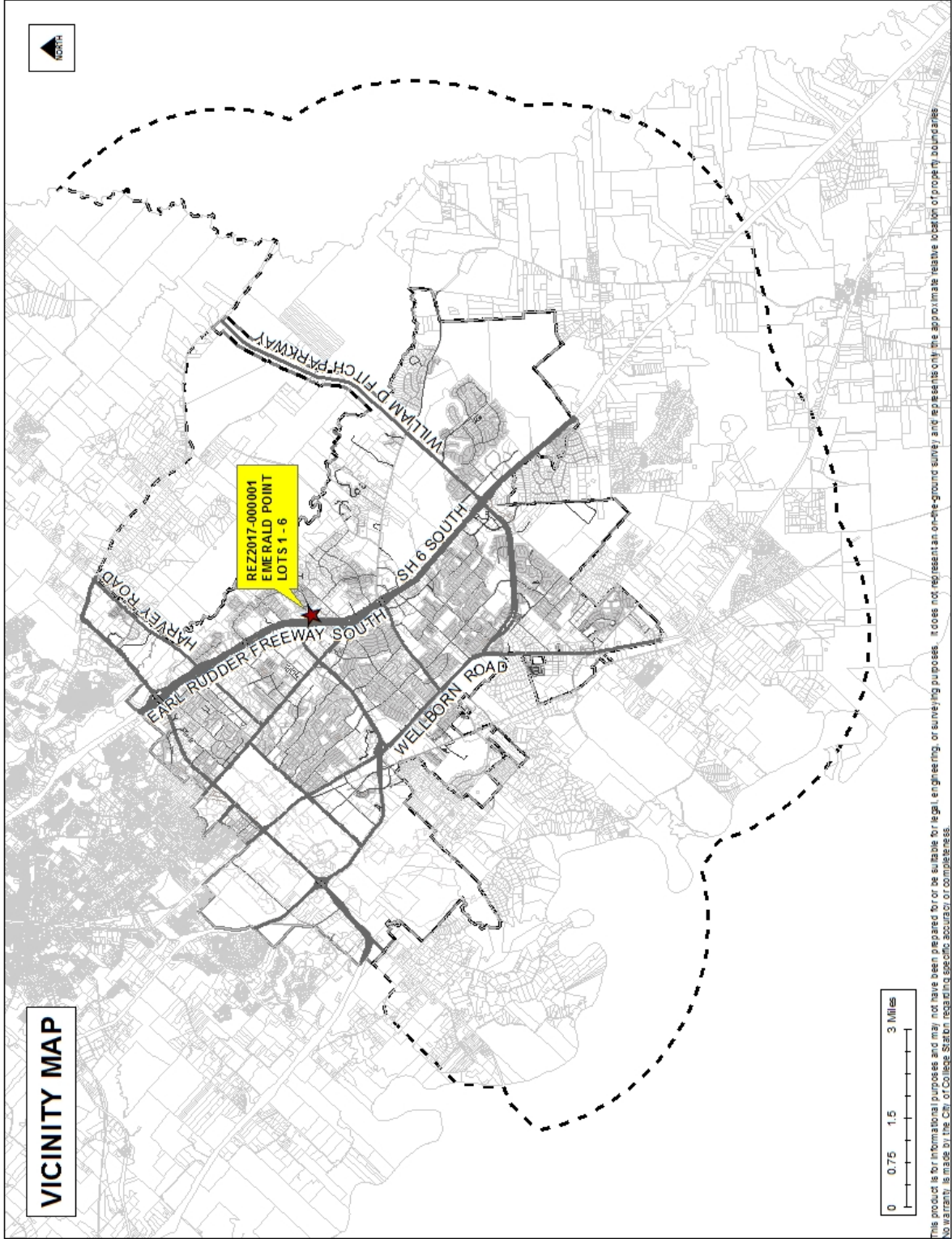
Zoning: M-1 Light Industrial

Final Plat: Emerald Point Subdivision Lot 1-6

Site development: Property is partially vacant and undeveloped. Lot 2, 3 and 5 (approximately 6.1 acres) are developed as office uses. The remainder (lots 1, 4 and 6) is vacant.



VICINITY MAP



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.

From: hb2pvalen@suddenlink.net
To: [Jenifer Paz](#)
Subject: ReZoning of Lot 6 on Corsair
Date: Sunday, March 26, 2017 5:29:26 PM

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Jennifer,

I would like to express my concerns for the rezoning of Lot 6 of Emerald Point Subdivision which is located directly adjacent to Emerald Forest Subdivision. I live at 8908 Driftwood Drive and I am already seeing additional run off of water since the construction of Nu Tech building on Corsair. The natural flow of the land is to the southeast corner of this property and also the property known as Lot 6.

There are residents that would like a brick/stone wall built between EF subdivision and offices or whatever is constructed to act as a buffer. If this is done it would be beneficial for the homeowners next to the wall. The wall would not continue all the way to Sebesta Road which is where water flows to go to the creek which is a tributary to Carter Creek. This is a major concern to me. Water would tend to flow southeast and hit the wall and go directly toward the property owners of Emerald Forest at the southeast corner.

I would like to request that a wall not only be built to buffer the EF homeowners, but also be built on the southeast corner between the current buildings and this lot.

Please consider all issues when rezoning this property and all issues of how to keep our properties from flooding.

Sincerely,

Patty Valen
8908 Driftwood Drive (residence)
College Station, Texas

8907 Driftwood Drive (rental property)

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "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 11.3 ACRES AND FROM M-1 LIGHT INDUSTRIAL TO SC SUBURBAN COMMERCIAL FOR APPROXIMATELY 5.5 ACRES BEING LOTS 1-5 AND LOT 6 RESPECTIVELY, SITUATED IN THE EMERALD POINT SUBDIVISION, COLLEGE STATION, BRAZOS COUNTY, TEXAS, AT THE SOUTHEAST INTERSECTION OF EARL RUDDER FREEWAY SOUTH AND EMERALD PARKWAY AND CORSAIR DRIVE; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", and as shown graphically in Exhibit "B" and Exhibit "C", attached hereto and made a part of this ordinance for all purposes.

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 any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 27th day of April, 2017

APPROVED:

MAYOR

ATTEST:

City Secretary

APPROVED:

City Attorney

EXHIBIT “A”

That Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

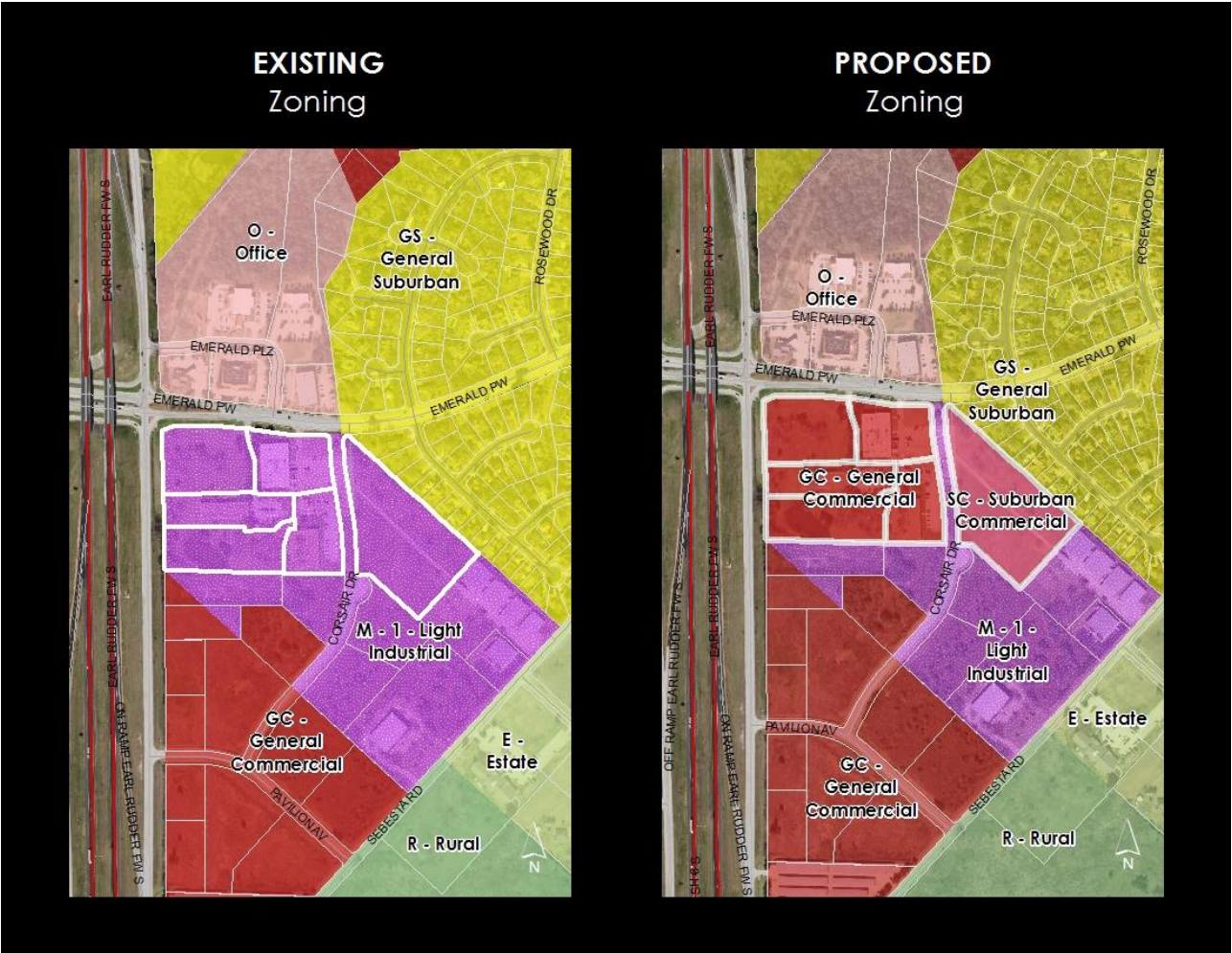
The following property is rezoned from M-1 Light Industrial to GC General Commercial and SC Suburban Commercial, as graphically depicted in Exhibit “B” and Exhibit “C”:

Emerald Point Subdivision, Lots 1-6

EXHIBIT “B”



EXHIBIT “C”



Legislation Details (With Text)

File #:	17-0188	Version:	1	Name:	Murr CPA
Type:	Comprehensive Plan	Status:		Status:	Agenda Ready
File created:	4/13/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan, specifically amending the Future Land Use & Character Map from Urban, Village Center, Suburban Commercial and General Commercial to Urban and General Suburban; and the Bicycle, Pedestrian, and Greenways Master Plan to amend the location of a future trail; for approximately 232 acres located at 4000 and 4200 Rock Prairie Road, and more generally located along the south side of Rock Prairie Road, east of State Highway 6.				
Sponsors:	Jennifer Prochazka				
Indexes:					
Code sections:					
Attachments:	Maps Background Ordinance.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan, specifically amending the Future Land Use & Character Map from Urban, Village Center, Suburban Commercial and General Commercial to Urban and General Suburban; and the Bicycle, Pedestrian, and Greenways Master Plan to amend the location of a future trail; for approximately 232 acres located at 4000 and 4200 Rock Prairie Road, and more generally located along the south side of Rock Prairie Road, east of State Highway 6.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility

Recommendation(s): The Planning & Zoning Commission unanimously recommended approval of the two Comprehensive Plan amendments at their April 6, 2017 regular meeting.

The Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the amendment to the Bicycle, Pedestrian, and Greenways Master Plan (trail locations) and the amendment to the Future Land Use and Character Map related to the Natural Areas land use designation.

Staff also recommends approval of the Future Land Use and Character Map amendment request and the Bicycle, Pedestrian Greenways Master Plan amendment.

Summary:

PROPOSAL

The applicant has proposed an amendment to the Future Land Use and Character Map for approximately 232 acres located in the College Station Medical District. The Comprehensive Plan designates the subject property as General Suburban, Urban, Natural Areas, General Commercial, Medical, and Village Center with a proposed amendment to Urban Mixed Use, General Suburban, and Natural Areas. The future development is proposed to provide a variety of residential, office, and retail opportunities in an urban environment with park, lake, and trail amenities, as was intended by the Medical District Master Plan and the current land use designations on the property. The proposed amendment provides more flexibility on the location of the types of uses and on the overall mix of uses to better respond to market changes throughout the life of the project.

In addition, the applicant has proposed an alternative route for the trail system. The proposed trail does not extend to Rock Prairie Road along the creek/tree line, but within a linear park along Bird Pond Road, requiring an amendment to the Bicycle, Pedestrian, and Greenways Master Plan.

The proposed amendments are consistent with the Medical District Master Plan adopted by the City in 2012 and compliments the existing medical uses to the west and existing and future trail system to the south.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The City of College Station's Comprehensive Plan was adopted in 2009. This site was designated general suburban on the Future Land Use and Character Map.

The Medical District Master Plan was adopted in 2012 amending the Future Land Use & Character Map and the Bicycle, Pedestrian, and Greenways Master Plan to create an urban district intended as a health and wellness district with a mix of uses anchored by Medical facilities.

The Medical District Master Plan describes the subject property as being appropriate for a mixture of medical uses, retail, hotel, service uses, supporting offices, and a variety of residential uses (including detached single-family homes, townhomes, apartments, urban residential, independent living, and assisted living), in a pedestrian and bicycle-friendly environment.

- 2. Scope of the request:** The applicant has requested to amend the Future Land Use and Character Map and the Bicycle, Pedestrian, and Greenways Master Plan for 232 acres in the College Station Medical District. The Comprehensive Plan Future Land Use and Character Map designates the subject property as General Suburban, Urban, Natural Areas, General Commercial, Medical, and Village Center with a proposed amendment to Urban Mixed Use, General Suburban, and Natural Areas.

In addition, the applicant has proposed an alternative route for the trail system. The proposed trail does not extend to Rock Prairie Road along the creek/tree line, but within a linear park along Bird Pond Road, requiring an amendment to the Bicycle, Pedestrian, and

Greenways Master Plan.

3. **Availability of adequate information:** Because a request for a PDD Planned Development District zoning has been requested concurrent with this request, the applicant has provided extensive information related to future development scenarios, including floodplain location, future thoroughfares, existing and proposed traffic counts, anticipated densities of development, conceptual locations of parkland, and buffering for an existing oil well.
4. **Consistency with the goals and strategies set forth in the Plan:** The proposal is consistent with the goals and strategies of the Comprehensive Plan, and specifically the Medical District Master Plan, a 2012 amendment to the Comprehensive Plan.

The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The Medical District Master Plan describes this area as a future special district.

The Comprehensive Plan states that infill development is desirable in appropriate locations and should be sensitive to surrounding neighborhoods. City staff identifies the general area surrounded by State Highway 6, William D. Fitch Parkway, and Rock Prairie Road as a prime infill opportunity. Generally, this area has lacked the regional infrastructure to open it up for development. An Infrastructure and Economic Development Agreement executed in this area in 2015 provides a mechanism to complete the infrastructure. There are no neighborhoods in direct proximity to this project.

The Medical District Master Plan describes this area as being appropriate for a mixture of medical uses, retail, hotel, service uses, supporting offices, and a variety of residential uses (including detached single-family homes, townhomes, apartments, urban residential, independent living, and assisted living), in a pedestrian and bicycle-friendly environment.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** The Comprehensive Plan Future Land Use and Character Map designates the subject property as General Suburban, Urban, Natural Areas, General Commercial, Medical, and Village Center with the proposed amendment to Urban Mixed Use, General Suburban, and Natural Areas. The Comprehensive Plan generally describes the land uses as follows:

General Suburban - areas that should have an intense level of development activities. These areas will tend to consist of high-density single-family residential lots. Townhomes, duplexes, and neighborhood commercial and office uses may also be permitted in growth areas.

Natural Areas - areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities.

Urban Mixed Use - areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed-use structures.

The subject property also lies within Growth Area III. The Growth Area III description within the Comprehensive Plan was written prior to the adoption of the Medical District Master Plan, but describes the General Suburban portion as follows:

Appropriate for high-density single-family lots, townhomes, and duplexes are appropriate and should incorporate specific design criteria. Suburban or neighborhood commercial and office activities area appropriate in this area as an element of a planned development of at least 30 acres.

The subject tract has or will have frontage to several roadways on the Thoroughfare Plan as development of the tract occurs. In a north-south orientation, these include: Rock Prairie Road, a four-lane Major Arterial; the extension of Lakeway Drive, a two-lane Major Collector; and the extension of Double Mountain Road, a two-lane Minor Collector. In an east-west orientation, these include: the extension of Bird Pond Road, a four-lane Minor Arterial; a future two-lane Major Collector; and a portion of the extension of Barron Road, a four-lane Minor Arterial.

6. **Compatibility with the surrounding area:** The subject property is adjacent to O Office and PDD Planned Development District zoning (assisted living facility) to the west, but otherwise is surrounded by undeveloped R Rural zoned property. Much of the surrounding property is owned by the City of College Station as parkland and greenway. The proposed PDD zoning is compatible with the neighboring PDDs for medical use and with the surrounding City-owned land, as the proposed internal trail system will connect to the existing Lick Creek hike and bike trail to the south and Southeast Park to the east. The proposed amendment is consistent with the surrounding area.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** College Station Utilities (CSU) will provide water service via an existing 18-inch main along Rock Prairie Road. With site development, water mains for domestic and fire protection will be extended and looped throughout the development.

There are currently no sanitary sewer mains available to serve this property. The developer is proposing the extension of gravity sewer mains to serve this area. Currently, all existing infrastructure, with the exception of the sanitary sewer, appears to be adequate to serve the proposed zoning amendment.

The property is within the Lick Creek drainage basin in an area where the requirement for detention must be evaluated with site development. There is currently a portion of the tract that lies within the FEMA regulated floodplain. Drainage and all other public infrastructure will be required to be designed and constructed in accordance with the B/CS Design Guidelines.

The subject tract has or will have frontage to several roadways on the Thoroughfare Plan as development of the tract occurs. In a north-south orientation, these include: Rock Prairie Road, a four-lane Major Arterial; the extension of Lakeway Drive, a two-lane Major Collector; and the extension of Double Mountain Road, a two-lane Minor Collector. In an east-west orientation, these include: the extension of Bird Pond Road, a four-lane Minor Arterial; a future two-lane Major Collector; and a portion of the extension of Barron Road, a four-lane

Minor Arterial. In accordance with the Infrastructure and Economic Development Agreement approved by Council in July 2015, the City is currently in design and will construct the extension of Lakeway Drive to connect the existing portions of Lakeway Drive at Scott & White on the north and behind CHI St. Joseph to the south, including the section across this tract (initially constructed as one-half of a four-lane boulevard with on-street parking). Additional roadways to serve the property are anticipated as the tract subdivides and develops.

A traffic study was submitted that performed a high-level two-lane roadway capacity analysis of existing and future thoroughfares. It analyzed roadway capacities under scenarios of 70% build-out in 2034 and full build-out in 2034. It found that Rock Prairie Road and the Bird Pond Road extension would need to be constructed to their four-lane section as well as the SH 6 Northbound Frontage Road as a three-lane section to accommodate the full build-out scenario in 2034. A traffic impact analysis will be required with the Preliminary Plan application and will provide a more detailed analysis of roadways and intersections when the configuration of the tract's roadways is proposed.

8. **Impact on the City's ability to provide, fund, and maintain services:** City Services are not anticipated to be negatively impacted by the change in land use.
9. **Impact on environmentally sensitive and natural areas: The Comprehensive Plan amendment has no negative impact on** environmentally sensitive or natural areas.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The proposed amendment does not limit the general goals of the Comprehensive Plan. The amendment proposes uses consistent with the Medical District Master Plan and the anticipated growth in this area.

Budget & Financial Summary: N/A

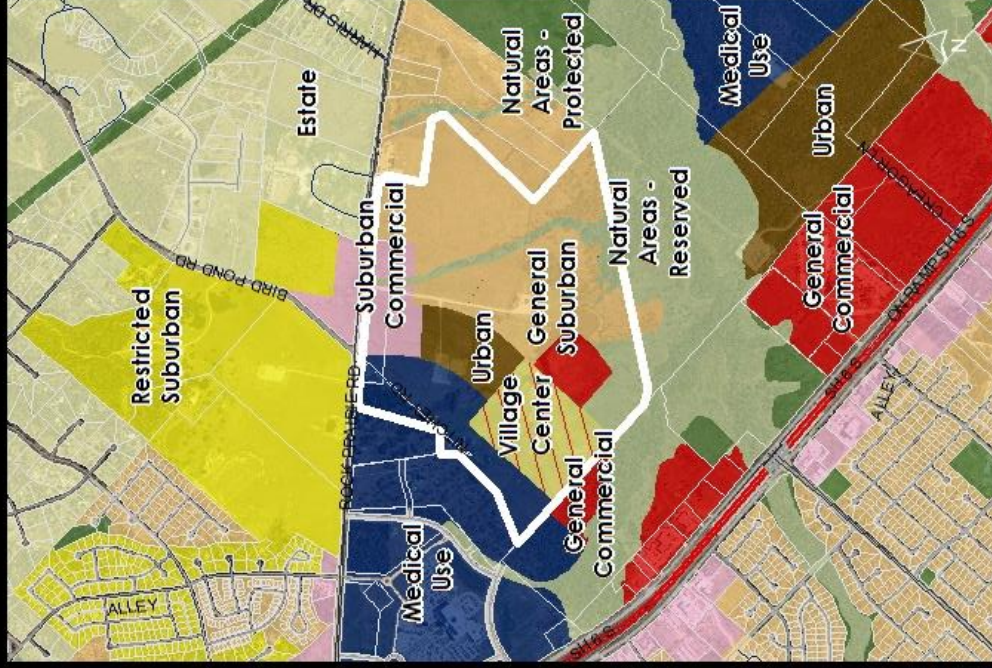
Legal Review: Yes

Attachments:

1. Maps
2. Background
3. Ordinance

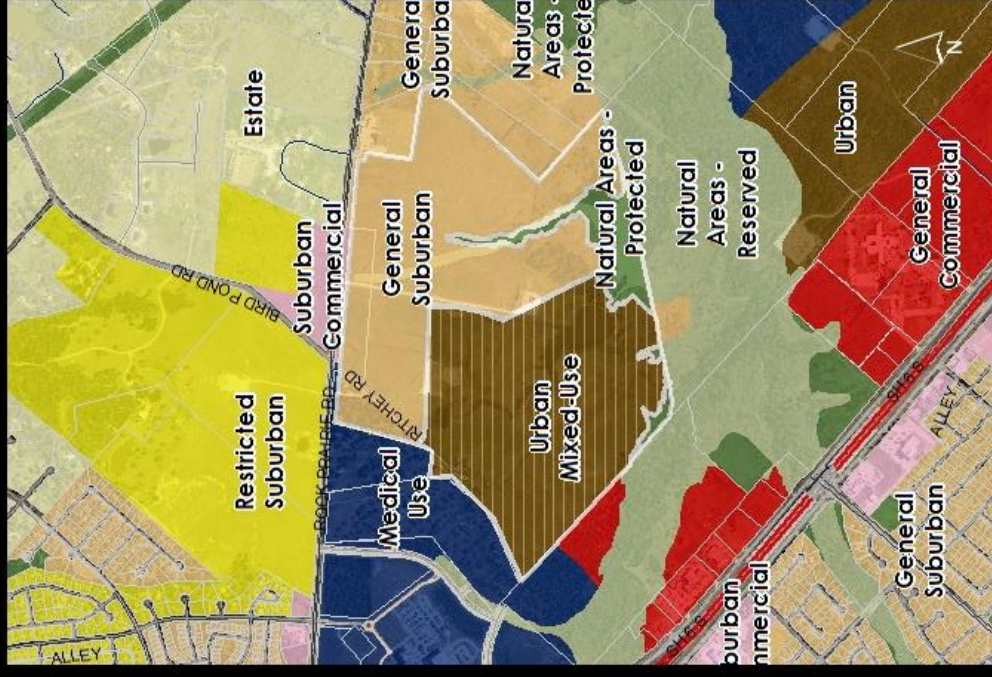
EXISTING

Future Land Use

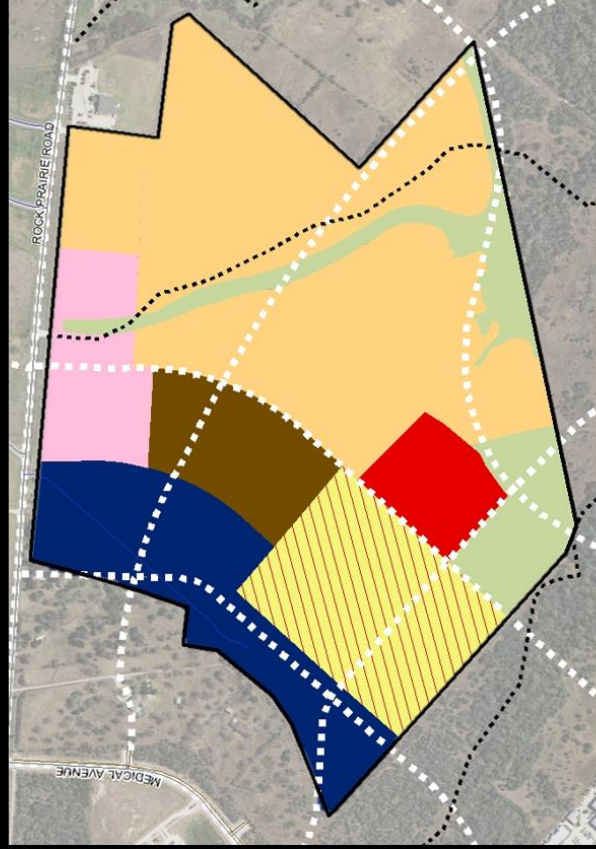


PROPOSED

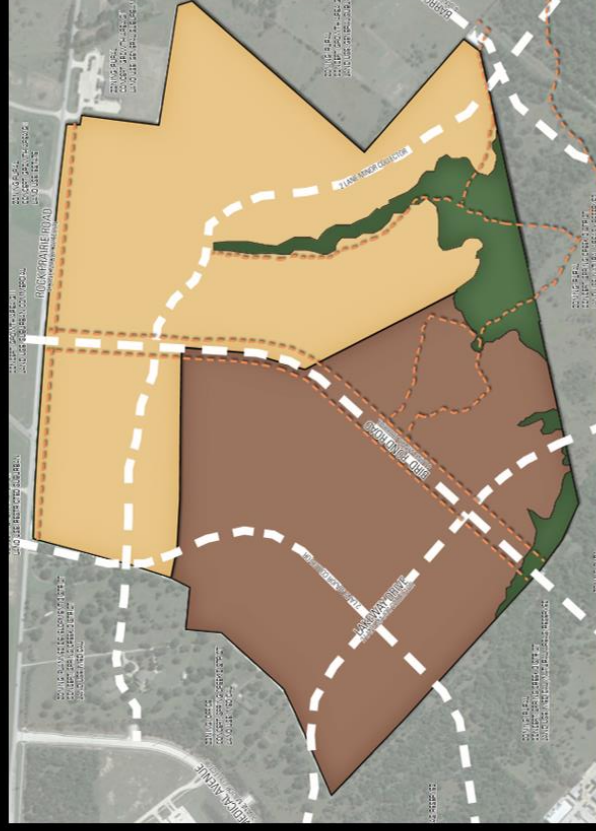
Future Land Use



EXISTING
Trail Location



PROPOSED
Trail Location



BACKGROUND

NOTIFICATIONS

Advertised Commission Hearing Date: April 6, 2017
Advertised Council Hearing Date: April 27, 2017

Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: Two at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Rock Prairie Road)	Estate, Suburban Commercial, and Restricted Suburban	R Rural, SC Suburban Commercial, and RS Restricted Suburban	Duplex subdivision and vacant land
South	Natural Areas	R Rural	City-owned Greenway
East	Natural Areas and General Suburban	R Rural	Vacant land
West	Medical	PDD Planned Development District and O Office	Hospital and assisted living facilities (under construction)

DEVELOPMENT HISTORY

Annexation: Frontage along Rock Prairie road was annexed in 1983. The remainder was annexed in 1995

Zoning: 1983 & 1995 – A-O Agricultural Open
2013 – A-O Agricultural Open renamed R Rural

Final Plat: N/A

Site development: Vacant

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN, SPECIFICALLY AMENDING THE FUTURE LAND USE & CHARACTER MAP FROM URBAN, VILLAGE CENTER, SUBURBAN COMMERCIAL AND GENERAL COMMERCIAL TO URBAN AND GENERAL SUBURBAN; AND THE BICYCLE, PEDESTRIAN, AND GREENWAYS MASTER PLAN TO AMEND THE LOCATION OF FUTURE TRAILS; FOR APPROXIMATELY 232 ACRES LOCATED AT 4000 AND 4200 ROCK PRAIRIE ROAD, AND MORE GENERALLY LOCATED ALONG THE SOUTH SIDE OF ROCK PRAIRIE ROAD, EAST OF STATE HIGHWAY 6, PROVIDING A SEVERABILITY CLAUSE; 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 “Comprehensive Plan of the City of College Station” is hereby amended by adding a new Subsection C.2.y and C.5.d of said plan’s Exhibit “A” as set out in Exhibit “A” attached hereto and made a part hereof; and by amending the “Comprehensive Plan Future Land Use and Character Map,” as set out in Exhibit “B” and the “Bicycle, Pedestrian & Greenway Master Plan,” as set out in Exhibit “C” attached hereto for the identified area and made a part hereof for all purposes.
- 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 any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 27th day of April, 2017.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT “A”

That ordinance no. 3186 adopting the “Comprehensive Plan of the City of College Station” as amended, is hereby amended by adding a new Subsection C.2.y and C.5.d to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

A. Comprehensive Plan

The College Station Comprehensive Plan (Ordinance 3186) is hereby adopted and consists of the following:

1. Existing Conditions;
2. Introduction;
3. Community Character;
4. Neighborhood Integrity;
5. Economic Development;
6. Parks, Greenways & the Arts;
7. Transportation;
8. Municipal Services & Community Facilities;
9. Growth Management and Capacity; and
10. Implementation and Administration.

B. Master Plans

The following Master Plans are hereby adopted and made a part of the 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. East College Station Transportation Study dated May 2005;
5. Parks, Recreation and Open Space Master Plan dated May 2005;
6. Park Land Dedication Neighborhood Park Zones Map dated January 2009;
7. Park Land Dedication Community Park Zones map dated April 2009;
8. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
9. Central College Station Neighborhood Plan dated June 2010;
10. Water System Master Plan dated August 2010;
11. Wastewater Master Plan dated June 2011;
12. Eastgate Neighborhood Plan dated June 2011;
13. Recreation, Park and Open Space Master Plan dated July 2011;
14. Southside Area Neighborhood Plan dated August 2012;
15. Medical District Master Plan dated October 2012;
16. Wellborn Community Plan dated April 2013;
17. Economic Development Master Plan dated September 2013; and
18. South Knoll Area Neighborhood Plan dated September 2013.

C. Miscellaneous Amendments

The following miscellaneous amendments to the College Station Comprehensive Plan are as follows:

1. Text Amendments:

- a. Chapter 2 “Community Character,” “Growth Areas” by amending the text regarding Growth Area IV and Growth Area V – Ordinance 3376, dated October 2011.
- b. Chapter 6 “Transportation” by amending the text regarding Complete Streets, Context Sensitive Solutions, Minimum Length and Additional Right-of-Way for Turn Lanes at Intersections, and Right-of-Way for Utilities – Ordinance 3729, dated December 10, 2015.
- c. Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities” by amending the text based on the recommendation of the Comprehensive Plan Five-Year Evaluation & Appraisal Report – Ordinance 3730 dated December 10, 2015.
- d. Chapter 8 “Growth Management & Capacity” by amending the text based on recommendations from the Annexation Task Force – Ordinance 3766, dated April 28, 2016.

2. Future Land Use and Character Map Amendment:

- a. 301 Southwest Parkway – Ordinance 3255, dated July 2010.
- b. Richards Subdivision – Ordinance 3376, dated October 2011.
- c. Earl Rudder Freeway at University Oaks – Ordinance 3465, dated November 19, 2012
- d. 1600 University Drive East – Ordinance 3535, dated November 14, 2013.
- e. 2560 Earl Rudder Freeway S. – Ordinance 3541, dated December 12, 2013.
- f. 13913 FM 2154. – Ordinance 3546, dated January 9, 2014.
- g. 2021 Harvey Mitchell Parkway – Ordinance 3549, dated January 23, 2014.
- h. 1201 Norton Lane – Ordinance 3555, dated February 27, 2014.
- i. 3715 Rock Prairie Road West – Ordinance 3596, dated August 25, 2014.
- j. 4201 Rock Prairie Road – Ordinance 3670, dated July 9, 2015.
- k. The approximately 40 acres of land generally located east of FM 2154 (aka Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (aka William D. Fitch Parkway), and north of Westminster Subdivision – Ordinance 3731, dated December 10, 2015.
- l. The approximately 120 acres of land generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community – Ordinance 3732, dated December 10, 2015.
- m. The approximately 900 acres of land generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road – Ordinance 3733, dated December 10, 2015.
- n. The approximately 17.788 acres of land generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.– Ordinance 3752, dated March 10, 2016.

- o. The approximately 9 acres of land generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail – Ordinance 3779, dated June 9, 2016
 - p. The approximately 16 acres located at 8607 Rock Prairie Road, generally located at the north of Rock Prairie Road and west of William D. Fitch Parkway – Ordinance 3794, dated August 11, 2016.
 - q. The approximately 14.25 acres of land located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, along the east side of Earl Rudder Freeway South – Ordinance 3799, dated August 25, 2016.
 - r. The approximately 7 acres of land located along the south side of State Highway 30, south of Veterans Memorial Park – Ordinance 3828, dated October 27, 2016.
 - s. The approximately 58 acres of land generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension – Ordinance 3830, dated October 27, 2016.
 - t. The approximately 2 acres of land generally located on Corsair Circle north of Pavilion Avenue – Ordinance 3846, dated December 8, 2016.
 - u. The approximately 18 acres of land generally located at the southeast corner of Sebesta Road and Earl Rudder Freeway frontage road – Ordinance 3848, dated December 8, 2016.
 - v. The approximately 6 acres of land being situated in the Pooh's Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive east, more generally southwest of the intersection of Holleman Drive East and Lassie Lane – Ordinance 3850, dated January 12, 2017.
 - w. The approximately 6.3 acres of land generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway - Ordinance 3859, dated February 9, 2017.
 - x. The approximately 11.3 acres of land generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway – by an ordinance dated April 27, 2017.
 - y. The approximately 232 acres of land generally located along the south side of Rock Prairie Road, east of State Highway 6 – by this ordinance dated April 27, 2017.
3. Concept Map Amendment:
- a. Growth Area IV – Ordinance 3376, dated October 2011.
 - b. Growth Area V – Ordinance 3376, dated October 2011.
4. Thoroughfare Map Amendment:
- a. Raintree Drive – Ordinance 3375, dated October 2011.
 - b. Birkdale Drive – Ordinance 3375, dated October 2011.
 - c. Corsair Circle – Ordinance 3375, dated October 2011.
 - d. Deacon Drive – Ordinance 3375, dated October 2011.
 - e. Dartmouth Drive – Ordinance 3375, dated October 2011.
 - f. Farm to Market 60 – Ordinance 3375, dated October 2011.

- g. Southwest Parkway – Ordinance 3375, dated October 2011.
 - h. Cain Road extension – Ordinance 3639, dated February 26, 2015.
 - i. Update to Chapter 6 Maps- Ordinance 3729, dated December 10, 2015.
 - j. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
5. Bicycle, Pedestrian and Greenways Master Plan Amendment:
- a. Cain Road extension – Ordinance 3639, dated February 26, 2015
 - b. Update to Maps 5.4 and 5.5- Ordinance 3729, dated December 10, 2015.
 - c. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - d. Update to Maps 5.4 and 5.5 – by this ordinance, dated April 27, 2017.

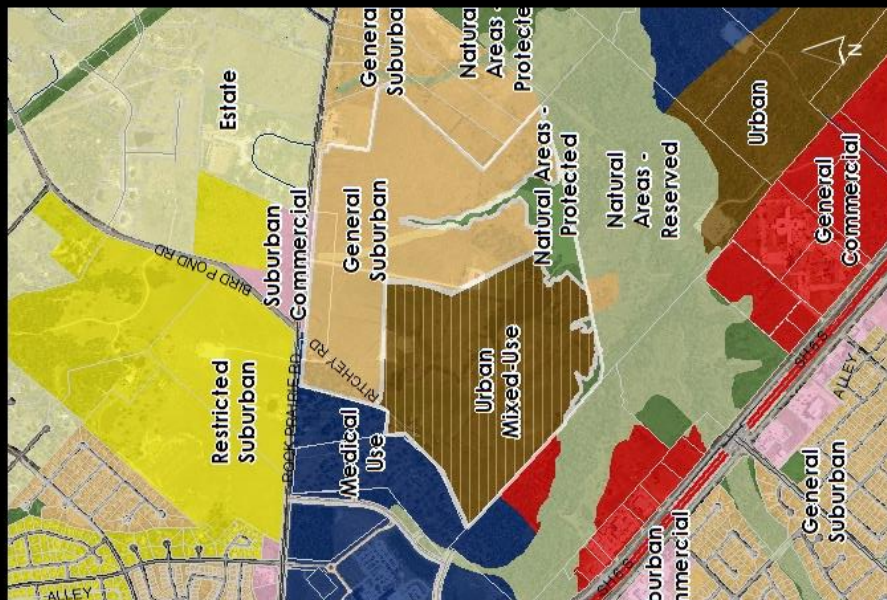
D. General

1. Conflict. All parts of the College Station 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 extra-territorial jurisdiction (“ETJ”). The College Station Comprehensive Plan depicts generalized locations of proposed future land-uses, including thoroughfares, bikeways, pedestrian ways, parks, greenways, and waterlines that are subject to modification by the City to fit local conditions and budget constraints.
3. General nature of Future Land Use and Character. The College Station Comprehensive Plan, in particular the Future Land Use and Character Map found in A.3 above and any adopted amendments thereto, shall not be nor 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 College Station Comprehensive Plan, including the Thoroughfare Plan, Bicycle, Pedestrian, and Greenways Master Plan, Central College Station Neighborhood Plan, Water System Master 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 bikeways, greenways, thoroughfares, pedestrian ways, waterlines and sewer lines that are a part of the College Station Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the 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 “Comprehensive Plan of the City of College Station” is hereby amended by amending a portion of the map titled “Map 2.2-Future Land Use & Character” of Chapter 2 – Community Character” from Urban, Village Center, Suburban Commercial and General Commercial to Urban and General Suburban, shown as follows:

PROPOSED
Future Land Use



EXISTING
Future Land Use

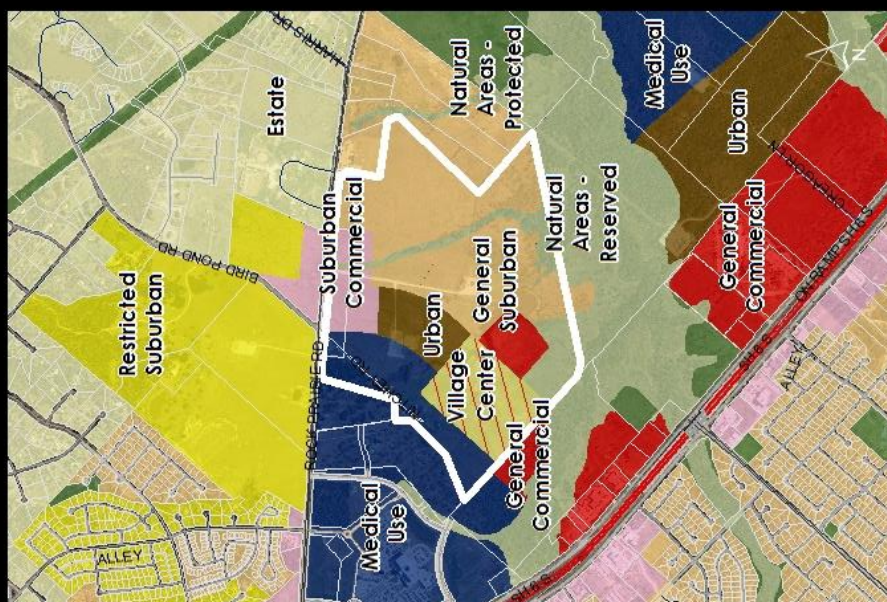
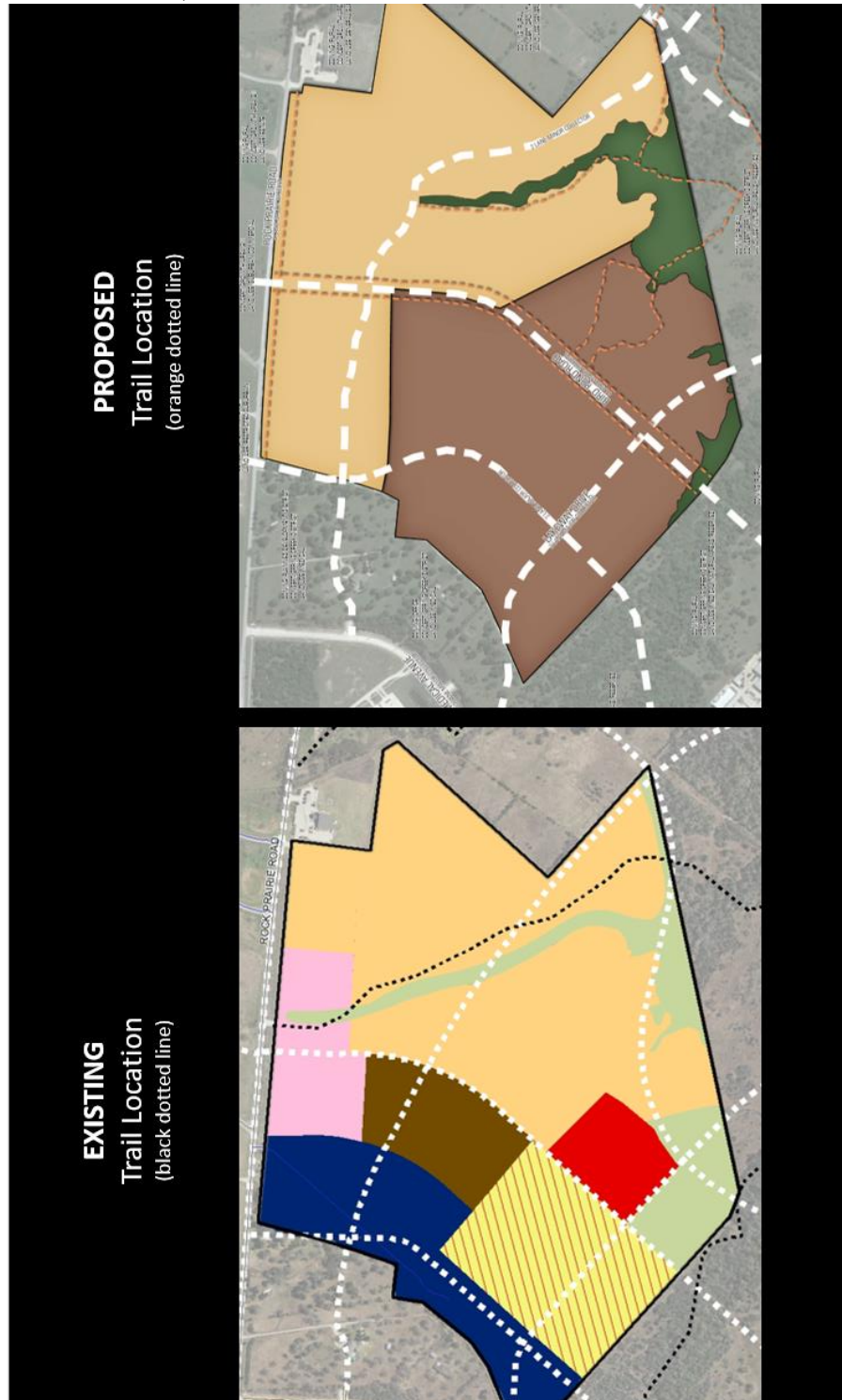


EXHIBIT “C”

That the “Comprehensive Plan of the City of College Station” is hereby amended by amending a portion of the maps titled “Map 5.4” and “Map 5.5” of the Bicycle, Pedestrian, Greenway Master Plan by amending future trail locations, shown as follows:



Legislation Details (With Text)

File #:	17-0189	Version:	1	Name:	Murr PDD Rezoning
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	4/13/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for a mixed-use development including commercial, office, multi-family, single-family, parks and trails on approximately 232 acres of land located generally at 4000 and 4200 Rock Prairie Road, and more generally located along the south side of Rock Prairie Road, east of State Highway 6. Case # REZ2016-000043.				
Sponsors:	Jennifer Prochazka				
Indexes:					
Code sections:					
Attachments:	Maps Background Ordinance.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for a mixed-use development including commercial, office, multi-family, single-family, parks and trails on approximately 232 acres of land located generally at 4000 and 4200 Rock Prairie Road, and more generally located along the south side of Rock Prairie Road, east of State Highway 6. Case # REZ2016-000043.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy
- Improving Mobility

Recommendation(s): The Planning & Zoning Commission considered the rezoning request at their April 6, 2017 regular meeting and unanimously recommended approval. Staff also recommends approval.

Summary:

PROPOSAL

The applicant has proposed a PDD Planned Development District zoning for approximately 232 acres located in the College Station Medical District. The PDD is intended to provide a variety of residential, office, and retail opportunities in an urban environment with park, lake, and trail amenities. The property abuts hundreds of acres of City-owned properties, including parkland, greenway and the future Spring Creek Business Center. The proposed internal trail system will connect to the existing Lick Creek hike and bike trail to the south and Southeast Park to the east. The proposal is consistent with the Medical District Master Plan adopted by the City in 2012 and compliments the existing medical uses to the west. Extensions of Lakeway Drive, Bird Pond Road, Double Mountain Road, as well as other future thoroughfares, will provide connectivity through the area.

REZONING REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The Comprehensive Plan Future Land Use and Character Map designates the subject property as General Suburban, Urban, Natural Areas, General Commercial, Medical, and Village Center with an amendment to Urban Mixed Use, General Suburban, and Natural Areas pending. The Comprehensive Plan generally describes the land uses as follows:

General Suburban - areas that should have an intense level of development activities. These areas will tend to consist of high-density single-family residential lots. Townhomes, duplexes, and neighborhood commercial and office uses may also be permitted in growth areas.

Natural Areas - areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities.

Urban Mixed Use - areas that should have the most intense development activities. These areas will tend to consist exclusively of residential, commercial, and office uses in vertical mixed-use structures.

The property is in the area studied by the Medical District Master Plan (2012). The subject property is described as being appropriate for a mixture of medical uses, retail, hotel, service uses, supporting offices, and a variety of residential uses (including detached single-family homes, townhomes, apartments, urban residential, independent living, and assisted living), in a pedestrian and bicycle-friendly environment.

The subject property also lies within Growth Area III, which describes the General Suburban portion as follows: appropriate for high-density single-family lots, townhomes, and duplexes are appropriate and should incorporate specific design criteria. Suburban or neighborhood commercial and office activities area appropriate in this area as an element of a planned development of at least 30 acres. It should be noted that the Growth Area III description was written prior to the adoption of the Medical District Master Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The subject property is adjacent to O Office and PDD Planned Development District zoning (assisted living facility) to the west, but otherwise is surrounded by undeveloped R Rural zoned property. Much of the surrounding property is owned by the City of College Station as parkland and greenway. The proposed PDD zoning is

compatible with the neighboring PDDs for medical use and with the surrounding City-owned land, as the proposed internal trail system will connect to the existing Lick Creek hike and bike trail to the south and Southeast Park to the east.

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The PDD is intended to provide a variety of residential, office, and retail opportunities in an urban environment with park, lake, and trail amenities. The property is suitable for development of the proposed uses because it is large and under one master plan, has access from Rock Prairie Road, Lakeway Drive, the extension of Bird Pond Road, and several other future unnamed thoroughfares, and connects to the City's existing trail system.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property is currently zoned R Rural. The property is currently suitable for rural and agricultural use.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property may be marketable with its current zoning of R Rural, as it is currently being used for agricultural purposes. The requested rezoning provides an opportunity for a mixed-use development on the property in compliance with the adopted Medical District Master Plan (2012).
6. **Availability of water, wastewater, Stormwater, and transportation facilities generally suitable and adequate for the proposed use:** College Station Utilities (CSU) will provide water service via an existing 18-inch main along Rock Prairie Road. With site development, water mains for domestic and fire protection will be extended and looped throughout the development.

There are currently no sanitary sewer mains available to serve this property. The developer is proposing the extension of gravity sewer mains to serve this area. Currently, all existing infrastructure, with the exception of the sanitary sewer, appears to be adequate to serve the proposed zoning amendment.

The property is within the Lick Creek drainage basin in an area where the requirement for detention must be evaluated with site development. There is currently a portion of the tract that lies within the FEMA regulated floodplain. Drainage and all other public infrastructure will be required to be designed and constructed in accordance with the B/CS Design Guidelines.

The subject tract has or will have frontage to several roadways on the Thoroughfare Plan as development of the tract occurs. In a north-south orientation, these include: Rock Prairie Road, a four-lane Major Arterial; the extension of Lakeway Drive, a two-lane Major Collector; and the extension of Double Mountain Road, a two-lane Minor Collector. In an east-west orientation, these include: the extension of Bird Pond Road, a four-lane Minor Arterial; a future two-lane Major Collector; and a portion of the extension of Barron Road, a four-lane Minor Arterial. In accordance with the Infrastructure and Economic Development Agreement approved by Council in July 2015, the City is currently in design and will construct the extension of Lakeway Drive to connect the existing portions of Lakeway Drive at Scott & White on the north and behind CHI St. Joseph to the south, including the section across this tract

(initially constructed as one-half of a four-lane boulevard with on-street parking). Additional roadways to serve the property are anticipated as the tract subdivides and develops.

A traffic study was submitted that performed a high-level two-lane roadway capacity analysis of existing and future thoroughfares. It analyzed roadway capacities under scenarios of 70% build-out in 2034 and full build-out in 2034. It found that Rock Prairie Road and the Bird Pond Road extension would need to be constructed to their four-lane section as well as the SH 6 Northbound Frontage Road as a three-lane section to accommodate the full build-out scenario in 2034. A traffic impact analysis will be required with the Preliminary Plan application and will provide a more detailed analysis of roadways and intersections when the configuration of the tract's roadways is proposed.

Purpose and Intent: The City's Medical District Master Plan recognizes the importance of developing this area as an urban environment with both the density and the mix of uses to serve the area with offices, services, and retail, as well as living opportunities for employees and patrons of the area. The intent is for this area to serve as a Health and Wellness District that would provide a Live-Work-Play environment with enhanced pedestrian facilities and destinations.

In order to construct a more urban environment, some of the City's existing development standards must be modified. In general, structures are proposed to have minimal setbacks, few height limitations, and no buffers between uses. Additionally, availability of public parking is considered very important to the success of the development.

To encourage a healthy lifestyle, site enhancements will be made throughout to provide pedestrian traffic within and through the site for both recreation and commuting. This will be accomplished in part by providing trail connections to the Lick Creek hike and bike trail and enhanced recreational amenities around the existing pond within the development.

To provide walkable vibrant urban environment, the public realm should be supported by landscape, site furniture, outdoor plazas and art. The urban design and mixed-use nature of the development will create the need for enhanced urban amenities such as benches and other site furniture, street trees, enhanced paving materials, and wide sidewalks. All street furniture and amenities as well as placement will be standardized according to the district's architectural guidelines. Street light standards are proposed to be distinct to the District and will be coordinated between the City and the District.

Base Zoning Districts: At the time of platting and site plan, the project as a whole and in phases will need to meet all applicable requirements of the Unified Development Ordinance, unless otherwise modified through the PDD ordinance. The applicant is requesting a number of meritorious modifications, listed below, to realize the more urban proposal. In addition, amendments to Preliminary Plans and their associated Final Plats are proposed to be taken through the review process and to the Planning and Zoning Commission concurrently, at the request of the developer.

The proposed PDD zoning includes the following base zoning districts:

- **MU Mixed-Use** with modifications (for the area described as "Town Center Commercial" on the Concept Plan),
- **GS General Suburban** with modifications (for the area described as "Town Center Residential" on the Concept Plan),
- **NAP Natural Areas Protected** (for the area described as "Natural Areas" and "Park Space" on the Concept Plan).

Permitted Uses:

Town Center Residential: GS General Suburban uses with the following additional uses, as defined in the Unified Development Ordinance:

- Boarding and Rooming House
- Duplex
- Multi-family (maximum of four (4) units)
- Townhouse
- Single-unit dwelling
- Two-unit dwelling
- Cottage Green Single-Family (**as defined below)
 - o *** Cottage Green is defined as a grouping of detached single-family dwelling units clustered around a common open space developed with a common plan for the site. Residential lots may front on an alley (no street frontage) so long as fire protection is maintained. Green clusters will have parking associated with the common development, but not necessarily with each lot.*

Town Center Commercial: MU Mixed Use uses with the following additional uses, as defined in the Unified Development Ordinance:

- Extended Care Facility / Convalescent / Nursing Home
- Educational facility
 - o Indoor Instruction
 - o College, Junior College, and University
 - o Outdoor Instruction
 - o Primary & Secondary
 - o Tutoring
 - o Vocational / Trade
- Health Care - Hospitals
- Golf Course / Driving Range
- Storage, Self Service (indoor access only)
- Vehicle Sales and Rental (indoor or within parking structure only)

Modifications: The requested modifications are as follows:

- **Section 12-5.1.J.1 Supplemental Standards for MU Mixed Use**
 - o This development will not be subject to the minimum 30 percent residential use requirement.
 - o Floor-to-Area Ratio is .5:1 for this development.
- **Section 12-5.2 Residential Dimensional Standards**
 - o Variances to the General Suburban standards for the Town Center Residential area.

Average Lot Area per Dwelling Unit (DU)	No Minimum
Absolute Min. Lot Area per Dwelling Unit (DU)	1500 SF
Min. Lot Width	No Minimum
Min. Lot Depth	No Minimum
Min. Front Setback(H)	10'
Min. Side Setback	5'(A)

Min. Side Street Setback	10'
Min. Side Setback between Structures	10'
Min. Rear Setback	No Minimum
Max. Height	No Max
Max. Dwelling Units/Acre (Subdivision Gross)	16

(A) Zero lot line construction is allowed so long as a minimum distance of 10' between structures is maintained.

- o Variances to the Mixed Use standards for the Town Center Commercial area.

Max. Front Setback	20'(O)
Max. Side Street Setback	20'(O)
Min. Rear Setback(L)	12'
Max. Height	*No Maximum(L)
Minimum Number of Stories	**2 Stories
Max. Dwelling Units/Acre (Subdivision Gross)	No Maximum

(L)Reference Easterwood Field Airport Zoning Ordinance only regarding height limitations.

(O)For MU zoned properties, maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to one hundred ten feet (110') to accommodate a parking lot between the structure and the street. Maximum setback requirements may be fulfilled through the use of plazas, outdoor dining, and bicycle parking.

* Section 12-7.2.H.3.b Low-Density Residential Protection limiting height and/or setback does not apply

**2 story elevations are required fronting major thoroughfares and primary street frontages.

These dimensional standards are with the understanding that sufficient easements for utilities will be provided.

- **Section 12-7.2.H.3.b Low-Density Residential Protection**

- o This section does not apply to the proposed development.

- **Section 12-7.3 Off-Street Parking Standards** - In an effort to make a more walkable environment, traditional surface parking will be supplemented with on-street parking and shared-use parking. Shared Parking will take into account peak demands of both uses and may be achieved with surface lots or multi-level garages. Parking study will be based on current Urban Land Institute (ULI) definitions.

- o Residential uses: One (1) parking space for the first bedroom and 0.5 spaces for each additional bedroom
- o Non-Residential Uses: One (1) parking spaces per 250 square feet of gross building area, with no additional parking for more intense commercial uses.
- o A parking area with 12 parking spaces or fewer is not required to construct interior parking islands. End islands are required with a minimum of 90 square feet located at the end of each parking row.

- **Section 12-7.5.C Summary of Permitted Signs** -Signage for the district should be customized based on the district's vehicular and pedestrian oriented environment. All signs

should convey the intent of the district in both look and feel and be cohesive in nature. In addition to those permitted by the base zoning districts, the following signs are permitted:

- o Freestanding signage will be allowed in the Town Center Commercial portion of the development, in accordance with height, area, and setback requirements of Section 12-7.5.N.a
- o Projections signs are permitted in the Town Center Commercial portion of the development and may be used as identification for the general area or for a specific business and/or tenants. Square footage of projection signs will not count against the allowed square footage of attached signage. One projection sign shall be allowed per tenant, per public right-of-way or public way frontage.
- o Temporary, removable Sidewalk Signs are permitted in the Town Center Commercial portion of the development adjacent to the building, directly in front of the business that it advertises, leaving a minimum clear space as defined by the American with Disabilities Act (ADA). The maximum height is four (4) feet and the maximum area is 12 square feet.
- o Special District Identification Signs are permitted. The sign must primarily identify the District (Municipal Management District) and must be owned and maintained by the District. Such signs may be on- or off-District property and are limited to 50 square feet, exclusive of supports/base. Signs may not be located within the public right-of-way. Subject to an agreement with the private property owner of the sign location and the District, signs may be located near the following intersections:
 - § Bird Pond Road and Rock Prairie Road,
 - § Bird Pond Road and State Hwy 6,
 - § Barron Road and State Hwy 6,
 - § Lakeway Drive. and State Hwy 6,
 - § Lakeway Drive. and William D. Fitch Parkway, and
 - § Rock Prairie Road and State Hwy 6
- o Wayfinding signage will be permitted as a district-oriented place making element that is cohesive with the overall District signage package. Wayfinding is permitted on private property located along public rights-of-way. Wayfinding signs may be a maximum of eight (8) feet in height and a maximum of 32 square feet.
- o District Street Pole Banners that serve as seasonal or special event notification are permitted only after coordination and approval by College Station Electric and the City Manager's Office. Such banners shall be attached at two points and may be constructed of flexible canvas-type material. District Street Pole Banners will be mounted at a height prescribed by the City of College Station at the time of installation and will not exceed six (6) square feet.

- **Section 12-7.6 Landscape and Tree Protection** - The following modifications are proposed:

- o Section 12-7.6.B.2.a - As denser urban conditions are requested in the residential areas, a minimum of one tree (canopy or non-canopy) is required in the front yard of townhouse or single-family residential. This is a variance from the General Suburban requirement of 2 trees canopy trees (or one minimum 4" canopy tree) for each lot.
- o Section 12-7.6.B.3 - the following modifications are requested from the MU Mixed Use Landscape Standards:
 - § Flexibility with the spacing, placement, and planting materials for street trees that have close proximity to building foundations will be provided. This allows for a streetscape that is more compatible in an urban environment.
 - § Required Street Trees may be selected from the canopy or non-canopy list

as space allows.

§ A minimum 6' length x 3' wide tree planting area. No tree grate is required.

- **Section 12-7.7 Buffer Requirements**

- o Buffers do not apply between uses within the Town Center development.

- **Section 12-8.3 General Requirements & Minimum Standards of Design for Subdivisions within the City Limits.** Enjoyable, well-designed streets define the character of the district. They should support high levels of walking and bicycling, as well as vehicular traffic and parking. Modifications are requested to the following sections of the Subdivision Regulations.

- o 12-8.3.E.8.a Geometric Standards, Street Design Criteria

- o 12-8.3.G.2.a Block length

§ Allow for 1200' block length of a linear park block adjacent and parallel to a Right-of-Way on Rock Prairie Road, Bird Pond Road, and Lakeway Drive.

- o 12-8.3.H.1.h Lot frontage on a public street

§ Residential lots that front on a common courtyard or access lot will have access to public streets through alleys.

The following are Guiding Principles of Street Design for the proposed development:

Town Center Residential:

Right-of-Way & Easements

- Standard street Right-of-Way (ROW) widths
- As bicycle facilities are standard on thoroughfares, if parking is desired, then additional ROW width is needed to accommodate separated bike lanes and parking.
- Ten (10) foot Public Utility Easements (PUE) provided adjacent to each side of the ROW and within proposed ten (10) foot building setback.
- Utilities will be located within the ROW or PUE with no additional width of ROW or PUE dedication required
- Utilities may not be located under vehicular pavement, with the exception of crossings. Utilities can be located in other areas within the ROW or PUE such that they will not affect the building setback.
 - o Utilities are permitted under sidewalks.
 - o Storm sewer is permitted under the street.
- Additional PUE will not be required if depth of utility exceeds the standard depth. Maximum 10-foot PUE.
- Water and wastewater lines will be located at least 15 feet from the permitted setback of structures (or at least five (5) feet inside of the ROW)
- Exceptions may be made to the standard 15' building separation from a pressurized water line and/or wastewater line for minor conflicts to ensure the 10' building setback is not affected.

Building Setbacks from Right-of-Way

- A minimum of ten (10) foot building setbacks from the property line/ROW line
- Utility placement will be such that structures may be erected at the Ten (10) foot setback line

Pavement Width and Parking

- On-street parking is permitted at the time of development. As public streets, if the City desires to remove parking in the future for public safety or other reasons, it may do so at its discretion with approval of a parking removal ordinance.
- Minimum pavement width is 27 feet (back of curb) and meeting all other standards.
- Phases of development with all pavement widths of at least 30 feet (back of curb) do NOT have to comply with "Single-Family Residential parking Requirements for

Platting” (Unified Development Ordinance Section 12-8.3.W).

- Residential sidewalks will be a minimum of six (6) feet in width.

Tree Placement

- Canopy and non-canopy trees may be planted in residential front yards within the 10-ft setback/PUE so long as canopy trees are not located over water or wastewater lines
- Trees will be located between the sidewalk and the raised bike lane, if bike lane exists, and will be maintained by the Municipal Management District (MMD) such that they do not create a conflict with pedestrians or cyclists.

Town Center Commercial:

Right-of-Way & Easements

- Standard street Right-of-Way (ROW) widths
- As bicycle facilities are standard on thoroughfares, if parking is desired, then additional ROW width is needed to accommodate separated bike lanes and parking.
- Additional Public Utility Easements (PUE) will not be provided adjacent to the ROW
- Utilities will be located within the ROW with no additional width of ROW or PUE dedication required
- Utilities may be located under vehicular pavement, sidewalks, medians, or other areas within the ROW such that they will not affect the building setback.
- Additional ROW or PUE will not be required if depth of utility exceeds the standard depth.
- Water and wastewater lines will be located at least 15 feet from the permitted setback of structures (or at least 15 feet inside of the ROW)
- Exceptions may be made to the standard 15' building separation from a pressurized water line and/or wastewater line for minor conflicts to ensure the 0' building setback is not affected.

Building Setbacks from Right-of-Way

- Zero (0) foot building setbacks from the property line/ROW line
- Utility placement will be such that structures may be erected at the property line

Pavement Width and Parking

- Standard curb and street radii
- Aerial Apparatus Easements (AAE) are required where structures are anticipated to be over 30 feet in height. AAEs are a minimum of 26 feet in width. Paved, to include pavers or other surfacing which provides adequate support, portions of medians may be utilized to meet the 26-foot requirement.
- On-street parking is permitted at the time of development. As public streets, if the City desires to remove parking in the future for public safety or other reasons, it may do so at its discretion with approval of a parking removal ordinance.
- Commercial and multi-family sidewalks will be a minimum of 11 feet in width on Thoroughfares and 8 feet on all other commercial streets.

Tree Placement

- Non-canopy trees and canopy trees are allowed within the ROW (both in the median and along the street edge / sidewalk) to meet street tree requirements, so long as canopy trees are not located over water or wastewater lines
- Trees will be located in planting strips without grates (3'x6' typical) and will include irrigation and drains under the tree.
- Trees will be located between sidewalk and raised bike lane, if bike lane exists, and will be maintained by the Municipal Management District (MMD) such that they do not

create a conflict with pedestrians or cyclists.

- Canopy trees will be spaced a minimum of 45 feet where AAEs are required for fire protection. Non-canopy trees can be spaced appropriately without limitation by location of AAEs.

Detention: A drainage analysis is required to determine the extent of detention needed on site, as required by the Unified Development Ordinance. The developer or the Municipal Management District is responsible for providing all storm water detention facilities. After construction, all storm water detention facilities will be maintained by the MMD.

Salt Water Disposal Well: An existing salt water disposal well exists on the property, located in the proposed commercial area north of the pond and east of the future extension of Bird Pond Road. Due to existing equipment on the Richie Willis SWD#1 Well, the HUD Acceptable Separation Distance calculated a recommended thermal radial buffer of 211 feet measured from the earthen berm surrounding the tanks.

- No portion of any townhome or commercial lot shall be platted (preliminary plan or final plat) within the 211 feet of the tanks' berm.
- Only limited, passive uses of the parkland and ROW is permitted within 211 feet of the tanks' berm. Specifically permitted uses are: thoroughfare, sidewalks, landscaping, parking lots, etc. The following are examples of items not permitted: benches, bus stops, recreational equipment, structures, etc.
- The Developer's professional engineer may incorporate a Mitigation Plan to reduce the stated 211 feet thermal radiation buffer if the sealed plan is approved by the City Engineer.

Parkland Dedication Proposal: The Parks and Recreation Advisory Board considered this item in February and recommended approval of the proposal.

Public parkland dedication for this planned development will be approximately 50 acres, as required by the City. This total acreage reflects the requirement for both neighborhood and community parks. The exact acreage required for dedication will be based on the number of dwelling units developed.

The dedicated community parkland will become an extension of the Southeast Community Park with a continuation of the Lick Creek Hike and Bike Trail. Extensive trails will be built within the floodplain to connect to the City's trail system. This creates a higher level of connectivity through the park system. The land within the floodplain is proposed to be counted at the same ratio as other park land within the development.

Urban parks such as highly amenitized linear street side parks and other urban green spaces are also proposed for parkland dedication.

The natural pond on the property will be maintained and may be increased to serve as detention/retention. The full acreage of the pond and park area will be counted toward parkland dedication.

All park and public spaces will be maintained by the Municipal Management District.

The Unified Development Ordinance provides the following review criteria for PDD Concept Plans:

1. **The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area:** The applicant has proposed a

development with a mix of uses over 232 acres. The subject property and surrounding area are part of the City's adopted Medical District Master Plan (2012). The proposed Concept Plan includes preservation of natural features as an extension of the City-owned greenway to the south. Additionally, public trails are proposed to connect to the new Lick Creek hike and bike facility and to the future Southeast Park. Proposed housing, commercial and office uses are intended to support the existing medical facilities in the area, as described in the Medical District Master Plan.

2. **The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section:** The proposed Concept Plan is in general conformity with the policies, goals and objectives of the Comprehensive Plan and of the Medical District Master Plan.
3. **The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development:** Adjacent properties are largely undeveloped. Properties to the east are shown for future single-family development. Properties to the west are shown for medical uses. The proposed development ties into the future plans for the area and will not adversely affect future development in the area.
4. **Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association:** All dwelling units will have direct access to a public street or public alley.
5. **The development includes provision of adequate public improvements, including, but not limited to parks, schools, and other public facilities:** The Concept Plan and associated Parks Plan were presented to the City's Parks and Recreation Advisory Board and recommended for approval. The proposal includes extensive public trails connecting greenways, the Lick Creek hike and bike facility, and the future Southeast Park; large public greenspaces; linear parks along Bird Pond Road and Rock Prairie Road; and pocket parks throughout. Public spaces will be owned by the City of College Station as parkland, but maintained by the Municipal Management District.
6. **The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity:** The proposed development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.
7. **The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area:** The Concept Plan includes an extensive trail network, sidewalks on all streets, and bike lanes on thoroughfares. A more urban environment potentially allows for residents to shop, dine, and work near where they live, reducing traffic congestion on nearby streets and encouraging a more walkable environment.

Budget & Financial Summary: N/A

Legal Review: Yes

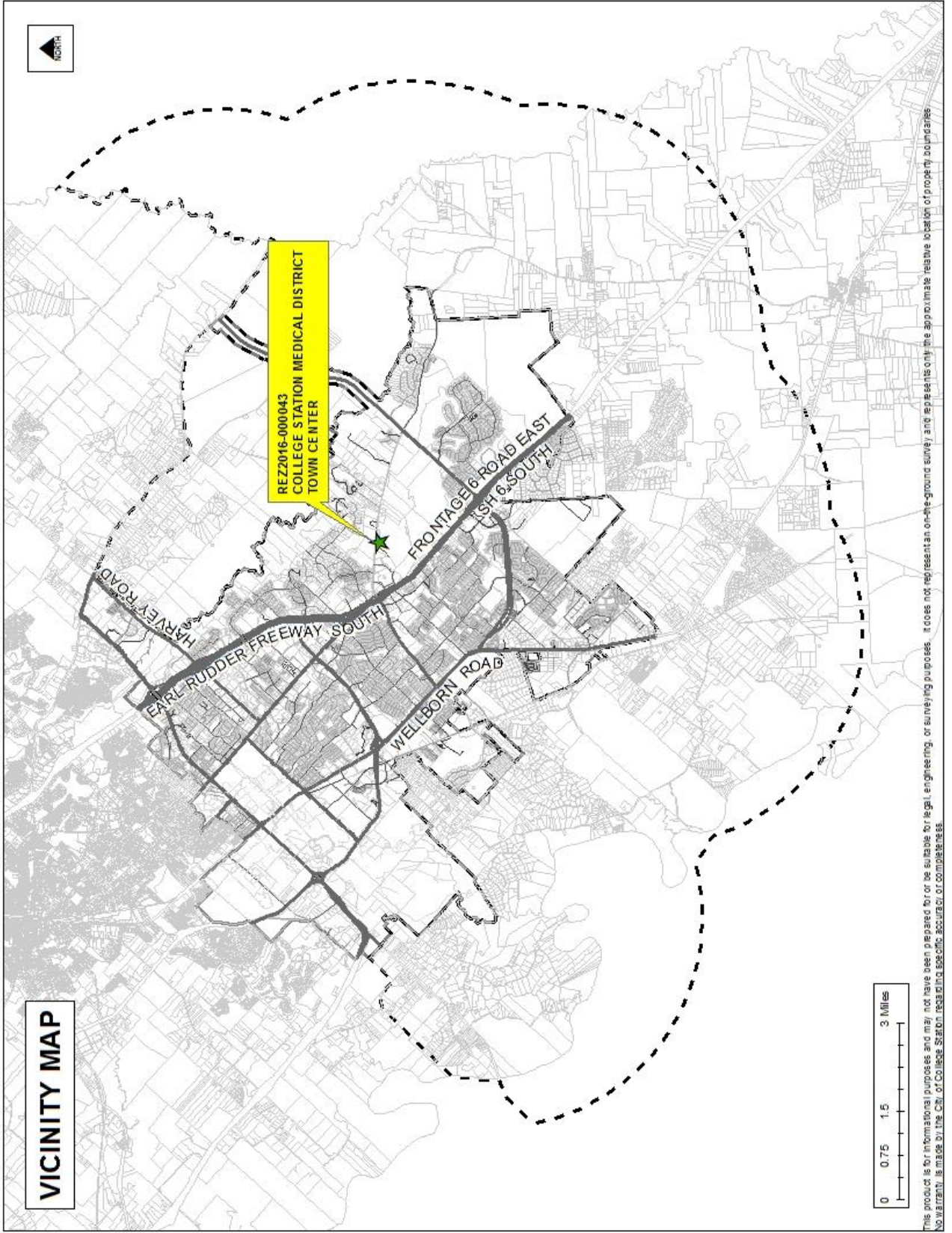
Attachments:

1. Maps
2. Background
3. Ordinance



VICINITY MAP

REZ2016-000043
COLLEGE STATION MEDICAL DISTRICT
TOWN CENTER

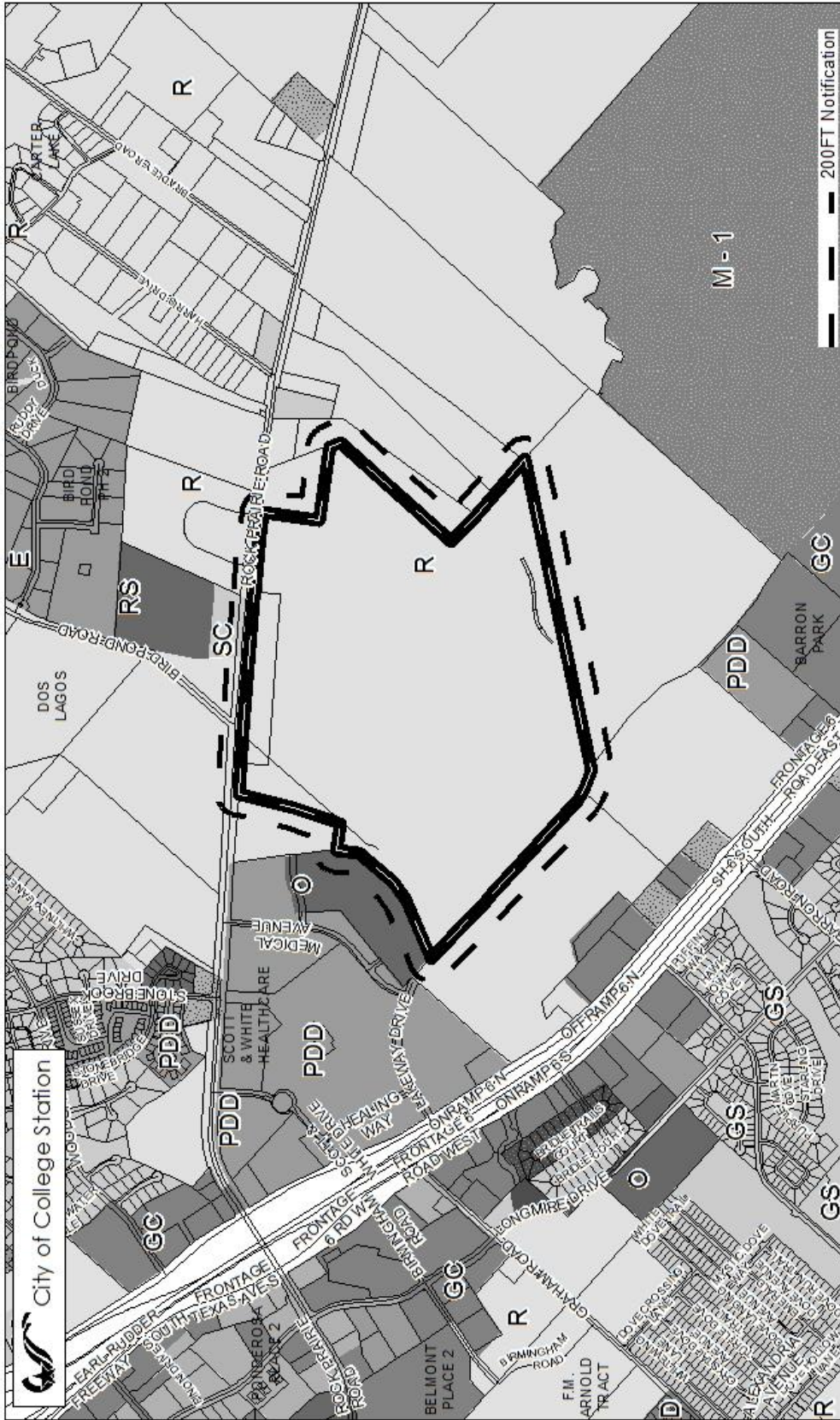


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding the accuracy of the information.



 City of College Station

 NORTH	0 1,250 2,500 Feet	COLLEGE STATION MEDICAL DISTRICT TOWN CENTER	Case: REZ2016-000043	REZONING
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ZONING DISTRICTS (in Grayscale)						
Residential	MU	Mixed-Use	CI	Design Districts	Overlay Districts	Retired Districts
R Rural	MHP	Manufactured Home Pk.	BP Business Park	WPC Wolf Pen Creek Dev. Cor.	OV Corridor Ovr.	R-1B Single Family Residential
E Estate			BPI Business Park Industrial	NG-1 Core Northgate	RDD Redevelopment District	R-4 Multi-Family
RS Restricted Suburban		Non-Residential	C-U College and University	NG-2 Transitional Northgate	KO Krenek Tap Ovr.	R-6 High Density Multi-Family
GS General Suburban	NAP	Natural Area Protected		NG-3 Residential Northgate	NPO Nbrhd. Prevailing Ovr.	RD Research and Dev.
D Duplex	O Office		Planned Districts		NCO Nbrhd. Conservation Ovr.	M-1 Light Industrial
T Townhome	SC Suburban Commercial		P-MUD Planned Mixed-Use Dist.		HP Historic Preservation Ovr.	M-2 Heavy Industrial

0 1,250 2,500 Feet

NORTH

**COLLEGE STATION MEDICAL DISTRICT
TOWN CENTER**

Case: **REZ2016-000043**

REZONING

BACKGROUND

NOTIFICATIONS

Advertised Commission Hearing Date: April 6, 2017
Advertised Council Hearing Date: April 27, 2017

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:

N/A

Property owner notices mailed: 12
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: Two at the time of staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Rock Prairie Road)	Estate, Suburban Commercial, and Restricted Suburban	R Rural, SC Suburban Commercial, and RS Restricted Suburban	Duplex subdivision and vacant land
South	Natural Areas	R Rural	City-owned Greenway
East	Natural Areas and General Suburban	R Rural	Vacant land
West	Medical	PDD Planned Development District and O Office	Hospital and assisted living facilities (under construction)

DEVELOPMENT HISTORY

Annexation: Frontage along Rock Prairie road was annexed in 1983. The remainder was annexed in 1995
Zoning: 1983 & 1995 – A-O Agricultural Open
2013 – A-O Agricultural Open renamed R Rural
Final Plat: N/A
Site development: Vacant

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM R RURAL TO PDD PLANNED DEVELOPMENT DISTRICT FOR A MIXED-USE DEVELOPMENT INCLUDING COMMERCIAL, OFFICE, MULTI-FAMILY, SINGLE-FAMILY, PARKS AND TRAILS ON APPROXIMATELY 232 ACRES OF LAND LOCATED GENERALLY AT 4000 AND 4200 ROCK PRAIRIE ROAD, COLLEGE STATION, BRAZOS COUNTY, TEXAS; AND MORE GENERALLY LOCATED ALONG THE SOUTH SIDE OF ROCK PRAIRIE ROAD, EAST OF STATE HIGHWAY 6; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" and as shown graphically in Exhibit "B," Exhibit "C," and Exhibit "D," and as described in Exhibit "E", attached hereto and made a part of this ordinance for all purposes.
- 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 any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 27th day of April, 2017.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from R Rural to PDD Planned Development District:

**METES AND BOUNDS DESCRIPTION
OF A
231.97 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 341.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIS S. RITCHEY RECORDED IN VOLUME 1160, PAGE 777 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE REMAINDER OF A CALLED 11 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIS S. RITCHEY RECORDED IN VOLUME 260, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD SET ON THE SOUTH LINE OF ROCK PRAIRIE ROAD EAST (R.O.W. VARIES) MARKING THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 10.846 ACRE TRACT OF LAND AS DESCRIBED AS BY A DEED TO JO ANN ATKINS RECORDED IN VOLUME 267, PAGE 483 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 13° 49' 13" W FOR A DISTANCE OF 1.02 FEET;

THENCE: ALONG THE SOUTH LINE OF ROCK PRAIRIE ROAD EAST FOR THE FOLLOWING CALLS:

S 86° 27' 34" E, AT 300.64 FEET PASS THE COMMON LINE OF SAID REMAINDER OF 341.06 ACRE TRACT AND SAID REMAINDER OF 11 ACRE TRACT (FROM WHICH A ½ INCH IRON ROD FOUND BEARS: S 00° 37' 23" E FOR A DISTANCE OF 1.09 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 603.26 FEET (DEED CALL: S 86° 27' 34" E – 603.27 FEET) TO A ½ INCH IRON ROD SET (THIS LINE USED FOR BEARING ORIENTATION HONORING THE RIGHT-OF-WAY BEARING AS SHOWN IN THE DEED RECORDED IN VOLUME 10437, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS). FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 04° 14' 47" W FOR A DISTANCE OF 1.00 FEET;

S 85° 01' 50" E FOR A DISTANCE OF 1226.55 FEET (DEED CALL: S 85° 02' 05" E – 1226.41 FEET, 10437/65) TO A ½ INCH IRON ROD SET. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 05° 17' 18" W FOR A DISTANCE OF 1.00 FEET;

S 84° 23' 35" E FOR A DISTANCE OF 70.89 FEET (DEED CALL: S 84° 23' 02" E – 70.75 FEET, 10437/65) TO A ½ INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 341.06 ACRE TRACT AND SAID REMAINDER OF 11 ACRE TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 11 ACRE TRACT BEARS: S 00° 40' 34" E FOR A DISTANCE OF 268.14 FEET;

N 00° 40' 34" W FOR A DISTANCE OF 1.51 FEET TO A ½ INCH IRON ROD SET;

S 84° 23' 35" E FOR A DISTANCE OF 543.05 FEET (DEED CALL: S 84° 23' 02" E – 543.10 FEET, 10437/79) TO A ½ INCH IRON ROD SET. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 06° 46' 24" W FOR A DISTANCE OF 2.50 FEET;

S 82° 03' 38" E FOR A DISTANCE OF 195.36 FEET (DEED CALL: S 82° 02' 02" E – 195.35 FEET, 10437/79) TO A ½ INCH IRON ROD SET ON THE WEST LINE OF LOT 1, ROCK PRAIRIE BAPTIST CHURCH ACCORDING TO THE PLAT RECORDED IN VOLUME 7312, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD FOUND MARKING

THE NORTHWEST CORNER OF SAID LOT 1 BEARS: N 07° 35' 00" E FOR A DISTANCE OF 7.64 FEET;

THENCE: S 07° 58' 42" W ALONG THE WEST LINE OF SAID LOT 1, AT 2.50 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 528.64 FEET (PLAT CALL: S 07° 57' 58" W – 586.27 FEET, 7312/207) TO ½ INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE: S 82° 01' 39" E ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 698.85 FEET (PLAT CALL: S 82° 02' 02" E – 699.33 FEET, 7312/207) TO ½ INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 13.95 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO OLIVER GOEN RECORDED IN VOLUME 10424, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE: S 20° 23' 16" E ALONG THE WEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 112.62 FEET (DEED CALL BEARING: S 17° 23' 00" E, 1160/777) TO A CROSS-TIE FENCE POST FOUND;

THENCE: S 41° 51' 55" W CONTINUING ALONG THE WEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 1390.07 FEET (DEED CALL: S 44° 44' 00" W – 1391.04 FEET, 10424/40) TO 6 INCH FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 13.95 ACRE TRACT;

THENCE: S 48° 02' 02" E ALONG THE SOUTHWEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 341.48 FEET (DEED CALL: S 48° 05' 26" E – 341.98 FEET, 10424/40) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 13.95 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 19.61 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ARCHIE P. CLARK AND LINDA L. CLARK RECORDED IN VOLUME 561, PAGE 28 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 17' 01" E ALONG THE SOUTHWEST LINE OF SAID 19.61 ACRE TRACT FOR A DISTANCE OF 250.65 FEET (DEED CALL: S 44° 52' 55" E – 250.66 FEET, 561/28) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.61 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 19.69 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EUGENE BERNARD SAVAGE, III AND GRACE LYNN SAVAGE RECORDED IN VOLUME 7912, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 35' 09" E ALONG THE SOUTHWEST LINE OF SAID 19.69 ACRE TRACT FOR A DISTANCE OF 437.42 FEET (DEED CALL: S 48° 34' 49" E – 437.68 FEET, 7912/265) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.69 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 66.32 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 4480, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTH CORNER OF A CALLED 100.64 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6927, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 77° 55' 55" W ALONG THE NORTHWEST LINE OF SAID 100.64 ACRE TRACT FOR A DISTANCE OF 2980.10 FEET (DEED CALL: S 77° 56' 03" W – 2981.71 FEET, 6927/226) TO 12 INCH FENCE POST FOUND ON THE NORTHEAST LINE OF A CALLED 46.60 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3310, PAGE 321 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID FENCE POST FOUND MARKING THE WEST CORNER OF SAID 100.64 ACRE TRACT;

THENCE: N 68° 42' 56" W ALONG THE NORTHEAST LINE OF SAID 46.60 ACRE TRACT AND ALONG AN EXISTING FENCE LINE FOR A DISTANCE OF 189.31 FEET TO A 6 INCH CEDAR FENCE POST FOUND MARKING THE NORTH CORNER OF SAID 46.60 ACRE TRACT AND THE EAST CORNER OF A CALLED 10.01 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M. D. WHEELER, LTD RECORDED IN VOLUME 3007, PAGE 341 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHEAST LINE OF SAID 10.01 ACRE TRACT AND CONTINUING ALONG SAID FENCE LINE FOR THE FOLLOWING CALLS:

N 56° 54' 36" W FOR A DISTANCE OF 108.66 FEET TO A 3 INCH CEDAR FENCE POST FOUND;

N 47° 58' 11" W FOR A DISTANCE OF 372.04 FEET TO A FENCE POST FOUND;

N 47° 52' 01" W FOR A DISTANCE OF 828.48 FEET TO A FENCE POST FOUND;

N 48° 14' 35" W FOR A DISTANCE OF 163.14 FEET TO A FENCE POST FOUND;

N 47° 03' 10" W FOR A DISTANCE OF 129.80 FEET TO A FENCE POST FOUND;

N 46° 26' 14" W FOR A DISTANCE OF 535.34 FEET TO A 4 INCH FENCE POST FOUND MARKING THE SOUTH CORNER OF A CALLED 25.79 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRIAN HOWARD PERRY RECORDED IN VOLUME 10459, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF SAID 25.79 ACRE TRACT FOR THE FOLLOWING CALLS:

N 66° 46' 41" E FOR A DISTANCE OF 605.80 FEET (DEED CALL: N 69° 46' 00" E – 600.50 FEET, 1160/77) TO A FENCE POST FOUND;

N 55° 06' 22" E FOR A DISTANCE OF 196.90 FEET (DEED CALL: N 57° 44' 00" E – 195.20 FEET, 1160/777) TO A FENCE POST FOUND;

N 41° 30' 56" E FOR A DISTANCE OF 424.36 FEET (DEED CALL: N 44° 44' 00" E – 423.09 FEET, 1160/777) TO A ½ INCH IRON ROD FOUND;

N 05° 17' 42" E FOR A DISTANCE OF 216.35 FEET (DEED CALL: N 08° 04' 00" E – 217.30 FEET, 1160/77) TO A 6 INCH CEDAR FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 10.846 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 10.846 ACRE TRACT AND SAID REMAINDER OF 341.06 ACRE TRACT FOR THE FOLLOWING CALLS:

S 81° 11' 52" E FOR A DISTANCE OF 256.72 FEET (DEED CALL: S 78° 33' 00" E – 258.20 FEET, 1160/77) TO A 6 INCH FENCE POST FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 10.846 ACRE TRACT;

N 18° 43' 49" E FOR A DISTANCE OF 471.11 FEET (DEED CALL: N 21° 24' 00" E – 467.10 FEET, 1160/777) TO A FENCE POST FOUND;

N 13° 49' 13" E FOR A DISTANCE OF 522.38 FEET (DEED CALL: N 16° 44' 00" E – 586.42 FEET, 1160/777) TO THE POINT OF BEGINNING CONTAINING 231.97 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2012. SEE PLAT PREPARED FEBRUARY, 2012, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

C:/WORK/MAB/12-041



EXHIBIT "B"

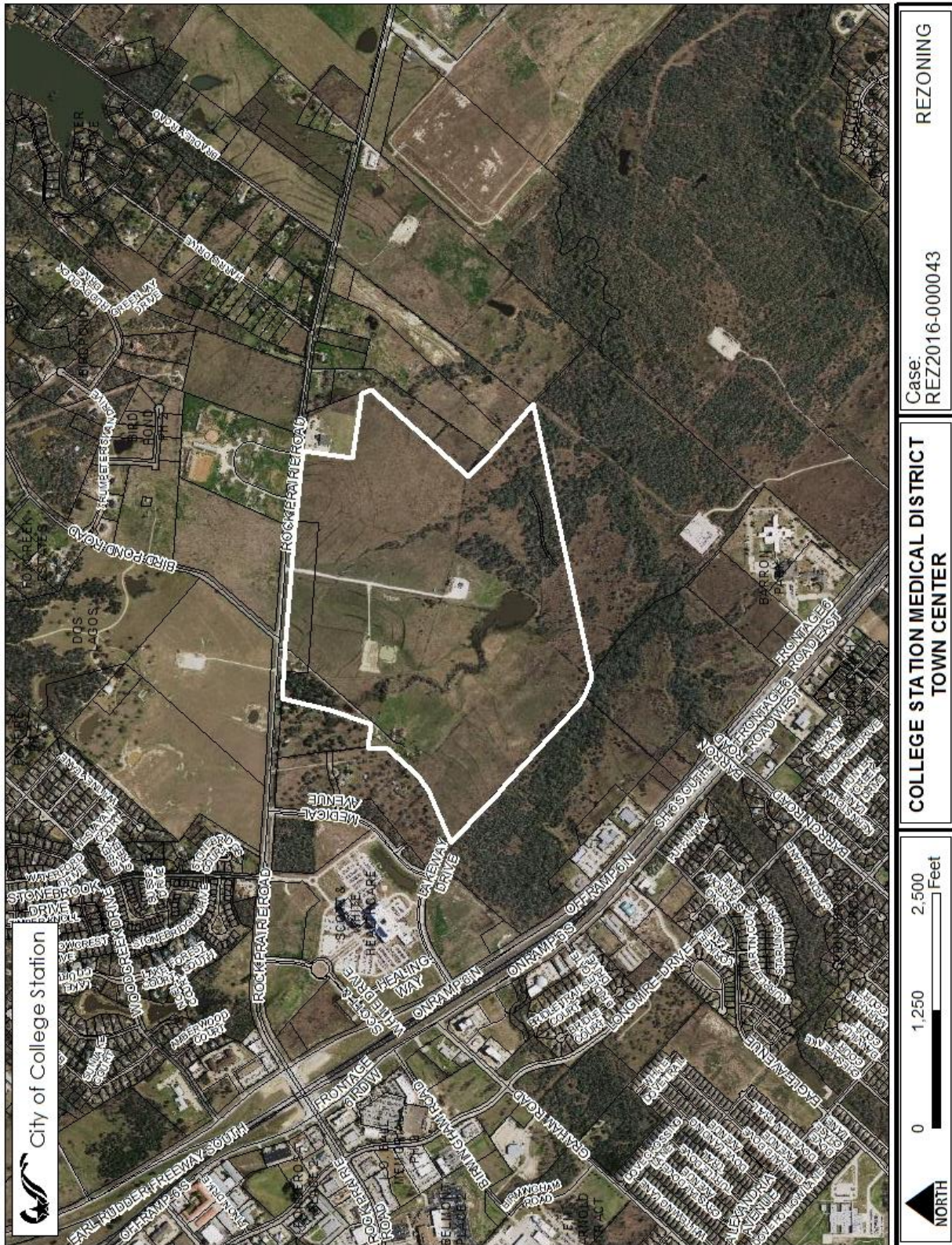


EXHIBIT "C" **Conceptual Land Use Plan**



EXHIBIT "D"

Conceptual Parks Plan



EXHIBIT “E”

Purpose, Intent and Community Benefit: The City’s Medical District Master Plan recognizes the importance of developing this area as an urban environment with both the density and the mix of uses to serve the area with offices, services, and retail, as well as living opportunities for employees and patrons of the area. The intent is for this area to serve as a Health and Wellness District that provides a Live-Work-Play environment with enhanced pedestrian facilities and destinations.

In order to construct a more urban environment, some of the City’s existing development standards must be modified. In general, structures are proposed to have minimal setbacks, few height limitations, and no buffers between uses. Additionally, availability of public parking is considered very important to the success of the development.

To encourage a healthy lifestyle, site enhancements will be made throughout to provide pedestrian traffic within and through the site for both recreation and commuting. This will be accomplished in part by providing trail connections to the Lick Creek hike and bike trail, and enhanced recreational amenities around the existing pond within the development.

To provide a walkable vibrant urban environment, the public realm should be supported by landscape, site furniture, outdoor plazas and art. The urban design and mixed-use nature of the development will create the need for enhanced urban amenities such as benches and other site furniture, street trees, enhanced paving materials, and wide sidewalks. All street furniture and amenities as well as placement will be standardized according to the District’s architectural guidelines. Street light standards are proposed to be distinct to the District and will be coordinated between the City and the District.

Base Zoning Districts: The PDD Planned Development District zoning includes the following base zoning districts and all requirements associated with those base zoning districts shall apply except where specifically modified herein. The PDD Planned Development District zoning includes **base zoning districts of MU Mixed-Use** with modifications (for the area described as “Town Center Commercial” in Exhibit “C”), **GS General Suburban** with modifications (for the area described as “Town Center Residential” in Exhibit “C”), and **NAP Natural Areas Protected** (for the area described as “Natural Areas Protected” in Exhibit “C”).

The PDD includes a number of modifications, listed below, to realize the urban proposal. In addition, amendments to Preliminary Plans and their associated Final Plats may be taken through the review process and to the Planning and Zoning Commission concurrently, at the request of the developer.

Permitted Uses:

Town Center Residential: GS General Suburban uses shall be permitted within areas marked as Town Center Residential with the following additional uses, as set out in the Unified Development Ordinance and as set forth herein:

- Boarding and Rooming House
- Duplex
- Multi-family Dwelling but with a maximum of four (4) units
- Townhouse
- Single-unit dwelling
- Two-unit dwelling
- Cottage Green Single-Family (**as defined below)
 - *** As used in reference to the subject property, Cottage Green is defined as a grouping of detached single-family dwelling units clustered around a common open space*

developed with a common plan for the site. Residential lots may front on an alley (no street frontage) so long as fire protection is maintained. Green clusters will have parking associated with the common development, but not necessarily with each lot.

Town Center Commercial: MU Mixed Use uses shall be permitted within areas marked as Town Center Commercial with the following additional uses allowed, as set out in the Unified Development Ordinance and as set forth herein:

- Extended Care Facility / Convalescent / Nursing Home
- Educational facility
 - Indoor Instruction
 - College, Junior College, and University
 - Outdoor Instruction
 - Primary & Secondary
 - Tutoring
 - Vocational / Trade
- Health Care – Hospitals
- Golf Course / Driving Range
- Storage, Self Service (with indoor access only)
- Vehicle Sales and Rental (with indoor or within parking structure only)

Modifications: The requested and herein approved modifications to the Unified Development Ordinance (UDO) are as follows:

- **Section 12-5.1.J.1 Supplemental Standards for MU Mixed Use**
 - This development will not be subject to the minimum 30 percent residential use requirement in areas subject to the MU Mixed Use requirements of the UDO.
 - Minimum Floor-to-Area Ratio is .5:1 for this development.
- **Section 12-5.2 Residential Dimensional Standards**
 - Modifications to the General Suburban standards of the UDO for the Town Center Residential areas are as follows:

Average Lot Area per Dwelling Unit (DU)	No Minimum
Absolute Min. Lot Area per Dwelling Unit (DU)	1500 SF
Min. Lot Width	No Minimum
Min. Lot Depth	No Minimum
Min. Front Setback(H)	10'
Min. Side Setback	5'(A)
Min. Side Street Setback	10'
Min. Side Setback between Structures	10'
Min. Rear Setback	No Minimum
Max. Height	No Max
Max. Dwelling Units/Acre (Subdivision Gross)	16

(A) Zero lot line construction is allowed so long as a minimum distance of 10' between structures is maintained.

- Modifications to the Mixed Use standards for the Town Center Commercial area are as follows:

Max. Front Setback	20'(O)
Max. Side Street Setback	20'(O)
Min. Rear Setback(L)	12'
Max. Height	*No Maximum(L)
Minimum Number of Stories	**2 Stories
Max. Dwelling Units/Acre (Subdivision Gross)	No Maximum

(L)Reference Easterwood Field Airport Zoning Ordinance only regarding height limitations.

(O)For MU zoned properties, maximum side street and front setbacks may be measured from the edge of a public easement when it is in excess of the maximum setback. Maximum setbacks may be increased to up to one hundred ten feet (110') to accommodate a parking lot between the structure and the street. Maximum setback requirements may be fulfilled through the use of plazas, outdoor dining, and bicycle parking.

* Section 12-7.2.H.3.b Low-Density Residential Protection limiting height and/or setback does not apply

**2 story minimum elevations are only required fronting major thoroughfares and primary street frontages. These dimensional standards are with the understanding that sufficient easements for utilities will be provided, as described in this document.

- **Section 12-7.2.H.3.b Low-Density Residential Protection**

- This section does not apply anywhere within the proposed development.

- **Section 12-7.3 Off-Street Parking Standards** – In an effort to make a more walkable environment, traditional surface parking will be supplemented with on-street parking and shared-use parking. Shared Parking will take into account peak demands of both uses and may be achieved with surface lots or multi-level garages. Parking study will be based on current Urban Land Institute (ULI) definitions. In lieu of parking space requirements for the below uses:

- Residential uses: One (1) parking space for the first bedroom and 0.5 spaces for each additional bedroom
- Non-Residential Uses: One (1) parking spaces per 250 square feet of gross building area, with no additional parking for more intense commercial uses.
- A parking area with 12 parking spaces or fewer is not required to construct interior parking islands. End islands are required with a minimum of 90 square feet located at the end of each parking row.

- **Section 12-7.5.C Summary of Permitted Signs** –This section shall apply except as set forth herein. Signage for the district should be customized based on the district's vehicular and pedestrian oriented environment. All signs should convey the intent of the district aesthetically in both look and feel and be cohesive in nature. In addition to those permitted by the base zoning districts, the following signs are permitted:

- Freestanding signage will be allowed in the Town Center Commercial portion of the development, in accordance with height, area, and setback requirements of Section 12-7.5.N.a
- Projections signs are permitted in the Town Center Commercial portion of the development and may be used as identification for the general area or for a specific business and/or tenants. Square footage of projection signs will not count against the allowed square footage of attached signage. One projection sign shall be allowed per tenant, per public right-of-way or public way frontage.
- Temporary, removable Sidewalk Signs are permitted in the Town Center Commercial portion of the development adjacent to the building, directly in front of the business that

it advertises, leaving a minimum clear space as required by the American with Disabilities Act as Amended (ADAA). The maximum height is four (4) feet and the maximum area is 12 square feet.

- Special District Identification Signs are permitted. The sign must primarily identify the District's advertised name (Municipal Management District) and must be owned and maintained by the District. Such signs may be on- or off- property and are limited to 50 square feet, exclusive of supports/base. Signs may not be located within the public right-of-way unless expressly authorized herein or in writing by the City. Subject to an agreement with the private property owner of the sign location and the District, signs may be located near the following intersections:
 - Bird Pond Road and Rock Prairie Road,
 - Bird Pond Road and State Hwy 6,
 - Barron Road and State Hwy 6,
 - Lakeway Drive. and State Hwy 6,
 - Lakeway Drive. and William D. Fitch Parkway, and
 - Rock Prairie Road and State Hwy 6
- Wayfinding signage will be permitted as a district-oriented place making element that is cohesive with the overall District signage. Wayfinding is permitted on private property located along public rights-of-way. Wayfinding signs may be a maximum of eight (8) feet in height and a maximum of 32 square feet.
- District Street Pole Banners that serve as seasonal or special event notification are permitted only after coordination and approval by College Station Electric and the City Manager's Office. Such banners shall be attached at two points and may be constructed of flexible canvas-type material. District Street Pole Banners will be mounted at a height prescribed by the City of College Station at the time of installation and will not exceed six (6) square feet.
- **Section 12-7.6 Landscape and Tree Protection** - The following modifications to the UDO are allowed:
 - Section 12-7.6.B.2.a - As denser urban conditions are requested in the residential areas, a minimum of one tree (canopy or non-canopy) is required in the front yard of townhouse or single-family residential. This is a modification from the General Suburban requirement of 2 trees canopy trees (or one minimum 4" canopy tree) for each lot.
 - Section 12-7.6.B.3 – This section applies except for the following modifications which are allowed from the MU Mixed Use Landscape Standards where MU Mixed Use Landscape Standards would otherwise apply:
 - Flexibility with the spacing, placement, and planting materials for street trees that have close proximity to building foundations will be provided. This allows for a streetscape that is more compatible in an urban environment.
 - Required Street Trees may be selected from the canopy or non-canopy list as space allows.
 - A minimum 6' length x 3' wide tree planting area is required. No tree grate is required.
- **Section 12-7.7 Buffer Requirements**
 - Buffers do not apply between uses within the development.
- **Section 12-8.3 General Requirements & Minimum Standards of Design for Subdivisions within the City Limits.** Enjoyable, well-designed streets define the character of the district. They should support high levels of walking and bicycling, as well as vehicular traffic and parking. Modifications are allowed to the following sections of Section 12-8.3 of the UDO:
 - 12-8.3.E.8.a Geometric Standards, Street Design Criteria (exceptions noted below in "Optional Modifications to Street Design Standards")

- 12-8.3.G.2.a Block length Allow for 1200' block length of a linear park block adjacent and parallel to a Right-of-Way on Rock Prairie Road, Bird Pond Road, and Lakeway Drive.
- 12-8.3.H.1.h Lot frontage on a public street shall apply except for residential lots that front on a common courtyard or access lot will have access to public streets through alleys.

Optional Modifications to Street Design Standards: the following options for alternative street design may be used in lieu of other applicable requirements. If the following described street design is used, then all listed modifications should be included in the design.

Town Center Residential: The following principles of street design apply for areas designated as Town Center Residential:

Right-of-Way & Easements

- Standard street Right-of-Way (ROW) widths
- As bicycle facilities are standard on thoroughfares, if parking is desired, then additional ROW width is needed to accommodate separated bike lanes and parking.
- Ten (10) foot Public Utility Easements (PUE) provided adjacent to each side of the ROW and within proposed ten (10) foot building setbacks.
- Utilities will be located within the ROW or PUEs with no additional width of ROW or PUE dedication required.
- Utilities may not be located under vehicular pavement, with the exception of crossings. Utilities can be located in other areas within the ROW or PUE provided it doesn't affect the building setback.
 - Utilities are permitted under sidewalks.
 - Storm sewer is permitted under streets.
- Additional PUE will not be required if depth of utility exceeds the standard depth. Maximum 10-foot PUE.
- Water and wastewater lines will be located at least 15 feet from the permitted setback of structures (or at least five (5) feet inside of the ROW)
- Exceptions may be considered to the standard 15' building separation from a pressurized water line and/or wastewater line for minor conflicts to ensure the 10' building setback is not affected.

Building Setbacks from Right-of-Way

- A minimum of ten (10) foot building setbacks from the property line/ROW line.
- Utility placement will be such that structures may be erected at the Ten (10) foot setback line.

Pavement Width and Parking

- On-street parking is permitted at the time of development. As public streets, the City may desire to later remove on-street parking for public safety or other reasons at its discretion in accordance with applicable rules and regulations.
- Minimum pavement width is 27 feet (back of curb) and meet all other standards.
- Phases of development with all pavement widths of at least 30 feet (back of curb) do NOT have to comply with "Single-Family Residential parking Requirements for Platting" (Unified Development Ordinance Section 12-8.3.W).
- Residential sidewalks will be a minimum of six (6) feet in width.

Tree Placement

- Canopy and non-canopy trees may be planted in residential front yards within the 10-ft setback/PUE so long as canopy trees are not located over water or wastewater lines.

- Trees will be located between the sidewalk and the raised bike lane, if bike lane exists, provided they are maintained by the Rock Prairie Municipal Management District Number 2 (MMD) and do not create a conflict with pedestrians or cyclists.

Town Center Commercial: The following principles of street design apply for areas designated as Town Center Commercial:

Right-of-Way & Easements

- Standard street Right-of-Way (ROW) widths
- As bicycle facilities are standard on thoroughfares, if parking is desired, then additional ROW width may be needed to accommodate separated bike lanes and parking.
- Additional Public Utility Easements (PUE) will not be provided adjacent to the ROW.
- Utilities will be located within the ROW with no additional width of ROW or PUE dedication required.
- Utilities may be located under vehicular pavement, sidewalks, medians, or other areas within the ROW such that they will not affect the building setback.
- Additional ROW or PUE will not be required if depth of utility exceeds the standard depth.
- Water and wastewater lines will be located at least 15 feet from the permitted setback of structures (or at least 15 feet inside of the ROW).
- Exceptions may be made to the standard 15' building separation from a pressurized water line and/or wastewater line for minor conflicts to ensure the 0' building setback is not affected.

Building Setbacks from Right-of-Way

- Zero (0) foot building setbacks from the property line or ROW line.
- Utility placement will be such that structures may be erected at the property line.

Pavement Width and Parking

- Standard curb and street radii
- Aerial Apparatus Easements (AAE) are required where structures are anticipated to be over 30 feet in height. AAEs are a minimum of 26 feet in width, paved with pavers or other surfacing which provides adequate support, and portions of medians may be utilized to meet the 26-foot requirement.
- On-street parking is permitted at the time of development. As public streets, if the City desires to remove parking in the future for public safety or other reasons, at its discretion in accordance applicable rules and regulations.
- Commercial and multi-family sidewalks will be a minimum of 11 feet in width on Thoroughfares and 8 feet on all other commercial streets.

Tree Placement

- Non-canopy trees and canopy trees are allowed within the ROW (both in the median and along the street edge and sidewalk) to meet street tree requirements, so long as canopy trees are not located over water or wastewater lines.
- Trees will be located in planting strips without grates (with 3'x6' being typical) and include irrigation and drains under the tree.
- Trees will be located between sidewalk and raised bike lanes, if bike lane exists, and will be maintained by the Rock Prairie Municipal Management District Number 2 (MMD) such that they do not create a conflict with pedestrians or cyclists.
- Canopy trees may be spaced a minimum of 45 feet where AAEs are required for fire protection. Non-canopy trees can be spaced appropriately without limitation by location of AAEs.

Public parkland dedication for this planned development shall be approximately 30 - 50 acres, based on the ultimate number of dwelling units, as required by City ordinance. This total acreage reflects the requirement for both neighborhood and community parks. The exact acreage required for dedication will be based on the number of dwelling units developed.

The dedicated community parkland will become an extension of the Southeast Community Park with a continuation of the Lick Creek Hike and Bike Trail. Extensive trails will be built within the floodplain to connect to the City's trail system. This creates a higher level of connectivity through the park system. The land within the floodplain is proposed to be counted at the same ratio as other park land within the development to meet the parkland dedication requirements.

Urban parks such as highly amenitized linear street side parks and other urban green spaces are also proposed for parkland dedication. The linear parks will range from 50 – 90 feet in width and run parallel to roadways, as depicted.

The natural pond on the property will be maintained and may be increased to serve as detention/retention. The detention/retention may extend into the flood plain area designated as Natural Areas Protected, and will be maintained as well. The full acreage of the pond and park area will be counted toward parkland dedication.

Parkland and trail (both on-site and off-site) development is proposed in multiple phases commensurate with build out of the project. The off-site trails will be developed by the developer or the MMD, no later than the last portion of dedication of park land, within the development, shown on the Parks plan exhibit.

All park and public spaces will be maintained by the MMD.

Legislation Details (With Text)

File #:	17-0194	Version:	1	Name:	Comprehensive Plan Amendment – Carter's Creek Condos
Type:	Comprehensive Plan	Status:			Agenda Ready
File created:	4/17/2017	In control:			City Council Regular
On agenda:	4/27/2017	Final action:			
Title:	Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Natural Areas Reserved and Commercial to Natural Areas Reserved and Urban for approximately 5.96 acres located at 1451 Associates Avenue, generally located at the northwest corner of Harvey Road and Associates Avenue.				
Sponsors:	Madison Thomas				
Indexes:					
Code sections:					
Attachments:	Aerial Amendment Map Ordinance.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Natural Areas Reserved and Commercial to Natural Areas Reserved and Urban for approximately 5.96 acres located at 1451 Associates Avenue, generally located at the northwest corner of Harvey Road and Associates Avenue.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Diverse Growing Economy

Recommendation(s): The Bike, Pedestrian and Greenways Board heard this item on April 3, 2017 and voted unanimously to recommended approval. The Planning and Zoning Commission considered this item on April 6, 2017 and voted unanimously to recommend approval.

Summary: : The applicant has requested the proposed Comprehensive Plan amendment to Urban and Natural Areas Reserved as a step toward permitting a multi-family residential housing development at 1451 Associates Ave. This development is intended to provide housing within walking distance of the nearby commercial developments and Veteran's Park. The subject property is designated as General Commercial and Natural Areas Reserved, with the properties to the north, east, west designated as Natural Areas Reserved, and to the south, General Commercial on the Comprehensive Plan Future Land Use and Character Map.

REVIEW CRITERIA

- 1. Changed or changing conditions in the subject area or the City:** The City of College Station's Comprehensive Plan was adopted in 2009. This site was designated as General Commercial and Natural Areas Reserved on the Comprehensive Future Land Use and Character Map. The area of the site closest to Associates Ave. was designated as General Commercial, while the rest of the property was identified as Natural Areas Reserved. The Comprehensive Plan Natural Areas Reserved designation is for areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities. The existing Natural Area Reserved was originally determined by Carter's Creek floodplain, encompassing this area plus additional area. The Letter of Map Revision (LOMR) was approved in 2011, updating the floodplain limits of this area with a more comprehensive study.

The subject property is located south of Area 8-Carters Creek Corridor on the Comprehensive Future Land Use and Character Map Concept Plan. The Carters Creek Corridor is an area that has identified Carters Creek and the floodplain along it as a significant natural feature that should be protected and developed for recreational opportunities that tie the region together. The Natural Areas Reserved designation on the edge of this property allows for the continued protection of the floodplain along the creek, some of which concentrations of commercial activity to serve the nearby residents. Suburban Commercial areas tend to be small in size and located adjacent to major roads (arterials and collectors).

Properties to the south are all developed as commercial uses and zoned for commercial uses, property to the north and west are zoned General Commercial, General Suburban and Rural. Currently, they are all undeveloped. General Suburban zoning allows for smaller lot, single-family development. General Commercial allows for large commercial and retail development. Staff feels that an Urban designation on this property to allow for high density multi-family would create a transitional land use designation between property that allows for single-family and property that has developed as commercial.

- 2. Scope of the request:** The request is to convert approximately 6 acres from General Commercial to Urban by amending the Comprehensive Plan Future Land Use and Character Map. The Urban designation calls for areas to have a very intense level of development activity that tend to consist of townhomes, duplexes and high-density apartments. The applicant anticipates proposing a future rezoning for an apartment complex. Under the existing land use designation, large scale commercial uses could be developed.
- 3. Availability of adequate information:** An Urban designation allows for future development of high-density residential. College Station Utilities will provide water and sewer service to the property and is available to the site. College Station Utilities (CSU) serves properties in this area and is able to provide domestic water & sanitary sewer service to the proposed development. A Transportation Impact Analysis is not required for a Comprehensive Plan Amendment, and due to the size of the property, will likely not require one in the future.

- 4. Consistency with the goals and strategies set forth in the Plan:** The goal for College

Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

The Comprehensive Plan identifies relevant strategies to achieve this goal, specifically the strategy to develop and maintain, through regular review, a land use plan that identifies, establishes and enhances community character. The subject tract is adjacent to developed commercial, and adjacent to property that is zoned for commercial and single-family use. The proposed designation is in an area that is sensitive and complementary to the surrounding land uses.

5. Consideration of the Future Land Use & Character and/or Thoroughfare Plans: The existing Future Land Use and Character designation on the property is General Commercial.

The General Commercial land use designation is generally for concentrations of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads. It is preferred that in such areas development be concentrated in nodes rather than spread out in strips.

The proposed land use, Urban, is described as, "generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within growth and redevelopment areas."

The Urban land use designation, when not in a Growth Area, is typically characterized by more dense residential developments in the form of duplexes, townhomes or apartments. This mix of residential uses would be benefitted by the adjacent Natural Areas Reserved and Commercial uses which are within walking distance.

The property is located off of Associates Avenue, a dead-end street. The properties to the south, are already developed with commercial buildings, the rear of these buildings facing Associates Ave. The adjacent properties are limited in development opportunities due to the shape of the property and existing water features. Due to the limited access, existing surrounding development, a reduced potential for development of large commercial structures, this property would better serve a multi-family development.

6. Compatibility with the surrounding area: The proposed amendment to Urban would allow zoning for high-density residential uses, such as townhomes and apartments. Properties to the south are already developed as commercial. Properties to the north can develop as commercial and as single-family. The current property and adjacent have not yet developed as commercial, possibly due to their locations behind existing commercial development, lack of visibility from the road, and restrictions related to the property shape and size. A change to a multi-family use would create a transition in density between permitted single-family development and existing commercial developments.

7. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Water service will be served by City of College Station. There is an existing 6-inch

waterline at the driveway of Sam's Club's driveway on Associates Avenue.

Sanitary Sewer service is available via existing 21-inch sanitary sewer line running diagonally across subject tract. A Future parallel 30-inch sanitary sewer line is planned to parallel the existing 21-inch sewer line up to the boundary of the tract which then runs along the rear of the tract.

Subject tract is in the Carter Creek Drainage Basin. Tract is generally draining towards Carter Creek. Detention will not be required with development as assessed by the current city adopted Watearth's watershed timing analysis.

Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. The associated infrastructure appears to have capacity to adequately serve the proposed change of use at this time.

8. **Impact on the City's ability to provide, fund, and maintain services:** The proposed amendment for the subject property does not negatively impact the City's ability to provide, fund and maintain services. Infill development will add to the tax base while utilizing existing city infrastructure.
9. **Impact on environmentally sensitive and natural areas:** The applicant has proposed to reserve natural areas within this site. As defined in previous criteria, this designation is for areas that represent a constraint to development, and should be preserved for their natural function. The Natural Areas Reserved boundary on this site is proposed to change from its current location on the Comprehensive Plan Future Land Use and Character Map, to the newly proposed location. The current location of the Natural Areas Reserved is conceptual and was determined by previous knowledge. In 2011, the LOMR presented a more recent floodplain study on the property. The proposed location for the Natural Areas Reserved has been determined by the location of the floodplain line with an additional 50' boundary added for safety due to the topography of the land adjacent to the creek. This proposed location is supported by staff.
10. **Contribution to the overall direction and character of the community as captured in the Plan's vision and goals:** The goal for College Station's Future Land Use and Character is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The amendment will allow for dense residential development adjacent to existing commercial developments and within walking distance to Veterans Park. The identification and designation of Natural Areas Reserved on the property, reflects the vision statement provide sensitive development and management of the natural environment. The vision statements that reference planned, quality and sustainable growth as well as neighborhoods with character can be seen though the proposed designation of this property to Natural Areas Reserved and Urban land uses.

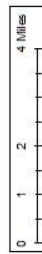
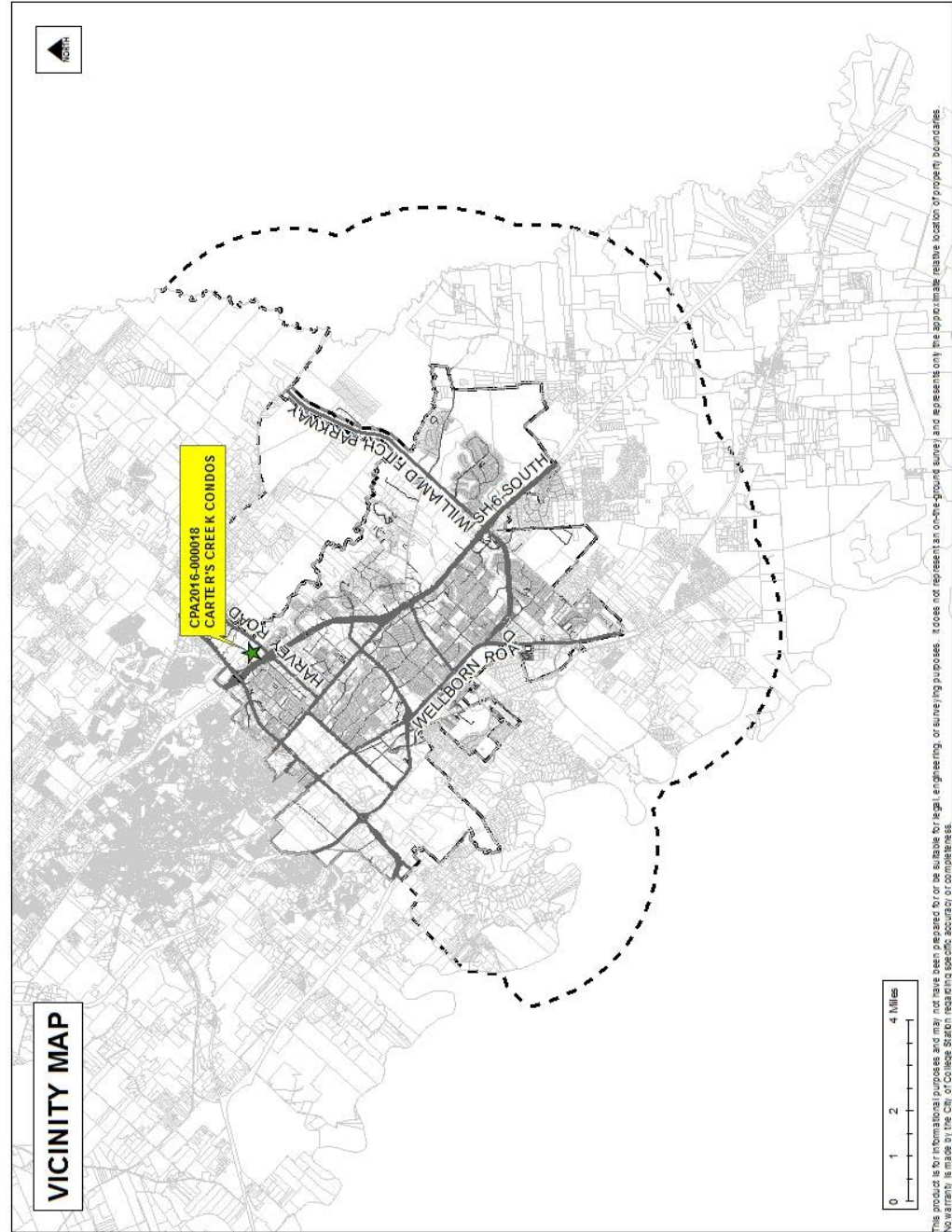
Budget & Financial Summary: N/A

Legal Review: Yes

Attachments:

1. Aerial
2. Amendment map
3. Ordinance

VICINITY MAP



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding the accuracy or completeness of this information.

EXISTING

Future Land Use



PROPOSED

Future Land Use



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN - FUTURE LAND USE & CHARACTER MAP FROM NATURAL AREAS RESERVED AND COMMERCIAL TO NATURAL AREAS RESERVED AND URBAN FOR APPROXIMATELY 5.96 ACRES LOCATED AT 1451 ASSOCIATES AVENUE, GENERALLY LOCATED IN THE NORTHEAST CORNER OF STATE HIGHWAY 6 AND HARVEY ROAD INTERSECTION, PROVIDING A SEVERABILITY CLAUSE; 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 “Comprehensive Plan of the City of College Station” is hereby amended by adding a new Subsection C.2.z of said plan’s Exhibit “A” thereto as set out in Exhibit “A” attached hereto and made a part hereof; and by amending the “Comprehensive Plan Future Land Use and Character Map,” as set out in Exhibit “B” attached hereto for the identified area and made a part hereof for all purposes.
- 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 any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 27th day of April, 2017.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT “A”

That ordinance no. 3186 adopting the “Comprehensive Plan of the City of College Station” as amended, is hereby amended by adding a new Subsection C.2.z to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

“EXHIBIT ‘A’**A. Comprehensive Plan**

The College Station Comprehensive Plan (Ordinance 3186) is hereby adopted and consists of the following:

1. Existing Conditions;
2. Introduction;
3. Community Character;
4. Neighborhood Integrity;
5. Economic Development;
6. Parks, Greenways & the Arts;
7. Transportation;
8. Municipal Services & Community Facilities;
9. Growth Management and Capacity; and
10. Implementation and Administration.

B. Master Plans

The following Master Plans are hereby adopted and made a part of the 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. East College Station Transportation Study dated May 2005;
5. Parks, Recreation and Open Space Master Plan dated May 2005;
6. Park Land Dedication Neighborhood Park Zones Map dated January 2009;
7. Park Land Dedication Community Park Zones map dated April 2009;
8. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
9. Central College Station Neighborhood Plan dated June 2010;
10. Water System Master Plan dated August 2010;
11. Wastewater Master Plan dated June 2011;
12. Eastgate Neighborhood Plan dated June 2011;
13. Recreation, Park and Open Space Master Plan dated July 2011;
14. Southside Area Neighborhood Plan dated August 2012;
15. Medical District Master Plan dated October 2012;
16. Wellborn Community Plan dated April 2013;
17. Economic Development Master Plan dated September 2013; and

18. South Knoll Area Neighborhood Plan dated September 2013.

C. Miscellaneous Amendments

The following miscellaneous amendments to the College Station Comprehensive Plan are as follows:

1. Text Amendments:

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- c. Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities” by amending the text based on the recommendation of the Comprehensive Plan Five-Year Evaluation & Appraisal Report – Ordinance 3730 dated December 10, 2015.
- d. Chapter 8 “Growth Management & Capacity” by amending the text based on recommendations from the Annexation Task Force – Ordinance 3766, dated April 28, 2016.

2. Future Land Use and Character Map Amendment:

- a. 301 Southwest Parkway – Ordinance 3255, dated July 2010.
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- d. 1600 University Drive East – Ordinance 3535, dated November 14, 2013.
- e. 2560 Earl Rudder Freeway S. – Ordinance 3541, dated December 12, 2013.
- f. 13913 FM 2154. – Ordinance 3546, dated January 9, 2014.
- g. 2021 Harvey Mitchell Parkway – Ordinance 3549, dated January 23, 2014.
- h. 1201 Norton Lane – Ordinance 3555, dated February 27, 2014.
- i. 3715 Rock Prairie Road West – Ordinance 3596, dated August 25, 2014.
- j. 4201 Rock Prairie Road – Ordinance 3670, dated July 9, 2015.
- k. The approximately 40 acres of land generally located east of FM 2154 (aka Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (aka William D. Fitch Parkway), and north of Westminster Subdivision – Ordinance 3731, dated December 10, 2015.
- l. The approximately 120 acres of land generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community – Ordinance 3732, dated December 10, 2015.
- m. The approximately 900 acres of land generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road – Ordinance 3733, dated December 10, 2015.

- n. The approximately 17.788 acres of land generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.– Ordinance 3752, dated March 10, 2016.
 - o. The approximately 9 acres of land generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail – Ordinance 3779, dated June 9, 2016
 - p. The approximately 16 acres located at 8607 Rock Prairie Road, generally located at the north of Rock Prairie Road and west of William D. Fitch Parkway – Ordinance 3794, dated August 11, 2016.
 - q. The approximately 14.25 acres of land located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, along the east side of Earl Rudder Freeway South – Ordinance 3799, dated August 25, 2016.
 - r. The approximately 7 acres of land located along the south side of State Highway 30, south of Veterans Memorial Park – Ordinance 3828, dated October 27, 2016.
 - s. The approximately 58 acres of land generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension –Ordinance 3830, dated October 27, 2016.
 - t. The approximately 2 acres of land generally located on Corsair Circle north of Pavilion Avenue – Ordinance 3846, dated December 8, 2016.
 - u. The approximately 18 acres of land generally located at the southeast corner of Sebesta Road and Earl Rudder Freeway frontage road – Ordinance 3848, dated December 8, 2016.
 - v. The approximately 6 acres of land being situated in the Pooh’s Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive east, more generally southwest of the intersection of Holleman Drive East and Lassie Lane – Ordinance 3850, dated January 12, 2017.
 - w. The approximately 6.3 acres of land generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway - Ordinance 3859, dated February 9, 2017.
 - x. The approximately 11.3 acres of land generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway – by an ordinance dated April 27, 2017.
 - y. The approximately 232 acres of land generally located south of Rock Prairie Road by an ordinance dated April 27, 2017.
 - z. The approximately 5.96 acres of land generally located in the northeast corner of State Highway 6 and Harvey Road intersection – by this ordinance dated April 27, 2017.
3. Concept Map Amendment:
- a. Growth Area IV – Ordinance 3376, dated October 2011.
 - b. Growth Area V – Ordinance 3376, dated October 2011.

4. Thoroughfare Map Amendment:
 - a. Raintree Drive – Ordinance 3375, dated October 2011.
 - b. Birkdale Drive – Ordinance 3375, dated October 2011.
 - c. Corsair Circle – Ordinance 3375, dated October 2011.
 - d. Deacon Drive – Ordinance 3375, dated October 2011.
 - e. Dartmouth Drive – Ordinance 3375, dated October 2011.
 - f. Farm to Market 60 – Ordinance 3375, dated October 2011.
 - g. Southwest Parkway – Ordinance 3375, dated October 2011.
 - h. Cain Road extension – Ordinance 3639, dated February 26, 2015.
 - i. Update to Chapter 6 Maps- Ordinance 3729, dated December 10, 2015.
 - j. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
5. Bicycle, Pedestrian and Greenways Master Plan Amendment:
 - a. Cain Road extension – Ordinance 3639, dated February 26, 2015
 - b. Update to Maps 5.4 and 5.5- Ordinance 3729, dated December 10, 2015.
 - c. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - d. Update to Maps 5.4 and 5.5 – by an ordinance dated April 27, 2017.

D. General

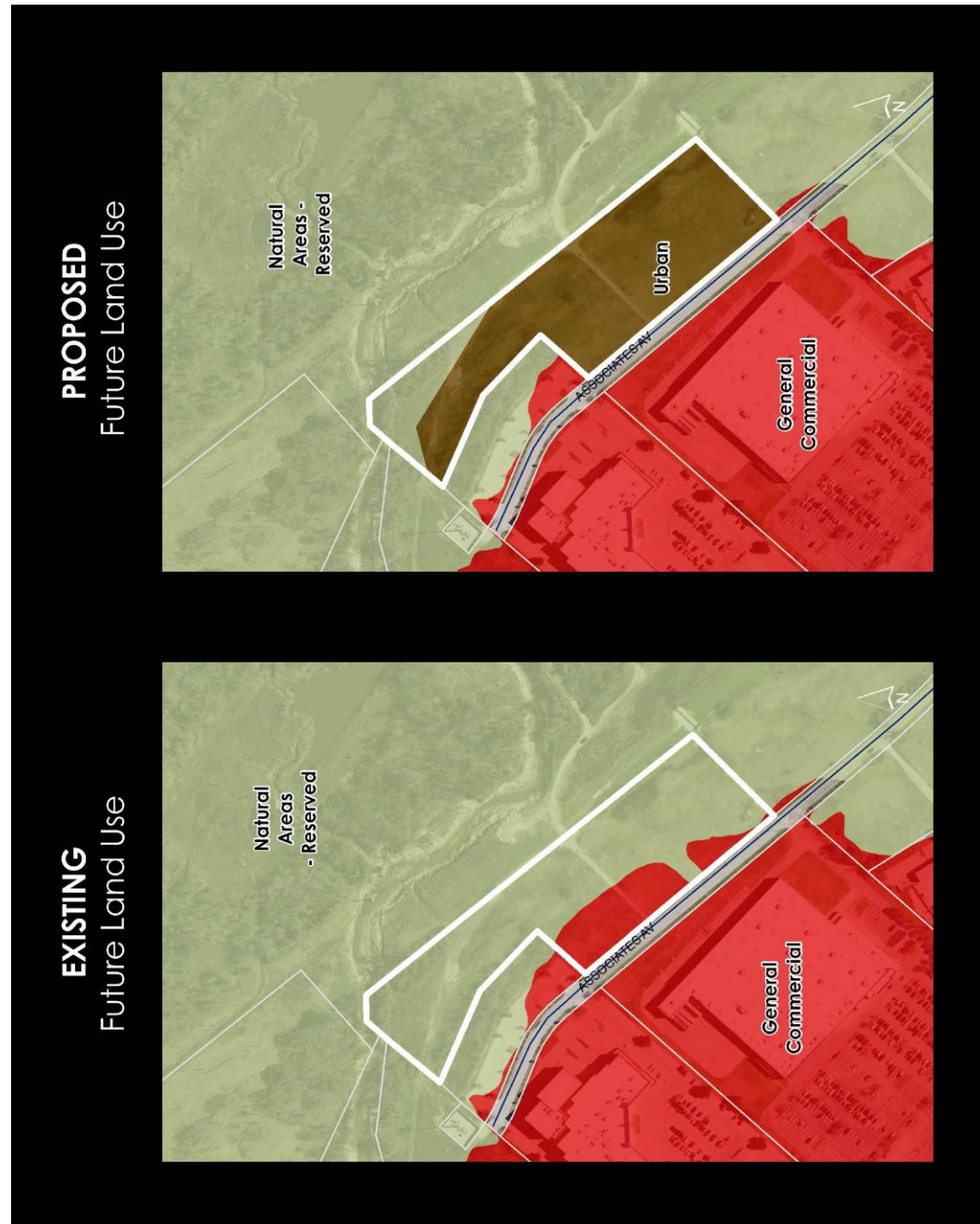
1. Conflict. All parts of the College Station Comprehensive Plan and any amendments thereto shall be harmonized where possible to give effect to all. Only in the event of an irreconcilable conflict shall the later adopted ordinance prevail and then only to the extent necessary to avoid such conflict. 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 extra-territorial jurisdiction (“ETJ”). The College Station Comprehensive Plan depicts generalized locations of proposed future land-uses, including thoroughfares, bikeways, pedestrian ways, parks, greenways, and waterlines that are subject to modification by the City to fit local conditions and budget constraints.
3. General nature of Future Land Use and Character. The College Station Comprehensive Plan, in particular the Future Land Use and Character Map found in A.3 above and any adopted amendments thereto, shall not be nor 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 College Station Comprehensive Plan, including the Thoroughfare Plan, Bicycle, Pedestrian, and Greenways Master Plan, Central College Station Neighborhood Plan, Water System Master 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 bikeways, greenways, thoroughfares, pedestrian ways, waterlines and sewer lines that are a part of the College Station

Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the 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 “Comprehensive Plan of the City of College Station” is hereby amended by amending a portion of the map titled “Map 2.2-Future Land Use & Character” of Chapter 2 –Community Character” from Natural Areas Reserved and General Commercial to Natural Areas Reserved and Urban shown as follows:



Legislation Details (With Text)

File #:	17-0165	Version:	1	Name:	Water Master Plan into Comp Plan
Type:	Ordinance	Status:		Status:	Agenda Ready
File created:	4/6/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion to consider an ordinance to amending the College Station Comprehensive Plan by adopting a new Water System Master Plan; repealing ordinance number 2010-3266 adopted on August 12, 2010; and containing other provisions related thereto.				
Sponsors:	David Coleman				
Indexes:					
Code sections:					
Attachments:	Implementation Plan - Water Ordinance.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion to consider an ordinance to amending the College Station Comprehensive Plan by adopting a new Water System Master Plan; repealing ordinance number 2010-3266 adopted on August 12, 2010; and containing other provisions related thereto.

Relationship to Strategic Goals: Financially Sustainable City Providing Response to Core Services and Infrastructure.

Recommendations: Both Staff and the Planning and Zoning Commission recommend approval of the Comprehensive Plan Amendment as presented.

Summary: The proposed ordinance would adopt an updated Water System Master plan, as a component of the Comprehensive Plan, which was updated in 2015. The new master plan reflects water lines needed as development occurs to serve growth corridors and existing areas where water lines are in need of rehabilitation. The updated master plan also identifies major water line connections needed within the existing system that will allow the water distribution system to operate more efficiently and also abide by all TCEQ regulations. The line locations and sizes have been determined through system models produced by engineering consultants in coordination with the College Station Water Service Department.

The water master plan maps identify water lines to be constructed by private development as it occurs, with the opportunity for oversize participation. The respective plan maps are the result of various engineering studies performed for the City over the last 10 years. The utility line sizes are based on existing development trends and the current comprehensive land use plan. Property owners requesting land use plan amendments and/or zoning map amendments (rezoning) will be required to assess the impact of the amendment with regard to the Water Master Plans and propose

changes as necessary.

Budget & Financial Summary: Implementation of this master plan will require significant capital investment over the next decade.

Legal Review: Yes.

Attachments:

Ordinance

Implementation Plan

Water Master Plan (On file with City Secretary)

2016 Water Master Plan – Implementation & Administration

This Water Master Plan is being formulated to support the long term needs and goals of the City as envisioned in the Comprehensive Plan. This section summarizes the methodology to turn recommendations into reality to ensure that the potable water needs of the community are met as the City grows and changes over the next decade. This section outlines the timeframe envisioned by this plan, the roles of the various parties involved in its implementation, provides an overview of the costs associated with the plan and begins the discussion of how these costs will be funded, details how the plan will be implemented, and finally explains how the plan will be monitored over time and kept relevant.

Timeframe of Master Plan

Implementation of the Water Master Plan is anticipated to take ten or more years and is expected to lay the foundation for the next several decades of the city's on-going efforts at delivering the citizen's a safe and reliable potable water supply. Many outside influences directly impact the City's ability to obtain adequate water supply, such as: Permit requirements from the Brazos Valley Groundwater Conservation District; The potential System Operations Permit for the Brazos River Authority; State legislation on groundwater systems; Pumping by other water providers in the Simsboro aquifer; Establishment of a Desired Future Condition for the Simsboro aquifer by Groundwater Management Area #12 Board; Provisions of the Region G and State Water Plan adopted by the Texas Water Development Board; and regulation promulgated by the Texas Commission on Environmental Quality. These factors will be monitored closely over the next decade and beyond, and this plan will be updated as any legislative or regulatory initiatives dictate.

Implementation and Coordination Roles

A variety of parties will need to be involved in the implementation of this plan to realize its successful completion. This includes various government departments as well as development interests and residents and business owners. Outlined in the following are several of the key parties and the types of actions in which they should participate.

City Council will take the lead in the following areas:

- Adopt and amend the Water Master Plan by ordinance after receiving recommendations from the Planning & Zoning Commission;
- Support and champion the Plan;
- Adopt new or amended ordinances and regulations to implement the Plan;
- Approve inter-local agreements that implement the Plan;
- Consider and approve the funding commitments that will be required to implement the Plan;
- Provide final approval of projects and activities with associated costs during the budget process;
- Adopt and amend policies that support and help implement the Plan
- Conduct an annual public hearing regarding the implementation of this Plan; and

- Provide policy direction to the Planning & Zoning Commission, other appointed City boards and commissions, and City staff

Planning & Zoning Commission will take the lead in the following areas:

- Recommend changes in codes and standards to the City Council that reflect the goals and action items;
- Make recommendations regarding the Plan for subsequent approval and adoption by the City Council;
- Review Capital Improvement Plans and make recommendations to the City Council;
- Conduct an annual public hearing regarding the implementation of this Plan;
- Function as the City's Capital Improvement Advisory Committee (CIAC) to make recommendations regarding possible Impact Fees, and
- Review development applications for consistency with this Plan and the Comprehensive Plan.

City Staff will take the lead in the following areas:

- Manage day-to-day implementation of the Plan;
- Support and carry out capital improvement plan efforts and programming;
- Manage the drafting of new or amended regulations and ordinances that further the goals of the Plan;
- Conduct necessary studies and develop additional plans where appropriate;
- Review development applications for consistency with this Plan and the Comprehensive Plan;
- Negotiate the details of any necessary inter-local agreements;
- Administer collaborative programs and ensure open channels of communication with various private, public, and non-profit implementation partners; and
- Maintain an inventory of potential plan amendments as suggested by City staff and others for consideration during annual and periodic plan review and updates to the Planning & Zoning Commission and City Council.

City Residents, Development Interests, Business Owners, and others will take the lead in the following areas:

- Support and implement the plan;
- Develop and carry-out development projects consistent with this Plan and the Comprehensive Plan;
- Assist in the monitoring of the Plan and participate in the annual review process of the Plan, and
- Assist staff in developing new programs and project opportunities to aid in implementation of the Plan.

Costs and Funding

Understanding and accurately projecting the costs of implementing this Plan are critical to its success. Failure to adequately project costs and secure funding to implement this Plan could both impact the dependability of the City's potable water supply and could constrain future development opportunities.

Costs were projected for design, construction and maintenance of the facilities contained within this Plan. Please note that the new facilities listed below are dictated by TCEQ Regulation for public water supply systems, based on certain demand parameters, and will be mandatory as the City's water demand increases. The Rehabilitation projects are necessary to keep customer service at a high standard, which includes water service dependability and water quality (such as taste, color, etc). These projections should only be used as a preliminary guide with further study needed to arrive at more accurate cost projections. Figure 1 provides cost projections for facilities providing additional system capacity and for rehabilitation of aging infrastructure. Costs associated with each facility are provided based on 2010 dollars. As noted, additional detailed analysis will be needed to ensure all factors and issues are considered before actually developing a project budget and allocating funds.

Figure 1 - CIP SUMMARY

	Project Number	Water System Capital Improvements Plan Projects	Cost
2019	1	SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane	\$ 960,300
	2	SH 6 Water Line Connection Phase 2	\$ 2,326,700
	3	18-inch and 16-inch PRVs for Lower Pressure Plane	\$ 546,000
	4	New 3 MG Elevated Storage Tank	\$ 7,761,000
	5	Land Acquisition for Well 11	\$ 3,250,000
Water CIP Projects – 2014-2019			\$ 14,844,000
2024	6	SH 40 Water Line Extension - Graham Road to Barron Road	\$ 2,732,600
	7	SH 40 Water Line Extension - Sonoma Subdivision to Victoria Ave.	\$ 599,100
	8	SH 6 Water Line Connection Phase 3 - 24" SE of Greens Prairie Road	\$ 823,700
	9	Dowling Road Pump Station North Water Line Replacement	\$ 1,151,300
	10	Harvey Mitchell Parkway Water Line Replacement	\$ 3,580,200
	11	BioCorridor Water Line Improvements	\$ 2,081,900
Water CIP Projects – 2019-2024			\$ 10,968,800
Buildout	12	Water Supply Well 10	\$ 8,018,400
	13	Dowling Road Pump Station Water Line Replacement	\$ 6,163,500
	14	Dowling Road Pump Station Expansion	\$ 4,992,000
	15	24-inch PRV for Lower Pressure Plane	\$ 405,600
	16	Wellborn Road Water Line Improvement	\$ 2,534,200
	17	Water Supply Well 11	\$ 8,018,400
Water CIP Projects – 2024-Buildout			\$ 30,132,100
Total			\$ 55,944,900

Figure 2 – REHABILITATION SUMMARY

Project Number	Water System Rehabilitation Project	Cost
1	Eastgate Rehabilitation Phase 4	\$ 2,181,300
2	Eastgate Rehabilitation Phase 5	\$ 1,360,500
3	Southwood Valley Rehabilitation Phase 1	\$ 2,386,100
4	Southwood Valley Rehabilitation Phase 2	\$ 2,176,800
5	Marion Pugh Rehabilitation	\$ 1,088,400
6	Ridgefield Rehabilitation	\$ 2,239,600
7	Southwood Rehabilitation	\$ 1,988,400
8	Alpine Rehabilitation	\$ 2,176,800
9	Redmond Terrace Rehabilitation	\$ 2,176,800
10	Emerald Forest Rehabilitation	\$ 2,072,100
11	Northgate Rehabilitation	\$ 1,880,800
12	Prairie View Heights Rehabilitation	\$ 2,528,100
13	Woodson Village Rehabilitation	\$ 2,365,100
14	Plantation Oaks Rehabilitation	\$ 2,386,100
15	College Heights Rehabilitation	\$ 2,417,500
16	Oakwood Rehabilitation	\$ 2,490,700
17	The Knoll Rehabilitation	\$ 2,392,000
18	Brentwood Rehabilitation	\$ 1,925,600
19	Bee Creek Rehabilitation	\$ 2,191,700
20	Foxfire Rehabilitation	\$ 2,323,300
21	Raintree Rehabilitation	\$ 1,590,680
22	University Park Rehabilitation	\$ 1,402,310
23	McCulloch Rehabilitation Phase 1	\$ 1,768,590
24	Deacon Rehabilitation	\$ 2,197,650
25	Timber Ridge Rehabilitation	\$ 1,692,340
26	Camelot Rehabilitation	\$ 2,218,580
27	Eastgate Rehabilitation Phase 6	\$ 2,900,300
28	Autumn Chase Rehabilitation	\$ 1,489,020
29	Culpepper Plaza Rehabilitation	\$ 1,309,620
30	McCulloch Rehabilitation Phase 2	\$ 2,061,610
31	Dexter Place Rehabilitation	\$ 2,239,510
32	Carters Grove Rehabilitation	\$ 2,344,160
Total		\$ 42,747,700

The availability of funding to implement the Plan will play an integral role in its success. Historically, the development of the City's potable water supply and distribution system has been accomplished by developers installing water system components within a new development, and the City funding the major system components like water wells and collection/transmission lines. Under this system, expansions of the capacity of the water supply system have relied solely on the rate payers. Due to budget constraints, concerns with rates, etc. it is increasingly becoming expected that capacity related expansions (production, treatment, and distribution) will rely upon development activities for funding and implementation.

The exclusive source of funding for implementation of this Plan is the Water Fund, which is an Enterprise Fund within the City. The Water Fund obtains revenue from the following sources:

- Revenue collected by rates assessed to the system users
- Various Fees charged to individuals, primarily developers, including Impact Fees

- Utility Revenue Bonds – Issued as needed for long-term assets
- Certificates of Obligation – Issued as needed to long-term assets
- Other sources that may be used by Council action, such as:
 - Public Improvement Districts – These districts use property assessments to finance public improvement projects within a specified area, or district. Properties within the designated area are generally assessed proportional to the assessed value of their property. The additional funds would be used to fund a specific public improvement project.
 - Tax Increment Financing Districts – These districts use taxes generated from redevelopment through private investment to finance public improvement projects within the specified district.
 - State and Federal Governments/Grants – Funding opportunities from the state and federal government are also available.

Implementation Methods

The recommendations described in this Plan will require several methods to progress from a concept into constructed facilities and programs. This section provides a description of each of these methods:

Policy, Regulations, and Standards

For the City's water system to meet future demands and keep pace with the City's growth and development, adopting clear policies, regulations, and standards that support the goals and actions of this Plan and the Comprehensive Plan are vital, particularly in light of existing budgetary challenges and the limited supply of water. As development occurs, land use, development, and utility policies, regulations, and standards can have a positive and long-lasting impact. Adopting and amending existing policies, regulations, and standards will be necessary to successfully implement this Plan. One recent example of such an action was the City's decision to adopt a conservation rate approach to pricing the demand on the potable water supply. Future examples will include consideration of a city-wide water utility impact fee and expansion of xeriscape options for development landscaping.

Capital Improvements Programming

A Capital Improvements Program is a multi-year plan (in College Station typically five years in length) that identifies budgeted capital projects such as water mains and wells and the purchase of major equipment. Identifying and budgeting for major capital improvements is essential to implementing this Plan. Decisions regarding the prioritization of proposed capital improvements should be directly based on the guidance provided in this Plan and in the Comprehensive Plan.

Special projects, programs, and initiatives

Special projects, programs, and initiatives include initiating or adjusting City programs, interlocal agreements, citizen participation programs, training, and other types of special projects that will further

the successful implementation of this plan. Two good examples currently used by the City is the current efforts at water conservation education and the water reclamation project.

Plan Administration

The development of this Plan involved time and input by various agencies, departments, staff, and stakeholders. These parties must maintain their commitment and be given opportunities to remain involved to successfully implement this Plan. Most importantly, the plan must remain relevant, addressing the needs of today while preparing for those of the future. The City's Comprehensive Plan is built on the assumption that the City's various neighborhood, corridor, district, and master plans expect nothing less. It is critical that the City Council remain active in monitoring and evaluating the Plan and where necessary, making adjustments.

Monitoring & Evaluation

As part of any planning process, on-going evaluation must be incorporated into the implementation program. Continued evaluation of conditions and opportunities associated with the City's water system allows the plan to adapt and remain relevant over the course of the Plan's life. Successful evaluation incorporates the establishment of descriptive indicators that track the efficacy of the proposed actions, understanding changed conditions, and potential reprioritization of actions and funding based on the findings of the evaluation.

Annual Report

To ensure the on-going relevance of the Water Master Plan, the Plan should be evaluated annually. This annual evaluation should include at least the following components:

- Updated existing conditions;
- Progress toward reaching goals, as determined through specific indicators;
- Report on any completed actions;
- Status updates of all actions underway for the current implementation period;
- Outline of remaining actions scheduled for the remainder of the current implementation period;
- Potential changes to costs, and
- Recommendations for changes in implementation schedule or actions.
- Stakeholders, the Planning and Zoning Commission, and the City Council should be involved in the annual review of the Plan.

Interim Amendments

Occasionally, it may be necessary to consider a minor amendment independent of the annual review. In such instances, the amendments should be tested for consistency with the goals stated in this Plan as well as the Comprehensive Plan. Specific care should be used to guard against changes that are site-specific that could negatively impact adjacent areas and uses. Factors worth considering when processing such interim amendments should at a minimum include:

- Consistency with the goals and strategies set forth in this Plan and the Comprehensive Plan;
- Further the objectives of the Future Land Use & Character Plan, the Thoroughfare Plan, and any adopted neighborhood, corridor, or district plan;
- Promote a land use pattern compatible with the surrounding area;
- Impact on other infrastructure systems;
- Impact on the City's ability to fund and maintain the necessary service;
- Impact on environmentally sensitive and natural areas, and
- Contribution to the overall direction and character of the community as captured in the Comprehensive Plan's vision and goals.

Five-Year Update

An evaluation and appraisal report should be prepared every five years by the City with input from various department, the Planning and Zoning Commission, stakeholders, and any other appropriate boards and commissions. The report should involve evaluation of the existing plan and assessing how successful it has been in achieving the stated goals. The purpose of the report is to identify the successes and shortcomings of the Plan, consider changing conditions, and recommend appropriate modifications; at a detail much more substantial than that associated with the annual review.

At a minimum, this report should include detailed information on the following:

- Major actions and interim plan amendments undertaken over the preceding five years;
- Major water-related trends in the community and how these have changed over time;
- Changes in the assumptions and base study data, and
- Ability of the Plan to continue to support progress toward achieving the community's goals

CONCLUSION

The implementation of this Water Master Plan relies primarily on two factors:

- The pace of development within the City's water service area, and
- The willingness of City Council to generate the revenue to fund the infrastructure requirements generated by that development, while properly maintaining the existing system

The infrastructure needs are clearly defined by TCEQ Regulation, based on population and water demands. This plan anticipates those needs, and defines the infrastructure requirements that are consistent with the Comprehensive Plan. As always, the City's goal is to provide outstanding utility services to our customers, and this plan will help us achieve that goal.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN BY ADOPTING A NEW WATER SYSTEM MASTER PLAN; REPEALING ORDINANCE NUMBER 2010-3266 ADOPTED ON AUGUST 12, 2010; PROVIDING A SEVERABILITY CLAUSE, 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 “Comprehensive Plan of the City of College Station” is hereby amended by amending Exhibit “A” thereto by amending section B thereof to provide for a new Water System Master Plan as duly adopted herein and as incorporated into such Comprehensive Plan by reference thereto as if recited in full and as set forth in Exhibit “A” attached hereto and made a part hereof.

PART 2: That the City Council of the City of College Station hereby adopts the Water System Master Plan as set out in Exhibit “B” attached hereto and made a part hereof.

PART 3: That the Water System Master Plan adopted by this ordinance replaces in its entirety that one certain Water System Master Plan adopted earlier so that Ordinance No. 2010-3266 adopted on or about August 12, 2010 is hereby repealed.

PART 4: 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 5: That this ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 27th day of April, 2017.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT “A”

That ordinance no. 3186 adopting the “Comprehensive Plan of the City of College Station” as amended, is hereby amended by amending Section “B” to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

“EXHIBIT ‘A’**A. Comprehensive Plan**

The College Station Comprehensive Plan (Ordinance 3186) is hereby adopted and consists of the following:

1. Existing Conditions;
2. Introduction;
3. Community Character;
4. Neighborhood Integrity;
5. Economic Development;
6. Parks, Greenways & the Arts;
7. Transportation;
8. Municipal Services & Community Facilities;
9. Growth Management and Capacity; and
10. Implementation and Administration.

B. Master Plans

The following Master Plans are hereby adopted and made a part of the 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. East College Station Transportation Study dated May 2005;
5. Parks, Recreation and Open Space Master Plan dated May 2005;
6. Park Land Dedication Neighborhood Park Zones Map dated January 2009;
7. Park Land Dedication Community Park Zones map dated April 2009;
8. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
9. Central College Station Neighborhood Plan dated June 2010;
10. Wastewater Master Plan dated June 2011;
11. Eastgate Neighborhood Plan dated June 2011;
12. Recreation, Park and Open Space Master Plan dated July 2011;
13. Southside Area Neighborhood Plan dated August 2012;
14. Medical District Master Plan dated October 2012;
15. Wellborn Community Plan dated April 2013;

16. Economic Development Master Plan dated September 2013;
17. South Knoll Area Neighborhood Plan dated September 2013; and
18. The Water System Master Plan dated April 2017.

C. Miscellaneous Amendments

The following miscellaneous amendments to the College Station Comprehensive Plan are as follows:

1. Text Amendments:

- a. Chapter 2 “Community Character,” “Growth Areas” by amending the text regarding Growth Area IV and Growth Area V – Ordinance 3376, dated October 2011.
- b. Chapter 6 “Transportation” by amending the text regarding Complete Streets, Context Sensitive Solutions, Minimum Length and Additional Right-of-Way for Turn Lanes at Intersections, and Right-of-Way for Utilities – Ordinance 3729, dated December 10, 2015.
- c. Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities” by amending the text based on the recommendation of the Comprehensive Plan Five-Year Evaluation & Appraisal Report – Ordinance 3730 dated December 10, 2015.
- d. Chapter 8 “Growth Management & Capacity” by amending the text based on recommendations from the Annexation Task Force – Ordinance 3766, dated April 28, 2016.

2. Future Land Use and Character Map Amendment:

- a. 301 Southwest Parkway – Ordinance 3255, dated July 2010.
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- j. 4201 Rock Prairie Road – Ordinance 3670, dated July 9, 2015.
- k. The approximately 40 acres of land generally located east of FM 2154 (aka Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (aka William D. Fitch Parkway), and north of Westminster Subdivision – Ordinance 3731, dated December 10, 2015.
- l. The approximately 120 acres of land generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community – Ordinance 3732, dated December 10, 2015.
- m. The approximately 900 acres of land generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road – Ordinance 3733, dated December 10, 2015.

- n. The approximately 17.788 acres of land generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.– Ordinance 3752, dated March 10, 2016.
 - o. The approximately 9 acres of land generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail – Ordinance 3779, dated June 9, 2016
 - p. The approximately 16 acres located at 8607 Rock Prairie Road, generally located at the north of Rock Prairie Road and west of William D. Fitch Parkway – Ordinance 3794, dated August 11, 2016.
 - q. The approximately 14.25 acres of land located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, along the east side of Earl Rudder Freeway South – Ordinance 3799, dated August 25, 2016.
 - r. The approximately 7 acres of land located along the south side of State Highway 30, south of Veterans Memorial Park – Ordinance 3828, dated October 27, 2016.
 - s. The approximately 58 acres of land generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension –Ordinance 3830, dated October 27, 2016.
 - t. The approximately 2 acres of land generally located on Corsair Circle north of Pavilion Avenue – Ordinance 3846, dated December 8, 2016.
 - u. The approximately 18 acres of land generally located at the southeast corner of Sebesta Road and Earl Rudder Freeway frontage road – Ordinance 3848, dated December 8, 2016.
 - v. The approximately 6 acres of land being situated in the Pooh’s Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive east, more generally southwest of the intersection of Holleman Drive East and Lassie Laneby – Ordinance 3850, dated January 12, 2017.
 - w. The approximately 6.3 acres of land generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway - Ordinance 3859, dated February 9, 2017.
 - x. The approximately 11.3 acres of land generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway – by an ordinance dated April 27, 2017.
 - y. The approximately 232 acres of land generally located south of Rock Prairie Road - by an ordinance dated April 27, 2017.
 - z. The approximately 5.96 acres of land generally located in the northeast corner of Associates Avenue and Harvey Road intersection. – by an ordinance dated April 27, 2017.
3. Concept Map Amendment:
- a. Growth Area IV – Ordinance 3376, dated October 2011.
 - b. Growth Area V – Ordinance 3376, dated October 2011.
4. Thoroughfare Map Amendment:
- a. Raintree Drive – Ordinance 3375, dated October 2011.

- b. Birkdale Drive – Ordinance 3375, dated October 2011.
 - c. Corsair Circle – Ordinance 3375, dated October 2011.
 - d. Deacon Drive – Ordinance 3375, dated October 2011.
 - e. Dartmouth Drive – Ordinance 3375, dated October 2011.
 - f. Farm to Market 60 – Ordinance 3375, dated October 2011.
 - g. Southwest Parkway – Ordinance 3375, dated October 2011.
 - h. Cain Road extension – Ordinance 3639, dated February 26, 2015.
 - i. Update to Chapter 6 Maps- Ordinance 3729, dated December 10, 2015.
 - j. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
5. Bicycle, Pedestrian and Greenways Master Plan Amendment:
- a. Cain Road extension – Ordinance 3639, dated February 26, 2015
 - b. Update to Maps 5.4 and 5.5- Ordinance 3729, dated December 10, 2015.
 - c. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - d. Update to Maps 5.4 and 5.5 – by an ordinance dated April 27, 2017.

D. General

1. Conflict. All parts of the College Station 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 extra-territorial jurisdiction (“ETJ”). The College Station Comprehensive Plan depicts generalized locations of proposed future land-uses, including thoroughfares, bikeways, pedestrian ways, parks, greenways, and waterlines that are subject to modification by the City to fit local conditions and budget constraints.
3. General nature of Future Land Use and Character. The College Station Comprehensive Plan, in particular the Future Land Use and Character Map found in A.3 above and any adopted amendments thereto, shall not be nor 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 College Station Comprehensive Plan, including the Thoroughfare Plan, Bicycle, Pedestrian, and Greenways Master Plan, Central College Station Neighborhood Plan, Water System Master 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 bikeways, greenways, thoroughfares, pedestrian ways, waterlines and sewer lines that are a part of the College Station Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the 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”

Water System Master Plan:



Legislation Details (With Text)

File #:	17-0166	Version:	1	Name:	Wastewater Master Plan into Comp Plan
Type:	Ordinance	Status:		Status:	Agenda Ready
File created:	4/6/2017	In control:		In control:	City Council Regular
On agenda:	4/27/2017	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion to consider an ordinance to amending the College Station Comprehensive Plan by adopting a new Wastewater System Master Plan; repealing ordinance number 2011-3353 adopted on June 23, 2011 and containing other provisions related thereto.				
Sponsors:	David Coleman				
Indexes:					
Code sections:					
Attachments:	Implementation Plan - WW Ordinance.pdf				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion to consider an ordinance to amending the College Station Comprehensive Plan by adopting a new Wastewater System Master Plan; repealing ordinance number 2011-3353 adopted on June 23, 2011 and containing other provisions related thereto.

Relationship to Strategic Goals: Financially Sustainable City Providing Response to Core Services and Infrastructure.

Recommendations: Both Staff and the Planning and Zoning Commission recommend approval of the Comprehensive Plan Amendment as presented.

Summary: The proposed ordinance would adopt an updated Wastewater System Master plan, as a component of the Comprehensive Plan, which was updated in 2016. The new master plan reflects sewer lines needed as development occurs to serve growth corridors and existing areas where sewer lines are in need of rehabilitation. The updated master plan also identifies major sewer line connections needed within the existing system that will allow the wastewater collection system to operate more efficiently and also abide by all TCEQ regulations. The line locations and sizes have been determined through system models produced by engineering consultants in coordination with the College Station Water Service Department.

The wastewater master plan maps identify sewer lines to be constructed by private development as it occurs, with the opportunity for oversize participation. The plan addresses future utility needs within the City as well as areas where the City has the Certificate of Public Convenience and Necessity for wastewater service. The respective plan maps are the result of various engineering studies performed for the City over the last 10 years. The utility line sizes are based on existing development trends and the current comprehensive land use plan. Property owners requesting land use plan

amendments and/or zoning map amendments (rezoning) will be required to assess the impact of the amendment with regard to the Wastewater Master Plans and propose changes as necessary.

Budget & Financial Summary: Implementation of this master plan will require significant capital investment over the next decade.

Legal Review: Yes.

Attachments:

Ordinance

Implementation Plan

Wastewater Master Plan (On file with City Secretary)

2016 Wastewater Master Plan - Implementation & Administration

This Wastewater Master Plan is being formulated to support the long term needs and goals of the City as envisioned in the Comprehensive Plan. This section summarizes the methodology to turn recommendations into reality to ensure that the wastewater collection/treatment needs of the community are met as the City grows and changes over the next decade. This section outlines the timeframe embraced by this plan, the roles of the various parties involved in its implementation, provides an overview of the costs associated with the plan, begins the discussion of how these costs will be funded, details how the plan will be implemented, and finally explains how the plan will be monitored over time and kept relevant.

Timeframe of Master Plan

Implementation of the Wastewater Master Plan is anticipated to take ten or more years and is expected to lay the foundation for the next several decades of the city's on-going efforts at delivering the citizen's a reliable wastewater collection/treatment system. Many outside influences directly impact the City's ability to provide adequate a wastewater collection/treatment, such as: The potential nutrient removal parameters/permit requirements from the Texas Commission on Environmental Quality; Updated state/federal design regulations on expanding treatment plant capacities; More dense developments depicted in the comprehensive plan that require larger collections lines to be installed; etc. These factors will be monitored closely over the next decade and beyond, and this plan will be updated as any initiatives dictate.

Implementation and Coordination Roles

A variety of parties will need to be involved in the implementation of this plan to realize its successful completion. This includes various government departments as well as development interests and residents and business owners. Outlined in the following are several of the key parties and the types of actions in which they should participate.

City Council will take the lead in the following areas:

- Adopt and amend the Wastewater Master Plan by ordinance after receiving recommendations from the Planning & Zoning Commission;
- Support and champion the Plan;
- Adopt new or amended ordinances and regulations to implement the Plan;
- Approve inter-local agreements that implement the Plan;
- Consider and approve the funding commitments that will be required to implement the Plan;
- Provide final approval of projects and activities with associated costs during the budget process;
- Adopt and amend policies that support and help implement the Plan
- Conduct an annual public hearing regarding the implementation of this Plan; and
- Provide policy direction to the Planning & Zoning Commission, other appointed City boards and commissions, and City staff

Planning & Zoning Commission will take the lead in the following areas:

- Recommend changes in codes and standards to the City Council that reflect the goals and action items;
- Make recommendations regarding the Plan for subsequent approval and adoption by the City Council;
- Review Capital Improvement Plans and make recommendations to the City Council;
- Conduct an annual public hearing regarding the implementation of this Plan;
- Function as the City's Capital Improvement Advisory Committee (CIAC) to make recommendations regarding possible Impact Fees, and
- Review development applications for consistency with this Plan and the Comprehensive Plan.

City Staff will take the lead in the following areas:

- Manage day-to-day implementation of the Plan;
- Support and carry out capital improvement plan efforts and programming;
- Manage the drafting of new or amended regulations and ordinances that further the goals of the Plan;
- Conduct necessary studies and develop additional plans where appropriate;
- Review development applications for consistency with this Plan and the Comprehensive Plan;
- Negotiate the details of any necessary inter-local agreements;
- Administer collaborative programs and ensure open channels of communication with various private, public, and non-profit implementation partners; and
- Maintain an inventory of potential plan amendments as suggested by City staff and others for consideration during annual and periodic plan review and updates to the Planning & Zoning Commission and City Council.

City Residents, Development Interests, Business Owners, and others will take the lead in the following areas:

- Support and implement the plan;
- Develop and carry-out development projects consistent with this Plan and the Comprehensive Plan;
- Assist in the monitoring of the Plan and participate in the annual review process of the Plan, and
- Assist staff in developing new programs and project opportunities to aid in implementation of the Plan.

Costs and Funding

Understanding and accurately projecting the costs of implementing this Plan are critical to its success. Failure to adequately project costs and secure funding to implement this Plan could both impact the dependability of the City's wastewater collection and treatment, which could constrain future development opportunities.

Costs were projected for design, construction and maintenance of the facilities contained within this Plan. These projections should only be used as a preliminary guide with further study needed to arrive at more accurate cost projections.

Figure 1 - CIP SUMMARY

Phase	Project Number	Project Description	Project Drivers	Cost
2016-2021	1	54/60-inch Bee Creek Interceptor Phase 2	Capacity	\$7,061,000
	2	42/48-inch Bee Creek Interceptor Phase 3	Capacity	\$5,512,000
	3	54-inch Lick Creek Interceptor Phase 1	Capacity	\$2,757,000
	4	54-inch Lick Creek Interceptor Phase 2 and Slip Line	Capacity	\$9,938,000
	5	Expand Lick Creek WWTP Capacity to 5 MGD	Capacity	\$29,949,000
	6	Priority 1 Carters Creek WWTP Rehabilitation	Condition and Capacity	\$13,712,000
	7	42/48-inch Medical District Interceptor Phase 1	Capacity and Development	\$9,320,000
	8	4 MGD Diversion Lift Station and 24-inch Force Main	Capacity and Diversion	\$11,490,000
	9	42-inch Northeast Interceptor Phase 1	Capacity and Condition	\$3,502,000
	10	48-inch Northeast Interceptor Phase 2	Capacity and Condition	\$2,578,000
	11	36-inch Northeast Interceptor Phase 3	Capacity and Condition	\$5,588,000
	12	24/30-inch Northeast Interceptor Phase 4	Capacity and Condition	\$3,428,000
	13	30/36-inch Southwood Valley Interceptor Phase 1	Capacity and Condition	\$3,287,000
	14	15/18/24-inch Southwood Valley Interceptor Phase 2	Capacity and Condition	\$1,962,000
	15	Hensel Park Lift Station Expansion to 6 MGD	Capacity and Condition	\$4,683,000
		Treatment Subtotal	\$43,661,000	
		Diversion Subtotal	\$11,490,000	
		Collection System Subtotal	\$59,616,000	
Total 2016 - 2021				\$114,767,000
2022-2026	16	24/27-inch Alum Creek Interceptor	Capacity and Development	\$9,019,000
	17	3 MGD Peach Creek Lift Station and 16-inch Force Main	Capacity and Development	\$4,166,000
	18	12/21/24-inch Royder Road Interceptor	Capacity and Development	\$4,087,000
	19	18/21/24-inch Medical District Interceptor Phase 2	Capacity and Condition	\$3,457,000
	20	Expand Lick Creek WWTP Capacity to 8 MGD	Capacity	\$24,717,000
	21	Diversion Lift Station Expansion to 10 MGD	Capacity and Diversion	\$2,496,000
	22	Priority 2 Carters Creek WWTP Rehabilitation	Capacity and Condition	\$5,580,000
	23	Decommission Carter Lake WWTF	Capacity and Condition	\$2,184,000
			Treatment Subtotal	\$32,481,000
		Diversion Subtotal	\$2,496,000	
		Collection System Subtotal	\$20,729,000	
Total 2022-2026				\$55,706,000
2027-Buildout	24	Expand Lick Creek WWTP Capacity to 12 MGD	Capacity	\$29,231,000
	25	Diversion Lift Station Expansion to 16 MGD and parallel 24-inch Force Main	Capacity and Diversion	\$8,468,000
	26	Peach Creek Lift Station Expansion to 6 MGD	Capacity and Development	\$2,481,000
	27	12/18-inch Peach Creek Gravity Lines	Capacity and Development	\$4,022,000
	28	36-inch Southgate interceptor	Capacity and Condition	\$6,621,000
	29	10/12/15-inch Eastgate Gravity Lines	Capacity and Condition	\$1,605,000
	30	18/21/27-inch Harvey Mitchell Gravity Lines and Luther Street Lift Station Expansion	Capacity and Condition	\$4,482,000
	31	18/21/24-inch Bee Creek Trunk Line Phase 4	Capacity and Condition	\$3,149,000
	32	12/15/18-inch Arrington Road Gravity Lines	Capacity and Condition	\$2,335,000
			Treatment Subtotal	\$29,231,000
			Diversion Subtotal	\$8,468,000
			Collection System Subtotal	\$24,695,000
Total 2027 - Buildout				\$62,394,000
Grand Total				\$232,867,000

Figure 2 – REHABILITATION SUMMARY

Project Number	Project Description	Cost
1	Ridgefield Rehabilitation	\$2,094,000
2	College Heights Rehabilitation	\$1,861,000
3	Southwood Valley Rehabilitation Phase 2	\$2,198,000
4	Southwood Valley Rehabilitation Phase 3	\$2,213,000
5	Brentwood Rehabilitation	\$3,312,000
6	Raintree Rehabilitation Phase 1	\$1,971,000
7	Plantation Oaks Rehabilitation	\$1,574,000
8	Prairie View Heights Rehabilitation	\$1,319,000
9	McCulloch Rehabilitation Phase 1	\$2,124,000
10	Autumn Chase Rehabilitation	\$3,036,000
11	Regency South Rehabilitation	\$2,274,000
12	Southwood Rehabilitation	\$3,035,000
13	Carters Grove Rehabilitation	\$2,102,000
14	Woodson Village Rehabilitation	\$2,636,000
15	Culpepper Plaza Rehabilitation	\$1,905,000
16	Redmond Terrace Rehabilitation	\$3,324,000
17	University Park Rehabilitation	\$1,841,000
18	Camelot Rehabilitation	\$2,087,000
19	Alpine Rehabilitation	\$2,128,000
20	The Knoll Rehabilitation	\$2,210,000
21	Raintree Rehabilitation Phase 2	\$2,590,000
22	Harvey Hillside Rehabilitation	\$2,497,000
23	Foxfire Rehabilitation Phase 1	\$1,891,000
24	Eastgate Rehabilitation Phase 6	\$1,738,000
25	Deacon Rehabilitation	\$3,180,000
26	Emerald Forest Rehabilitation	\$3,468,000
27	Southwood Valley Rehabilitation Phase 1	\$3,052,000
28	Foxfire Rehabilitation Phase 2	\$3,199,000
29	Marion Pugh Rehabilitation	\$3,248,000
30	Bee Creek Rehabilitation	\$2,805,000
31	Northgate Rehabilitation	\$2,311,000
32	Timber Ridge Rehabilitation	\$3,619,000
33	Eastgate Rehabilitation Phase 4	\$1,880,000
34	Eastgate Rehabilitation Phase 5	\$1,990,000
Grand Total		\$82,712,000

The availability of funding to implement the Plan will play an integral role in its success. Historically, the development of the City's wastewater treatment/collection has been accomplished by developers installing wastewater system components within a new development, and the City funding the major system components like treatment plants and trunk lines. Under this system, expansion of the capacity of the wastewater treatment plants and large trunk line networks has relied solely on the rate payers. Due to budget constraints, concerns with rates, etc. it is increasingly becoming expected that capacity related expansions (collection, treatment) will rely upon development activities for funding and implementation.

The exclusive source of funding for implementation of this Plan is the Wastewater Fund, which is an Enterprise Fund within the City. The Wastewater Fund obtains revenue from the following sources:

- Revenue collected by rates assessed to the system users
- Various Fees charged to individuals, primary developers, including Impact Fees
- Utility Revenue Bonds – Issued as needed for long-term assets

- Certificates of Obligation – Issued as needed to long-term assets
- Other sources that may be used by Council action:
 - Public Improvement Districts – These districts use property assessments to finance public improvement projects within a specified area, or district. Properties within the designated area are generally assessed proportional to the assessed value of their property. The additional funds would be used to fund a specific public improvement project.
 - Tax Increment Financing Districts – These districts use taxes generated from redevelopment through private investment to finance public improvement projects within the specified district.
 - State and Federal Governments/Grants – Funding opportunities from the state and federal government are also available.

Implementation Methods

The recommendations described in this Plan will require several methods to progress from a concept into constructed facilities and programs. This section provides a description of each of these methods:

Policy, Regulations, and Standards

For the City's wastewater system to meet future demands and keep pace with the City's growth and development, adopting clear policies, regulations, and standards that support the goals and actions of this Plan and the Comprehensive Plan are vital, particularly in light of existing budgetary challenges and the increased demand on the existing system. As development occurs, land use, development, and utility policies, regulations, and standards can have a positive and long-lasting impact. Adopting and amending existing policies, regulations, and standards will be necessary to successfully implement this Plan. For example, we must consider the long-range impacts of new restrictions on our Discharge Permits, such as a Nutrient Removal. If TCEQ places further restrictions on Nitrogen or Phosphorous concentrations, then major components of the treatment system would need to be added, at significant capital cost.

Capital Improvements Programming

A Capital Improvements Program is a multi-year plan (in College Station typically five years in length) that identifies budgeted capital projects such as wastewater trunk lines, treatment plant capacity expansions, and the purchase of major equipment. Identifying and budgeting for major capital improvements is essential to implementing this Plan. Decisions regarding the prioritization of proposed capital improvements should be directly based on the guidance provided in this Plan and in the Comprehensive Plan.

Special projects, programs, and initiatives

Special projects, programs, and initiatives include initiating or adjusting City programs, inter-local agreements, citizen participation programs, training, and other types of special projects that will further the successful implementation of this plan.

Plan Administration

The development of this Plan involved time and input by various agencies, departments, staff, and stakeholders. These parties must maintain their commitment and be given opportunities to remain involved to successfully implement this Plan. Most importantly, the plan must remain relevant, addressing the needs of today while preparing for those of the future. The City's Comprehensive Plan is built on the assumption that the City's various neighborhood, corridor, district, and master plans expect nothing less. It is critical that the City Council remain active in monitoring and evaluating the Plan and where necessary, making adjustments.

Monitoring & Evaluation

As part of any planning process, on-going evaluation must be incorporated into the implementation program. Continued evaluation of conditions and opportunities associated with the City's wastewater system allows the plan to adapt and remain relevant over the course of the Plan's life. Successful evaluation incorporates the establishment of descriptive indicators that track the efficacy of the proposed actions, understanding changed conditions, and potential reprioritization of actions and funding based on the findings of the evaluation.

Annual Report

To ensure the on-going relevance of the Wastewater Master Plan, the Plan should be evaluated annually. This annual evaluation should include at least the following components:

- Updated existing conditions;
- Progress toward reaching goals, as determined through specific indicators;
- Report on any completed actions;
- Status updates of all actions underway for the current implementation period;
- Outline of remaining actions scheduled for the remainder of the current implementation period;
- Potential changes to costs, and
- Recommendations for changes in implementation schedule or actions.
- Stakeholders, the Planning and Zoning Commission, and the City Council should be involved in the annual review of the Plan.

Interim Amendments

Occasionally, it may be necessary to consider a minor amendment independent of the annual review. In such instances, the amendments should be tested for consistency with the goals stated in this Plan as well as the Comprehensive Plan. Specific care should be used to guard against changes that are site-

specific that could negatively impact adjacent areas and uses. Factors worth considering when processing such interim amendments should at a minimum include:

- Consistency with the goals and strategies set forth in this Plan and the Comprehensive Plan;
- Further the objectives of the Future Land Use & Character Plan, the Thoroughfare Plan, and any adopted neighborhood, corridor, or district plan;
- Promote a land use pattern compatible with the surrounding area;
- Impact on other infrastructure systems;
- Impact on the City's ability to fund and maintain the necessary service;
- Impact on environmentally sensitive and natural areas, and
- Contribution to the overall direction and character of the community as captured in the Comprehensive Plan's vision and goals.

Five-Year Update

An evaluation and appraisal report should be prepared every five years by the City with input from various department, the Planning and Zoning Commission, stakeholders, and any other appropriate boards and commissions. The report should involve evaluation of the existing plan and assessing how successful it has been in achieving the stated goals. The purpose of the report is to identify the successes and shortcomings of the Plan, consider changing conditions, and recommend appropriate modifications; at a detail much more substantial than that associated with the annual review.

At a minimum, this report should include detailed information on the following:

- Major actions and interim plan amendments undertaken over the preceding five years;
- Major wastewater-related trends in the community and how these have changed over time;
- Changes in the assumptions and base study data, and
- Ability of the Plan to continue to support progress toward achieving the community's goals

CONCLUSION

The implementation of this Wastewater Master Plan relies primarily on two factors:

- The pace of development within the City's wastewater service area, and
- The willingness of City Council to generate the revenue to fund the infrastructure requirements generated by that development, while properly maintaining the existing system

The infrastructure needs are clearly defined by TCEQ Regulation, based on population and wastewater demands. This plan anticipates those needs, and defines the infrastructure requirements that are consistent with the Comprehensive Plan. As always, the City's goal is to provide outstanding utility services to our customers, and this plan will help us achieve that goal.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN BY ADOPTING A NEW WASTEWATER SYSTEM MASTER PLAN; REPEALING ORDINANCE NUMBER 2011-3353 ADOPTED ON JUNE 23, 2011; PROVIDING A SEVERABILITY CLAUSE, 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 “Comprehensive Plan of the City of College Station” is hereby amended by amending Exhibit “A” thereto by amending section B thereof to provide for a new Wastewater System Master Plan as duly adopted herein and as incorporated into such Comprehensive Plan by reference thereto as if recited in full and as set forth in Exhibit “A” attached hereto and made a part hereof.

PART 2: That the City Council of the City of College Station hereby adopts the Wastewater System Master Plan as set out in Exhibit “B” attached hereto and made a part hereof.

PART 3: That the Wastewater System Master Plan adopted by this ordinance replaces in its entirety that one certain Wastewater System Master Plan adopted earlier so that Ordinance No. 2011-3353 adopted on or about June 23, 2011 is hereby repealed.

PART 4: 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 5: That this ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 27th day of April, 2017.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT “A”

That ordinance no. 3186 adopting the “Comprehensive Plan of the City of College Station” as amended, is hereby amended by amending Section “B” to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

“EXHIBIT ‘A’**A. Comprehensive Plan**

The College Station Comprehensive Plan (Ordinance 3186) is hereby adopted and consists of the following:

1. Existing Conditions;
2. Introduction;
3. Community Character;
4. Neighborhood Integrity;
5. Economic Development;
6. Parks, Greenways & the Arts;
7. Transportation;
8. Municipal Services & Community Facilities;
9. Growth Management and Capacity; and
10. Implementation and Administration.

B. Master Plans

The following Master Plans are hereby adopted and made a part of the 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. East College Station Transportation Study dated May 2005;
5. Parks, Recreation and Open Space Master Plan dated May 2005;
6. Park Land Dedication Neighborhood Park Zones Map dated January 2009;
7. Park Land Dedication Community Park Zones map dated April 2009;
8. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
9. Central College Station Neighborhood Plan dated June 2010;
10. Eastgate Neighborhood Plan dated June 2011;
11. Recreation, Park and Open Space Master Plan dated July 2011;
12. Southside Area Neighborhood Plan dated August 2012;
13. Medical District Master Plan dated October 2012;
14. Wellborn Community Plan dated April 2013;
15. Economic Development Master Plan dated September 2013;

16. South Knoll Area Neighborhood Plan dated September 2013;
17. The Water System Master Plan dated April 2017; and
18. The Wastewater System Master Plan dated April 2017.

C. Miscellaneous Amendments

The following miscellaneous amendments to the College Station Comprehensive Plan are as follows:

1. Text Amendments:

- a. Chapter 2 “Community Character,” “Growth Areas” by amending the text regarding Growth Area IV and Growth Area V – Ordinance 3376, dated October 2011.
- b. Chapter 6 “Transportation” by amending the text regarding Complete Streets, Context Sensitive Solutions, Minimum Length and Additional Right-of-Way for Turn Lanes at Intersections, and Right-of-Way for Utilities – Ordinance 3729, dated December 10, 2015.
- c. Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities” by amending the text based on the recommendation of the Comprehensive Plan Five-Year Evaluation & Appraisal Report – Ordinance 3730 dated December 10, 2015.
- d. Chapter 8 “Growth Management & Capacity” by amending the text based on recommendations from the Annexation Task Force – Ordinance 3766, dated April 28, 2016.

2. Future Land Use and Character Map Amendment:

- a. 301 Southwest Parkway – Ordinance 3255, dated July 2010.
- b. Richards Subdivision – Ordinance 3376, dated October 2011.
- c. Earl Rudder Freeway at University Oaks – Ordinance 3465, dated November 19, 2012
- d. 1600 University Drive East – Ordinance 3535, dated November 14, 2013.
- e. 2560 Earl Rudder Freeway S. – Ordinance 3541, dated December 12, 2013.
- f. 13913 FM 2154. – Ordinance 3546, dated January 9, 2014.
- g. 2021 Harvey Mitchell Parkway – Ordinance 3549, dated January 23, 2014.
- h. 1201 Norton Lane – Ordinance 3555, dated February 27, 2014.
- i. 3715 Rock Prairie Road West – Ordinance 3596, dated August 25, 2014.
- j. 4201 Rock Prairie Road – Ordinance 3670, dated July 9, 2015.
- k. The approximately 40 acres of land generally located east of FM 2154 (aka Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (aka William D. Fitch Parkway), and north of Westminster Subdivision – Ordinance 3731, dated December 10, 2015.
- l. The approximately 120 acres of land generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community – Ordinance 3732, dated December 10, 2015.
- m. The approximately 900 acres of land generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road – Ordinance 3733, dated December 10, 2015.

- n. The approximately 17.788 acres of land generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.– Ordinance 3752, dated March 10, 2016.
 - o. The approximately 9 acres of land generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail – Ordinance 3779, dated June 9, 2016
 - p. The approximately 16 acres located at 8607 Rock Prairie Road, generally located at the north of Rock Prairie Road and west of William D. Fitch Parkway – Ordinance 3794, dated August 11, 2016.
 - q. The approximately 14.25 acres of land located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, along the east side of Earl Rudder Freeway South – Ordinance 3799, dated August 25, 2016.
 - r. The approximately 7 acres of land located along the south side of State Highway 30, south of Veterans Memorial Park – Ordinance 3828, dated October 27, 2016.
 - s. The approximately 58 acres of land generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension –Ordinance 3830, dated October 27, 2016.
 - t. The approximately 2 acres of land generally located on Corsair Circle north of Pavilion Avenue – Ordinance 3846, dated December 8, 2016.
 - u. The approximately 18 acres of land generally located at the southeast corner of Sebesta Road and Earl Rudder Freeway frontage road – Ordinance 3848, dated December 8, 2016.
 - v. The approximately 6 acres of land being situated in the Pooh’s Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive east, more generally southwest of the intersection of Holleman Drive East and Lassie Laneby – Ordinance 3850, dated January 12, 2017.
 - w. The approximately 6.3 acres of land generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway - Ordinance 3859, dated February 9, 2017.
 - x. The approximately 11.3 acres of land generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway – by an ordinance dated April 27, 2017.
 - y. The approximately 232 acres of land generally located south of Rock Prairie Road - by an ordinance dated April 27, 2017.
 - z. The approximately 5.96 acres of land generally located in the northeast corner of Associates Avenue and Harvey Road intersection. – by an ordinance dated April 27, 2017.
3. Concept Map Amendment:
- a. Growth Area IV – Ordinance 3376, dated October 2011.
 - b. Growth Area V – Ordinance 3376, dated October 2011.
4. Thoroughfare Map Amendment:
- a. Raintree Drive – Ordinance 3375, dated October 2011.

- b. Birkdale Drive – Ordinance 3375, dated October 2011.
 - c. Corsair Circle – Ordinance 3375, dated October 2011.
 - d. Deacon Drive – Ordinance 3375, dated October 2011.
 - e. Dartmouth Drive – Ordinance 3375, dated October 2011.
 - f. Farm to Market 60 – Ordinance 3375, dated October 2011.
 - g. Southwest Parkway – Ordinance 3375, dated October 2011.
 - h. Cain Road extension – Ordinance 3639, dated February 26, 2015.
 - i. Update to Chapter 6 Maps- Ordinance 3729, dated December 10, 2015.
 - j. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
5. Bicycle, Pedestrian and Greenways Master Plan Amendment:
- a. Cain Road extension – Ordinance 3639, dated February 26, 2015
 - b. Update to Maps 5.4 and 5.5- Ordinance 3729, dated December 10, 2015.
 - c. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - d. Update to Maps 5.4 and 5.5 – by an ordinance dated April 27, 2017.

D. General

1. Conflict. All parts of the College Station 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 extra-territorial jurisdiction (“ETJ”). The College Station Comprehensive Plan depicts generalized locations of proposed future land-uses, including thoroughfares, bikeways, pedestrian ways, parks, greenways, and waterlines that are subject to modification by the City to fit local conditions and budget constraints.
3. General nature of Future Land Use and Character. The College Station Comprehensive Plan, in particular the Future Land Use and Character Map found in A.3 above and any adopted amendments thereto, shall not be nor 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 College Station Comprehensive Plan, including the Thoroughfare Plan, Bicycle, Pedestrian, and Greenways Master Plan, Central College Station Neighborhood Plan, Water System Master 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 bikeways, greenways, thoroughfares, pedestrian ways, waterlines and sewer lines that are a part of the College Station Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the 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”

Wastewater System Master Plan:



Legislation Details (With Text)

File #: 17-0195 **Version:** 1 **Name:** HPC appointment
Type: Appointment **Status:** Agenda Ready
File created: 4/18/2017 **In control:** City Council Regular
On agenda: 4/27/2017 **Final action:**
Title: Presentation, possible action, and discussion regarding the appointment of Councilmembers to boards and commissions.
Sponsors: Sherry Mashburn
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the appointment of Councilmembers to boards and commissions.

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): None

Summary: Councilmember Harvell requested that consideration be given to the appointment of a Council liaison to the Historic Preservation Committee.

Budget & Financial Summary: None

Attachments: None