



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Regular

Thursday, August 24, 2017

7:00 PM

City Hall Council Chambers

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

Presentation

Presentation to Traffic Systems and Traffic Engineering Divisions of Public Works for receiving the Institute of Transportation Engineers 2017 Public Agency Council Achievement Award for the implementation and utilization of the Traffic Control Center.

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. [17-0462](#) Presentation, possible action, and discussion of minutes for:
 - August 10, 2017 Workshop

- August 10, 2017 Regular Meeting
- August 14, 2017 Budget Meeting
- August 15, 2017 Budget Meeting

Sponsors:

McNutt

Attachments:[WKSHP081017 DRAFT Minutes](#)[RM081017 DRAFT Minutes](#)[BUDWKSHP081417 DRAFT Minutes](#)[BUDWKSHP081517 DRAFT Minutes](#)**2b. [17-0426](#)**

Presentation, possible action, and discussion regarding approval of the purchase of various long lead time major equipment for the proposed Graham Substation totaling \$316,746.

Sponsors:

Crabb

Attachments:[Tabulation](#)**2c. [17-0427](#)**

Presentation, possible action, and discussion regarding approval of the purchase of two (2) 3 phase electric substation transformers for the proposed Graham Road Substation for an amount not to exceed \$1,145,926.

Sponsors:

Crabb

Attachments:[Bid 17-051 Recommendation](#)**2d. [17-0439](#)**

Presentation, possible action, and discussion on an ordinance amending Chapter 38, "Traffic and Vehicles", Article VI "Traffic Schedules", Sec. 38-1002 "Traffic Schedule II, Four-Way Stop Intersections" of the Code of Ordinances, City of College Station, Texas by adding a four-way stop intersection at Thomas Street and Dexter Drive.

Sponsors:

Rother

Attachments:[Map](#)[Ch 38 Four Way Stop Thomas at Dexter \(1\)](#)**2e. [17-0440](#)**

Presentation, possible action, and discussion regarding renewal of the recycling collection franchise ordinance and service agreement with Brazos Valley Recycling not to exceed \$880,000 or the number of customers times the approved agreement rates.

Sponsors:

Harmon

Attachments:[Residential Recycling Collections Agreement](#)**2f. [17-0441](#)**

Presentation, possible action, and discussion regarding construction contract 17300447 with Garney Construction in the amount of \$5,600,278.89 for the construction of water well #9 and the collection line.

Sponsors: Harmon

Attachments: [Well 9 Map](#)

- 2g. [17-0451](#) Presentation, possible action, and discussion regarding construction contract 17300507 with Dudley Construction Ltd., in the amount of \$433,552 for the 30-inch Water Line Relocation at FM2818/FM60 Project, and approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Sponsors: Harmon

Attachments: [Bid Tabulation 17-066](#)
[Project Location Map - 30-inch Waterline Relocation](#)
[30 inch water line relocation \(DDI\) - DRR](#)

- 2h [17-0463](#) Presentation, possible action, and discussion regarding approval of modifications to Article III of the Bylaws of the Research Valley Partnership, Inc. (RVP).

Sponsors: Ruiz

Attachments: [17 06 22 - Article III \(17 06 05 - 17 05 08 Bylaw May 17 \(Redlined\)\)](#)

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. [17-0456](#) 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 1.3 acres being situated in

the Plantation Oaks Addition, Block 1, Lot 1 located north of University Oaks Blvd. and west of Earl Rudder Freeway South.

Sponsors:

Paz

Attachments:

[Background Information](#)

[Aerial & Land Use Exhibit](#)

[Comp Plan Map](#)

[Ordinance](#)

2. [17-0457](#) 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 O Office to GC General Commercial on approximately 1.3 acres of land being situated in the Plantation Oaks Addition, Block 1, Lot 1, recorded in Volume 11445, Page 161 of the deed records of Brazos County, Texas, more generally located at 1500 Earl Rudder Freeway South.

Sponsors:

Paz

Attachments:

[Background Information](#)

[Comparison of Permitted Uses](#)

[SAM & Aerial](#)

[Ordinance](#)

3. [17-0458](#) 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 1.7 acres generally located at 12055 FM 2154.

Sponsors:

Paz

Attachments:

[Background Information](#)

[Aerial & Land Use Exhibit](#)

[Comprehensive Plan Map](#)

[Ordinance](#)

4. [17-0459](#) 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 GC General Commercial on approximately 1.7 acres of land being situated in the Crawford Burnett League, Abstract No. 7, College

Station, Brazos County, Texas, said tract being the remainder of a 1.891 acre tract of land as described by a deed to Delph Ross recorded in Volume 2569, Page 112 of the Official Public Records of Brazos County, Texas, more generally located at 12055 FM 2154.

Sponsors:

Paz

Attachments:[Background Information](#)[SAM & Aerial](#)[Rezoning Map](#)[Ordinance](#)**5. [17-0455](#)**

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance", Section 7.3 of the Code of Ordinances of the City of College Station, Texas regarding off-street parking standards.

Sponsors:

Golbabai

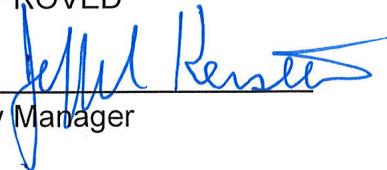
Attachments:[Redlined Version](#)[Ordinance](#)

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.

7. 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 August 18, 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 #: 17-0462 **Version:** 1 **Name:** Minutes

Type: Minutes **Status:** Consent Agenda

File created: 8/15/2017 **In control:** City Council Regular

On agenda: 8/24/2017 **Final action:**

Title: Presentation, possible action, and discussion of minutes for:

- August 10, 2017 Workshop
- August 10, 2017 Regular Meeting
- August 14, 2017 Budget Meeting
- August 15, 2017 Budget Meeting

Sponsors: Tanya McNutt

Indexes:

Code sections:

Attachments: [WKSHP081017 DRAFT Minutes](#)
[RM081017 DRAFT Minutes](#)
[BUDWKSHP081417 DRAFT Minutes](#)
[BUDWKSHP081517 DRAFT Minutes](#)

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

- August 10, 2017 Workshop
- August 10, 2017 Regular Meeting
- August 14, 2017 Budget Meeting
- August 15, 2017 Budget Meeting

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Approval

Summary: None

Budget & Financial Summary: None

Attachments:

- August 10, 2017 Workshop
- August 10, 2017 Regular Meeting
- August 14, 2017 Budget Meeting
- August 15, 2017 Budget Meeting

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
AUGUST 10, 2017

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

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

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Carla Robinson, City Attorney
Tanya McNutt, City Secretary
Ian Whittenton, Deputy City Secretary

Student Liaison

Tory Oxendahl, Municipal Affairs

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 4:30 p.m. on Thursday, August 10, 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, Legal Advice and §551.074-Personnel, the College Station City Council convened into Executive Session at 4:31 p.m. on Monday, August 10, 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.

- McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas

B. Consultation with attorney to receive legal advice; to wit:

- Legal advice regarding organizational issues concerning the Brazos Valley Convention and Visitors Bureau.

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

- Council Self Evaluation

The Executive Session recessed at 5:06 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 2c, 2d, 2g, 2i, 2j, 2m, 2n, and 2o were pulled from Consent for clarification.

(2c) and (2d): Troy Rother, Traffic Engineer, explained the rationale for extending the school zones to remove stopping, standing, or parking near Wellborn Middle School, Greens Prairie Elementary, and Pecan Trail Intermediate School and the prohibition of right hand turns on school days for certain roads. He stated that these changes would improve safety and traffic flow in the affected areas.

(2g): Mary Ellen Leonard, Finance Director, gave clarification on the bid structure, which contracts require bids, and the process for accepting renewals in lieu of pursuing a new contract.

(2i) and (2j): Mary Ellen Leonard, Finance Director, gave clarification on the bidding process and its consistency as detailed in the purchasing manual. She provided additional clarification on the use of secondary suppliers and when it is acceptable to use one.

(2m): Kelly Templin, City Manager, explained the lease agreement with From Bastogne to Texas, Inc. intends to establish a permanent location for the exhibit, originally established in Bastogne, Belgium, commemorating the sacrifice of five Texas Aggies. Councilmember Benham requested this item to be pulled for separate vote.

(2n): Natalie Ruiz, Director of Economic Development, explained the proposed agreement which represents a partnership between Brazos County and the City of College Station. Reinvestment will focus on the Dartmouth extension with water, sewer and electrical utilities and include traffic signals at Harvey Mitchell and Texas Avenue.

(2o): Councilmember Moore requested Consent Item 2o be pulled for separate vote during the regular meeting. He will be abstaining.

5. Presentation, possible action, and discussion on changes to the permissible hours of construction activity.

Lance Simms, Director of Planning and Development Services, provided an overview of the current noise ordinance, which regulates construction activity as “Day time noise” and “Night time noise.” The ordinance is enforced by the Police Department and provides for exceptions with permission from the Building Official as a Noise Ordinance Exemption (NOE).

Options presented for amending current ordinance:

- Straight modification to the “necessary construction” hours (currently 7:00 am – 10:00 pm)
- Partial modification to the “necessary construction” hours (seasonal/daylight saving time)
- Do nothing – keep ordinance as is

Staff requested feedback and/or direction regarding any desired changes.

Council directed staff to prepare proposed modifications to the noise ordinance keeping all the same parameters, with the exception of changing the “necessary construction” hours start time to 6:00 am, in the months from May to September or as Mr. Simms believes reasonable.

6. Presentation, possible action, and discussion on the library expansion project.

Emily Fisher, Assistant Director Public Works, provided an overview of the Larry J. Ringer Library expansion project with a projected budget of 8,385,000, which will include approximately 12,000 square feet of additional space. She stated that the project had a projected bid date of September and would take 15 to 18 months for construction, during which the library would remain open. In addition, renderings and samples of cladding materials were presented to council.

Staff recommends City Council receive the presentation and provide direction.

Council directed staff to coordinate work with the architecture groups for both the library and the proposed police station and coordinate the cladding of these building to more closely match the City of College Station gateway sign on University Drive, with the understanding of a one month delay in construction.

7. Presentation, possible action, and discussion regarding the Southeast Community Park Project.

David Schmitz, Director of Parks and Recreation, provided an overview of proposed site plan/renderings, project phasing plan, funding plan, and projected facility use and economic impact.

A general timeline was given:

- FY17 – Scope of Phases
 - Design Concept/Preliminary Engineering Report/Cost Projections
- FY18 – Specifications for Phase 1
 - Detailed Construction Plans/Bid Documents
- FY19 – Construction of Phase 1

Staff recommends approval of support for the project. Council was in consensus to move forward.

At 7:11 p.m., Mayor Mooney recessed the Workshop.

Workshop reconvened at 9:37 p.m.

8. Presentation, possible action, and discussion on the FY 2017-2018 Proposed Budget.

Mary Ellen Leonard, Director of Finance, presented the proposed FY2017-2018 Budget and noted that budget workshops are scheduled for August 14, 15, and 16 to review the proposed budget and to discuss key budget decision points. A Public Hearing is scheduled for September 11, and final action is scheduled for September 25.

9. Council Calendar

Council reviewed the calendar.

10. 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, Experience Bryan-College Station, 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 Economic Development, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Walk with the Mayor, YMCA, Youth Advisory Council, Zoning Board of Adjustments.

No items to discuss.

11. Adjournment

There being no further business, Mayor Mooney adjourned the workshop of the College Station City Council at 9:45 p.m. on Thursday, August 10, 2017.

ATTEST:

Karl Mooney, Mayor

Tanya McNutt, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
AUGUST 10, 2017

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

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

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Carla Robinson, City Attorney
Tanya McNutt, City Secretary
Ian Whittenton, Deputy City Secretary

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 7:23 p.m. on Thursday, August 10, 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 for Johanna Roman in recognition as recipient of the American Horticultural Society Teaching Award.

Mayor Mooney recognized Johanna Roman as recipient of the American Horticultural Society Teaching Award.

Hear Visitors Comments

Ben Roper, College Station, came before Council to honor the service and sacrifice of Staff Sgt. Rene Ledesma.

Fred Dupriest, College Station, spoke on taxation of Southside Residents at unconstrained Commercial Business Rates. He stated that entire city pays less than 1/2 the taxes per acre as the near Southside Neighborhoods, and much of it pays less than 1/3.

CONSENT AGENDA

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

- July 24, 2017 Special Meeting
- July 27, 2017 Workshop
- July 27, 2017 Regular Meeting

2b. Presentation, possible action, and discussion of contract #17300471, a standard form of construction agreement for corrective maintenance services by Facilities Sources in the amount of \$120,793.42. Contract pricing is available from Facilities Sources through an interlocal cooperative purchasing agreement the City has with The Cooperative Purchasing Network (TCPN).

2c. Presentation, possible action, and discussion of Ordinance 2017-3911 amending Chapter 10 "Traffic Code", to remove stopping, standing, or parking near Wellborn Middle School, Greens Prairie Elementary, and Pecan Trail Intermediate School.

2d. Presentation, possible action, and discussion on consideration of Ordinance 2017-3912 amending Chapter 10, "Traffic Code," Section 2(K) of the Code of Ordinances of the City of College Station to prohibit Right Turns on School Days from Royder Road to Ledgestone Trail and to a Private Alley 300 feet south of Ledgestone Trail.

2e. Presentation, possible action, and discussion on consideration of Ordinance 2017-3913 amending Chapter 10, "Traffic Code," Section 2(K) of the Code of Ordinances of the City of College Station to prohibit Right Turns on Red from the Pecan Trail Intermediate School Driveway and From Ledgestone Trail onto Greens Prairie Trail on school days.

2f. Presentation, possible action, and discussion of Ordinance 2017-3914 amending Chapter 10 "Traffic Code", Section 2F "School zones" to extend the existing school zone along Greens Prairie Trail and short sections of include school zones along George Bush Drive and along sections of Royder Road, Flagstone Court, and Ledgestone Trail.

2g. Presentation, possible action, and discussion on Renewal 2 of the award for the annual purchase of electric distribution poles, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$431,045 to Techline, Inc. This includes a vendor requested price increases to specific line items, with an overall increase of 8.9%.

2h. Presentation, possible action, and discussion regarding the proposed FY 2018 Community Development Budget and PY 2017 Annual Action Plan and request for approval by Resolution 08-10-17-2h.

2i. Presentation, possible action, and discussion regarding approval of the award of the City's annual copy and print services blanket orders with estimated annual expenditures of: Alphagraphics (formerly Tops Printing) \$80,000; Copy Corner \$40,000. The total not to exceed amount is \$120,000 for Copy and Print Services.

2j. Presentation, possible action, and discussion on the first renewal of the award for the annual purchase of single phase pad-mounted transformers to KBS Electrical Distributors in the amount of \$322,841; which will be maintained in electrical inventory and expended as needed.

2k. Presentation, possible action, and discussion regarding ratification of construction contract 17300530 for \$144,503 with Environmental Improvements Inc. to remove, repair, and reinstall the metal equipment inside clarifier 3A at the Carters Creek Wastewater Treatment Plant.

2l. Presentation, possible action, and discussion on calling a public hearing on the City of College Station FY 2017-2018 Proposed Budget for Monday September 11, 2017 at 7:00 PM in the City Hall Council Chambers.

2m. Presentation, possible action, and discussion regarding the City of College Station Ground Lease Agreement with From Bastogne to Texas, Inc.

2n. Presentation, possible action, and discussion regarding approval of an Interlocal Infrastructure Agreement with Brazos County via Chapters 380 and 381 outlining participation in core infrastructure near the Dartmouth Avenue and Harvey Mitchell Parkway intersection.

2o. Presentation, possible action, and discussion regarding approval of a real estate contract to convey approximately 5 acres of land to Amstad Development, LLC in the College Station Business Center, Lot 1B, Block 3 of The Business Center at College Station Phase One.

2p. Presentation, possible action, and discussion on Ordinance 2017-3915 adopting the recodification of the Code of Ordinances, City of College Station, Texas.

2q. Presentation, possible action, and discussion on Resolution 08-10-17-2q adopting fees, rates and charges as provided by Chapter 2 “Administration”, Art. V. “Finance”, Div. 2 “Fees, Rates and Charges” of the Code of Ordinances, City of College Station, Texas.

2r. Presentation, possible action, and discussion regarding approval of Ordinance 2017-3916 establishing infrastructure standards and requirements for wireless facilities located in the public rights-of-way.

Items 2m and 2o were pulled for a separate vote.

MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Brick, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda, less items 2m and 2o. The motion carried unanimously.

(2m)MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to approve the City of College Station Ground Lease Agreement with From Bastogne to Texas, Inc. The motion carried unanimously.

(2o)MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Rektorik, the City Council voted seven (6) for and none (0) opposed, with Councilmember Moore recusing himself, to approve a real estate contract to convey approximately 5 acres of land to Amstad Development, LLC in the College Station Business Center, Lot 1B, Block 3 of The Business Center at College Station Phase One. The motion carried.

REGULAR AGENDA

1. 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 PDD Planned Development District to PDD Planned Development District to amend the concept plan and related text for approximately 8 acres in the Chimney Hill Retail Plaza, generally located at 701 & 715 University Drive East.

Madison Thomas, Planning and Development, stated that this Planned Development District (PDD) request amends the existing PDD to realign it with the current vision for the site. This property was previously owned by the City of College Station and was sold in 2014 in conjunction with an adopted economic development agreement that provided an additional level of regulation with the PDD. The City Council recently approved an agreement to terminate the economic development agreement.

Staff recommends approval of the rezoning request with the condition that sidewalks be added to the concept plan along Tarrow Street, as identified on the Bicycle, Pedestrian, and Greenways Master Plan.

The Planning and Zoning Commission considered this item at their July 20 meeting and voted unanimously to recommend approval.

Crissy Hartl, Mitchell and Morgan, representing the applicant, addressed the recommendation by staff to construct sidewalks along Tarrow. They will be providing a sidewalk along East Tarrow and along the interior drive from University Drive to the roundabout. The applicant is requesting a modification to the requirement to provide a sidewalk from University Drive around the property to connect to join the proposed sidewalk on East Tarrow, which would require 1,500’ of a 6-8’ sidewalk and hinder future development. The development would be required by Texas accessibility standards to provide pedestrian access, as well as providing interior walkways throughout the site.

At approximately 8:52 p.m., Mayor Mooney opened the Public Hearing.

Richard West, College Station, business owner located on Tarrow, stated his concerns with what can be placed there if the PDD Planned Development District is amended as staff has recommended.

There being no comments, the Public Hearing was closed at 8:56 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2017-

3917, 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 PDD Planned Development District to PDD Planned Development District to amend the concept plan and related text for approximately 8 acres in the Chimney Hill Retail Plaza, generally located at 701 & 715 University Drive East, with the condition that Sidewalks be added to the Concept Plan along Tarrow. The motion carried unanimously.

2. Presentation, possible action, and discussion regarding approval of modifications to Article III of the Bylaws of the Research Valley Partnership, Inc. (RVP).

Natalie Ruiz, Director of Economic Development, introduced RVP Managing Director Sylvia McMullen.

Sylvia McMullen, RVP Managing Director, stated the RVP established a subcommittee to modify the current bylaws to more closely reflect the funding levels for the corporation. Directors may be appointed to the Board by those organizations, governments, educational institutions or business entities wishing to participate in the mission of the Corporation and which fit into one of three categories. There is also a provision that allows Texas A&M University to join the RVP as a full funding partner. Currently, full funding partners including the cities of Bryan and College Station, as well as Brazos County which each invest approximately \$350,000 each per year. The RVP voted to amend its bylaws on June 21, 2017. According to the bylaws, the City of College Station, City of Bryan, and Brazos County (and any other oversight entity) must approve any changes to Article III of the bylaws (concerning the appointment and qualifications of directors) in order for the changes to that Article to be effective.

MOTION: A motion was made by Councilmember Schultz and seconded by Councilmember Rektorik to approve modifications to Article III of the Bylaws of the Research Valley Partnership, Inc. (RVP).

The previous motion was withdrawn by Councilmember Schultz and the second was withdrawn by Councilmember Rektorik.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Rektorik, the City Council voted seven (5) for and none (0) opposed, with Mayor Mooney and Councilmember Schultz abstaining, to reject the modifications to the current bylaws, and request RVP to make modifications specifically around the area of equal participation guaranteed by tier one funding partners and an equal board seat representation. The motion carried.

3. Presentation, possible action, and discussion regarding appointments to the Bicycle, Pedestrian, and Greenway Advisory Board.

The following appointments were made to the Bicycle, Pedestrian, and Greenways Advisory Board:

- Jonathan Coopersmith - D (Bicycling)
- Neal Johnson - E (Transportation Planning, Engineering, Architecture, or Landscape Architecture)

4. 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 Moore requested an item on the PDD zoning district and the role of the concept plan in that district.

Councilmember Schultz requested a presentation on the bidding process of contracts and the renewal of contracts.

5. Adjournment.

There being no further business, Mayor Mooney adjourned the Regular Meeting of the City Council at 9:37 p.m. on Thursday, August 10, 2017.

Karl Mooney, Mayor

ATTEST:

Tanya McNutt, City Secretary

MINUTES OF THE CITY COUNCIL BUDGET WORKSHOP
CITY OF COLLEGE STATION
AUGUST 14, 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
Jeff Kersten, Assistant City Manager
Jeff Capps, Assistant City Manager
Aubrey Nettles, Special Projects Coordinator
Mary Ellen Leonard, Finance Director
Courtney Kennedy, Budget Manager
Carla Robinson, City Attorney
Mary Ann Powell, Deputy City Attorney
Tanya McNutt, City Secretary

1. Call to Order and Announce a Quorum is Present

With a quorum present, the Budget Workshop of the College Station City Council was called to order by Mayor Karl Mooney at 3:13 p.m. on Monday, August 14, 2017 in the CSU Meeting/Training Facility, 1603 Graham Road, College Station, Texas 77842.

2. Presentation, possible action, and discussion on the FY 2017-2018 Proposed Budget.

Jeff Kersten, Assistant City Manager, provided a review of the proposed FY17-18 budget and citywide budget issues. Public hearings for the tax rate are scheduled for August 30 and September 11, both at 7:00 p.m. Key decision points include public safety, maintenance needs, capital project plan and funding, compensation and benefits plan, water rate increase, commercial and residential

sanitation rate increase, service level increases to address growth and maintenance needs; and tax rate, etc. The budget and tax rate are scheduled to be adopted September 25. The revised FY17 Budget has an authorized decrease of (\$2,855,804). Current estimate is that there will be a slight increase in fund balance when the year closes.

GENERAL FUND

Revenues

Sales Tax, our largest revenue stream, accounts for 37%. The FY17 forecast is 5.2% higher than FY16 (FY17 forecast includes several one-time sales tax settlements and purchases). Staff is projecting a 2% increase over FY18 year-end estimate for an estimated revenue of \$28.5 million.

Ad valorem taxes account for 31% of our general fund revenues. Our certified property valuation is \$8.9 billion, for an approximate 11.41% increase in value over last year. New Value is 45% of that increase or \$409 million. We are continuing to see growth on the property value side. Our current tax rate is 47.25 cents. The effective tax rate is 44.4262 cents and generates approximately the same revenues on the same properties this year as last year. The rollback rate is calculated at 51.7358 cents. The property tax revenue coming into the General Fund is estimated to be \$23.9 million, and the Debt Service Fund portion is estimated to be \$19.1 million. Staff is proposing a tax rate of 49.75 cents. Council will need to discuss the tax rate, vote to increase tax revenues, and call and hold the Public Hearings on the tax rate to be considered.

Total transfers from all Utilities are being proposed in the amount of \$11.9 million which is an estimated 15% of General Fund revenues. The electric transfer rate policy remains the same as FY17.

Minimal changes are proposed in other revenue categories such as licenses and permits, charges for service, etc. The other General Fund revenues are estimated at \$12,763,174.

Expenditures

Police and Fire account for almost half of the General Fund expenditures. Department summaries were provided, along with Service Level Adjustments (SLAs) and proposed projects:

- Key factors to consider include growth, students and pay plan. To attract and retain a well-qualified workforce, the budget includes a 2% market increase and 1.5% merit pay pool.
- Retiree Healthcare: Change in administrator from BCBS to Cigna, PPO option, employee premiums increases 10%, high deductible plan employee premiums increases 5%, and City contribution for healthcare increases 5%.
- Police: Four positions absorbed in base (previously SROs). SLAs: two detectives, special investigator, two public safety tele-communicators, police canine program, training and incentives for two SWAT operators, and two police assistants. The Service Level Adjustment total is \$796,770.
- Fire: Six grant funded firefighters absorbed in base. SLAs: Three additional positions (safety captain, accreditation manager, and fire inspector), , Phase 1 of multiple

equipment replacements, thermal imaging camera, tech gen gear, 12 lead EKG monitors, and bike EMS program. The Service Level Adjustment total is \$1,210,550.

- Public Works: \$1,766,675 in service level adjustments for traffic signal technician, facility maintenance (corrective increase), traffic calming initiative, streets dump truck and equipment operator, curb repair funds (Summit and Casltigate II), landscape maintenance increase, and ADA compliance upgrades (Municipal Court/UCS).
- Parks and Recreation: \$470,785 in service level adjustments for business services manager, GIS analyst, equipment purchases, and Weathermatic system. Asset management plan items are budgeted in CIP. Also included are items that are 50% - 100% funded by hotel occupancy funds: various equipment purchases, Toro workman HDX auto & pro sweep attachment (50% GF & 50% HOT), operations supervisor & vehicle (50% GF & 50% HOT), TAAF Games of Texas Fee & Operations (100% HOT), and Turf maintenance increase (100% HOT). Revenue projections for recreation programs are \$850,150 with expenditures of \$3,388,674. The FY18 estimated subsidy is \$2,538,524.

At 5:10 p.m., the Mayor recessed the Budget Workshop.

The Budget Workshop reconvened at 5:40 p.m.

- Library: \$21,260 in service level adjustments for increased operations and maintenance proposed by the City of Bryan.
- Planning and Development Services: \$304,405 in service level adjustments for Staff/Senior planner, Engineer, laptops for building inspectors, and implementation of neighborhood plans.
- Information Technology: \$106,463 in service level adjustments for phone system gateway replacement, and VMware vRealise operations manager software.
- Fiscal Services: \$93,787 in service level adjustments for temporary assistance for auditing court backlog, Finance Support Specialist, and training dollars for HPRR and fixed asset annual training.
- General Government: \$182,984 in service level adjustments, including the City Council's Office (Supplies, sponsorships and registration fees, memberships and travel and training), the Community Services (transfer of .5 FTE from CD fund to general fund), the Internal Audit (Peer Review), and Human Resources (temporary assistance, annual compensation survey and intern in connection with TAMU program).

With the consensus of the Council, the U.S. Conference of Mayor's membership was removed from Council's FY18 budget and decreased \$9,000.

- Economic Development: General Fund budget includes \$500,000 transfer to Economic Development Fund for cash assistance Economic Development activities were moved from City Manager's Office to establish a separate department in FY16.

Non-departmental expenditures include:

- General and Administrative transfers to offset expenditures incurred by service departments.

- Public Agency Funding for various public agencies, such as Lions Club, RVP, Arts Council, Health District, Appraisal District, and Animal Shelter.
- Interfund Transfers including a transfer-out to the Economic Development Fund as well as transfers-in from HOT Fund for qualifying tournaments and special events and for Public Communications staffing and marketing, from the Benefits Fund for Fitlife programs for Police and Fire, from Drainage Fund for streets, and from various CIP Funds to offset cost of project management.
- Other items including contingency, consulting, and SLAs for City Floor City Hall paint and flooring and for study of FM 2154/SH 40 Interchange.

With the consensus of Council, the state legislative lobbying fund was removed and the FY18 budget decreased \$40,000. Council consensus was that the budget for these services could be included in the budget during legislative years and if there was a necessity to pursue a specific legislative item during a non-legislative year, the budget could be amended. Council directed staff to bring back a report on the results of this year's lobbying efforts.

GENERAL FUND FINANCIAL FORECAST

Revenues: We will continue with conservative revenue estimates and includes property value and tax rate increases.

Expenditures: New expenditures as proposed, the Pay Plan as proposed, and includes the estimated O&M on CIP projects.

GENERAL GOVERNMENT CAPITAL PROJECTS

Streets and Transportation: street rehabilitation projects, including Lincoln and Francis; extension and capacity improvement projects, including Royder Rd Phase II; traffic projects, including TX at Brothers and Barron at Alexandria traffic signals, pedestrian projects, and future sidewalk projects, including Munson.

Parks: parking lot rehabilitation, project design for Southeast Park, field redevelopment and renovation of parks restrooms, and system-wide park improvements (lights at Central Park).

Facilities Projects: Facility projects include the library expansion, arts council building renovation, storage tank and containment rehabilitation, Public Works compliance upgrades, City gateway signage #2, new Police Station construction, New City Hall design, Facilities maintenance relocation. Council's consensus on moving forward with the \$2 million on the design of the new city hall on Texas avenue location.

Technology Projects: Technology projects include ERP system replacement, , fiber optic infrastructure, wireless replacement, video surveillance system.

Special Revenue Capital Projects: Special Revenue projects include Hotel Fund (Veterans Park Synthetic Fields), Community Development (Northeast Trunkline, Georgia Fitch Park, SW Parkway Sidewalks, Bus Shelter-Lincoln Center), Drainage Utility (Various minor drainage projects), and Sidewalk Zones (various minor sidewalk projects).

Parkland: Fun For All Playground design, various park development projects, improvements at Northgate Park, Wolf Pen, Crompton Park, Reatta Park, Bachmann Park (parking lot rehab), and minor amenity improvements at various parks.

DEBT SERVICE FUND

The FY18 rate of 22.0339 cents will generate an estimated property tax revenue of \$19.1 million and will satisfy the FY18 debt service requirement. 50% of the Cemetery debt service will be paid from the tax rate in FY18, with the other 50% coming from the Cemetery Fund.

At 7:29 p.m., the Mayor recessed the Budget Workshop.

The Budget Workshop reconvened at 7:42 p.m.

SPECIAL REVENUE FUND – HOTEL TAX

Hotel Tax revenue is down 4.85% through June 2017. The HOT Revenue for hotels open for 2 years or longer is down 8.45%. Operating expenses are down 38.24% due to lower budgets related to Veteran's Park and Southeast Park construction projects. HOT expenditures for Southeast Park are expected to resume in FY19 – which will result in an increase in expenditures.

FY18 projected revenue reflects 1% increase over FY17 estimate. Expenditures include \$4.6 million for City operations, capital projects, preferred access payment, and miscellaneous programs and events. Also included is proposed funding of \$2.99 million for HOT funded outside agencies including CVB, Arts Council, Easterwood Airport, and the Chamber of Commerce.

CVB: The FY 18 proposed budget presented the amounts requested by CVB of \$1,929,115 for CVB O&M and \$450,000 for the CVB grant program. Staff recommended a reduction of \$317,065 and \$50,000, respectively. The O&M amount would reflect the City of College Station's portion of funding at 81% and the City of Bryan's funding at 19%. This agency request is less than 1% of the total City budget. The City of College Station and City of Bryan staff have met multiple times regarding the funding request in detail and agree on the recommendation.

Council was in consensus to fund \$1,846,991 for the CVB O&M budget and \$400,000 for the grant program.

3. Presentation, possible action and discussion on the 2017-2018 ad valorem tax rate; and calling two public hearings on a proposed ad valorem tax rate for FY 2017-18.

This item was not discussed.

4. Adjournment

MOTION: There being no further business, Mayor Mooney adjourned the budget workshop of the College Station City Council at 8:31 p.m. on Monday, August 14, 2017.

ATTEST:

Karl Mooney, Mayor

Tanya McNutt, City Secretary

MINUTES OF THE CITY COUNCIL BUDGET WORKSHOP
CITY OF COLLEGE STATION
AUGUST 15 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
Jeff Capps, Assistant City Manager
Jeff Kersten, Assistant City Manager
Mary Ellen Leonard, Finance Director
Courtney Kennedy, Budget Manager
Carla Robinson, City Attorney
Mary Ann Powell, Deputy City Attorney
Tanya McNutt, City Secretary

1. Call to Order and Announce a Quorum is Present

With a quorum present, the Budget Workshop of the College Station City Council was called to order by Mayor Karl Mooney at 3:11 p.m. on Tuesday, August 15, 2017 in the CSU Meeting/Training Facility, 1603 Graham Road, College Station, Texas 77842.

2. Executive Session: Council did not go into Executive Session.

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

No action taken.

4. Presentation, possible action, and discussion on the FY 2017-2018 Proposed Budget.

Jeff Kersten, Assistant City Manager and Mary Ellen Leonard, Finance Director, continued their review of the proposed FY17-18 budget and citywide budget issues.

SPECIAL REVENUE FUNDS

The Community Development Fund & CDBG Local Account Fund is set up to administer grant funds from the US Department of Housing and Urban Development. 70.89% of expenditures are for the CDBG program and 29.11% are for the HOME program.

The Roadway Maintenance Fee Fund is anticipated to retain only a minimal 5% fund balance as there is no 15% requirement on special revenue funds. Estimate to collect approximately \$4 million in FY18.

System Wide Water Impact Fee Fund: FY18 impact fee revenues are projected to be \$377K. These funds will be used for the debt service payment toward the Well #9, Well #9 Collection Line, and State Highway 6 Water Line capital improvement projects. A transfer to pay for the debt service on the FY17 bonds related to these projects is proposed. Leveraging the impact fee revenue to pay for the debt service on eligible capital projects maximizes the project funding.

System Wide Wastewater Impact Fee: FY18 impact fee revenues are projected to be \$2.2 million. These funds will be used for the debt service payment for Lick Creek Wastewater Treatment Plant Expansion capital improvement projects. A transfer to pay for the debt service on the FY17 bonds related to this project is proposed. Leveraging the impact fee revenue to pay for the debt service on eligible capital projects maximizes the project funding.

System Wide Roadway Impact Fee Fund requires four separate Funds for separate service territories, and fees collected in a particular service area must be used for capital projects within that same service area. The roadway impact fee was approved in three phases. Phase I in 2016 were no fees, Phase II in 2017, will be at a rate that is half the rate of the final Phase III fee in 2018.

Mrs. Leonard gave a brief overview of the Court and Police special revenue funds: Court Technology Fee Fund, Court Security Fee Fund, Juvenile Case Manager Fee Fund, Truancy Prevention Fee Fund, Efficiency Time Payment Fee Fund, and Police Seizure Fund.

The Cemetery special revenue funds were reviewed, including the Memorial Cemetery Fund, Memorial Cemetery Endowment Fund, and Texas Avenue Cemetery Endowment Fund. The Memorial Cemetery Fund expenditures include a transfer for one-half of the debt service. The Service Level Adjustments for the Memorial Cemetery Endowment Fund include the concrete drive within the Aggie Field of Honor.

Other special revenue funds were reviewed: Wolf Pen Creek TIF Fund, West Medical District TIRZ No. 18 Fund, East Medical District TIRZ No. 19 Fund, Public Educational and Governmental (PEG) Channel Access Fund, and the R.E. Meyer Estate Restricted Gift Fund.

ENTERPRISE FUNDS

The Electric Fund: FY18 Electric Fund revenue is estimated to be \$104,078,540, and no rate increase is proposed of the Electric Fund in FY18. A cost of service study is currently in progress and results will be brought back to Council. Items being evaluated include rate design, the implementation of a rate stabilization fund and the optimal debt/cash ratio. Service Level Adjustments include a Substation Technician, Assistant Warehouse Supervisor, manhole support trailer, substation service trucks upgrade, safety/compliance training, and an Advanced Metering Infrastructure (AMI) study. Capital project funding from cash is \$19,150,000. Major capital projects include overhead and underground lines, new service extensions and the Graham Road Substation.

The Water Fund revenues include a proposed rate increase of 6% to be implemented in the 4th quarter of FY18. Service Level Adjustments include an Engineering and Development Coordinator, and Advanced Metering Infrastructure Study. Major capital projects include land acquisition for wells, elevate storage tank construction, State Highway 6 Water Line Phase III and the Woodson Village Rehab project.

The Wastewater Fund revenues consistent with budget and no rate change proposed for FY18. There are no Service Level Adjustments. Major capital projects include several trunkline projects, Woodson Village Rehab, the Lick Creek Wastewater Treatment Plant Expansion and the Diversion Lift Station and Force Main project.

The Sanitation Fund has a budget of \$10,942,405 million and proposes rate increase in the 4th quarter of FY18. No service Level Adjustments are proposed for FY18. A cost of service study is currently in progress and results will be brought back to Council. Items being evaluated include a stratification of rates for residential, multifamily and commercial customers. This will result in varying rate increases in the 4th quarter of FY18.

The Drainage Utility Fund: no rate change is proposed. There are no Service Level Adjustments.

The Northgate Parking Fund: projected increase in working capital, and the revenue is better than expected due to additional garage lease and meter revenues. Service Level Adjustments include addition of Northgate District Coordinator. Several capital projects planned for FY18.

Council moved to Agenda Item 5 for discussion and approval.

OUTSIDE AGENCY FUNDING

Jeff Kersten, Assistant City Manager, proved a brief overview of the outside agency funding requests. Requests from General Fund amounted to \$1,363,624 for:

- Research Valley Partnership (\$350,000).
- Arts Council (\$35,000) for operations and maintenance.
- Noon Lions Club – 4th of July (\$15,000)
- Aggieland Humane Society (\$263,047)
- Brazos County Appraisal District (\$359,150)
- Brazos County Health Department (\$341,427)

Keep Brazos Beautiful requested a total of \$49,190 from the Sanitation Fund.

Community Development Outside Agency funding in the amount of \$149,131 was proposed.

Proposed funding in the amount of \$845,244 from the Hotel Tax Fund was proposed for various outside agencies:

- Veterans Memorial (\$25,000)
- Chamber of Commerce (\$25,000)
- Arts Council O&M (\$290,000)
- Arts Council Marketing/Public Support (\$35,500)
- Arts Council Affiliate Funding (\$355,368)
- Easterwood Advertising (\$114,376)

INTERNAL SERVICE FUNDS

Self-Insurance Funds

- Employee Benefits Fund (includes a 10% increase in City contribution and funding for the City health clinic) Change in administrator from BCBS to Cigna, PPO 10% increase, High Deductible increase 5%, City Contribution increase 5%.
- Property and Casualty Fund
- Workers Compensation Fund
- Unemployment Compensation Fund

Property Casualty Fund Service Level Adjustment included for the addition of PTNB Risk Claim support employee in the amount of \$16,149.

Retiree Healthcare

1. Problem: change in actuarial math under GASB 75 that goes into effect in FY18 could result in an \$8 million impact.
2. Process: 15 different scenarios run to determine biggest impact on dollars with least impact on employees in connection with Healthcare RFP
3. Solution: change eligibility for preferred pricing for plan at retirement, and setup irrevocable trust to fund liability and mitigate increases.

Equipment Replacement Fund

- Revenues are derived from contributions from departments based on useful life and anticipated replacement cost for such items as fleet, copiers, public safety equipment, etc.
- Expenditures: All of the expense is for fleet and equipment purchases and replacements, and no indirect charges in this Fund.

Fleet Maintenance Fund

- Revenues: charges for service received from other City departments, and minimal fund balance is retained in the account
- Expenditures are for operations and maintenance; parts costs continue to increase
- Service Level Adjustments are for temporary ICE Staff PTNB and training funds increase

Utility Customer Service

- Revenues: charges to the Electric, Water, Wastewater, Sanitation, and Drainage utilities
- Expenditures: operations and maintenance, and credit card charges are over budget due to increase in the credit card brand fees. Meter reading was contracted out in FY16. May need to propose a FY17 Budget Amendment to address overage.
- Service Level Adjustments include temporary assistance for UBS Implementation, annual ERP training, and mobile service writers.

5. Presentation, possible action and discussion on the 2017-2018 ad valorem tax rate; and calling two public hearings on a proposed ad valorem tax rate for FY 2017-18.

MOTION: Upon a motion made by Councilmember Harvell and a second by Councilmember Benham, the City Council voted six (6) for and one (1) opposed, with Councilmember Rektorik voting against, to hold two public hearings on the tax rate of 49.7500 cents per \$100 valuation on August 30 and September 11, both at 7:00 p.m. in the Council Chambers at City Hall.

Mayor Mooney recessed the budget workshop at 5:13 p.m.

The budget workshop reconvened at 5:35 p.m. and returned to agenda item 4.

6. Adjournment

MOTION: There being no further business, Mayor Mooney adjourned the budget workshop of the College Station City Council at 5:59 p.m. on Tuesday, August 17, 2017.

Karl Mooney, Mayor

ATTEST:

Tanya McNutt, City Secretary

Legislation Details (With Text)

File #:	17-0426	Version:	1	Name:	Graham Road Substation Long Lead Time Equipment Bid 17-057
Type:	Bid Award	Status:			Consent Agenda
File created:	8/1/2017	In control:			City Council Regular
On agenda:	8/24/2017	Final action:			
Title:	Presentation, possible action, and discussion regarding approval of the purchase of various long lead time major equipment for the proposed Graham Substation totaling \$316,746.				
Sponsors:	Timothy Crabb				
Indexes:					
Code sections:					
Attachments:	Tabulation				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of the purchase of various long lead time major equipment for the proposed Graham Substation totaling \$316,746.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

Recommendation(s):

Staff recommends approval of the purchases of equipment.

Summary:

The equipment purchased through this bid requires a significant delivery time from the date of purchase and is planned to be installed during the construction of the Graham Road Substation in 2018.

The equipment to be purchased includes six (6) 145 kV Potential transformers, one (1) SF6 Gas Circuit Breaker, and two (2) 145 kV Circuit Switchers from KBS Electric Dist. in the amount of \$268,566.00, and six (6) Current transformers from Anixter in the amount of \$48,180.00.

Budget & Financial Summary:

As described above, due to the significant delivery time for these items, it is anticipated that the estimated expenditure for this purchase will occur in FY18. Therefore, the estimated expenditure has been included in the FY18 Electric Capital Improvement Projects Fund forecast. Sufficient budget appropriation is available in FY17 to cover the commitment of the funds at this time.

Attachments:

Bid Tab



City of College Station - Purchasing Division
 Bid Tabulation for #17-053
 "Purchase of Electric Substation Breakers and Circuit Switcher"
 Open Date: Friday, June 9, 2017 @ 2:00 p.m.

				Wesco		KBS Electrical Dist		Anixter	
Item	Description	Qty	UOM	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Outdoor Breaker 15kV R3 1200 Amp	18	each	\$23,618.00	\$425,124.00	\$16,796.00	\$302,328.00	No Bid	\$0.00
Manufacturer				ABB		Siemens			
Catalog				MB11130CCMH5KMZ4		SD-V7-MA-15-25-1200			
Delivery Time (weeks)				20 wk w/ drawings - 15 wk w/o drawings		17 weeks			
2	Outdoor Breaker 15kV R3 3000 Amp	6	each	\$32,296.00	\$193,776.00	\$31,495.00	\$188,970.00	No Bid	\$0.00
Manufacturer				ABB		Siemens			
Catalog				MB1440PPMH5KMZ4		SDV7-SE-15-25-3000			
Delivery Time (weeks)				20 wk w/ drawings - 15 wk w/o drawings		17 weeks			
3	Circuit Switcher	1	each	No Bid	\$0.00	\$128,690.00	\$128,690.00	\$127,447.00	\$127,447.00
Manufacturer				S&C Electric Company		S&C Electric Company		S&C Electric Company	
Catalog				157329-T2		157329-T2		157329-T2	
Delivery Time (weeks)						15-17 wks		15-17 weeks after drawing approval	
	Bid Certification			Y		Y		Y	
	Exceptions					Y - See attached for Item 3		Y- See attached for Item 3	
						Items 1 & 2 have been deemed non-compliant because they do not meet the standard specifications.			

Letter of No Bid Received from TEC Solomon.

Legislation Details (With Text)

File #:	17-0427	Version:	1	Name:	Graham Road Substation - Purchase and Installation Of Two (2) Three-Phase Electrical Substation Transformers Bid 17-051
Type:	Contract	Status:			Graham Road Substation - Purchase and Installation Of Two (2) Three-Phase Electrical Substation Transformers Bid 17-051
File created:	8/1/2017	In control:			Consent Agenda
On agenda:	8/24/2017	Final action:			City Council Regular
Title:	Presentation, possible action, and discussion regarding approval of the purchase of two (2) 3 phase electric substation transformers for the proposed Graham Road Substation for an amount not to exceed \$1,145,926.				
Sponsors:	Timothy Crabb				
Indexes:					
Code sections:					
Attachments:	Bid 17-051 Recommendation				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of the purchase of two (2) 3 phase electric substation transformers for the proposed Graham Road Substation for an amount not to exceed \$1,145,926.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

Recommendation(s):

Staff recommends approval of the purchases of transformers.

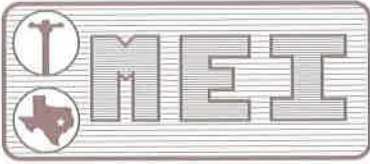
Summary:

Twelve (12) bids were received for Bid 17-051 to purchase two (2) 3 phase electric substation transformers for the proposed Graham Road Substation. The transformers to be purchased through this bid require significant delivery time from the date of purchase and are planned to be installed during the construction of the Graham Road Substation in 2018. The bid includes delivery, set-up of the transformers on the foundations, filling with oil, and testing. Staff has completed the evaluation of Bid 17-051 and is recommending the award of this bid to the lowest qualified bidder, WEG Electric Corp., for an amount not to exceed \$1,145,926.00.

Budget & Financial Summary:

As described above, due to the significant delivery time for these items, it is anticipated that the estimated expenditure for this purchase will occur in FY18. Therefore, the estimated expenditure has been included in the FY18 Electric Capital Improvement Projects Fund forecast. Sufficient budget appropriation is available in FY17 to cover the commitment of the funds at this time.

Attachments:
Bid Tab 17-051



McCord Engineering, Inc.

916 Southwest Parkway East
College Station, Texas 77840 (979) 764-8356
Fax (979) 764-9644
Toll Free (888) 764-8356

July 21, 2017

Mr. Mike Duff
Electric Substation Superintendent
City of College Station
P.O. Box 9960
College Station, Texas 77842

RE: Electric System Materials Bid No. 17-051
Proposal for Two (2) Three-Phase Electrical Substation Transformers

Dear Mike:

On June 30, 2017 sealed bids for the above referenced Bid were opened and publicly read under Bid designation No. 17-051 (Specifications for Two (2) Three-Phase Electrical Substation Transformers). Bid price is turn key with installed on transformer pad in substation included therein.

We have reviewed and evaluated each of the bids received. Enclosed herewith as Exhibit "A" is our recommendation to your City of the lowest Bidder who submitted a satisfactory and conforming bid. It is our recommendation that your City award this bid to WEG Electric Corporation. The total contract price for two (2) three-phase electric substation transformers is \$1,145,926.00.

Please do not hesitate to let us know if any questions arise in reference to this bid solicitation and our recommendations made herein. We sincerely appreciate the opportunity to assist your City on this project, and are most thankful for the good assistance and cooperation extended us by your fine City Administration and Staff.

Yours very truly,
McCord Engineering, Inc.

David Witte
Project Manager

DW/jc
Enclosures

cc: Daniel Bethapudi, City of College Station (w/encl.)
Heather Pavelka, City of College Station (w/encl.)



EXHIBIT "A"
Bid Tabulation for #17-051
Purchase and Installation of Two Three-Phase Electrical Substation Transformers
Open Date: June 30, 2017

BIDDER	ABB, INC.	ANIXTER	FAP CO LLC	HOWARD INDUSTRIES	NIAGARA TRANSFORMER CORP.	OTC SERVICES, INC	PENNSLYVANIA TRANSFORMER CORP.	SABER POWER	SPX TRANSFORMER		TEC SOLOMON	VIRGINIA TRANSFORMER	WEG ELECTRIC CORP.
TRANSFORMER MANUFACTURER	ABB	GE Prolec	Siemens	Howard Industries	Niagara Transformer Corp.	OTC	Pennsylvania Transformer Corp.	GE Prolec or Virginia Transformer Corp.	Waukesha Unit 1	Waukesha Unit 2		Virginia Transformer	WEG Electric Corp.
Factory Point of Origin	Crystal Springs, MS	Apodaca, Mex.	Tenjo, Colombia	Ellisville, MS	Buffalo, NY	Louisville, OH	Canonburg, PA	Apodaca, Mex. or Pocatello, ID	Goldsboro, NC	Goldsboro, NC	No Bid	Pocatello, ID	Hidalgo, Mex.
Dealer/Agent													
Transformer Unit Cost	\$ 659,695.00	\$ 565,897.00	\$ 666,200.00	\$ 864,900.00	\$ 812,031.00	\$ 804,610.00	\$ 716,724.00	\$ 508,464.00	\$ 716,018.00	\$ 676,943.00		\$ 695,532.00	\$ 540,398.00
Cost of Site Delivery/Assembly	\$ 116,290.00	\$ 37,978.00	\$ 99,400.00	\$ 35,400.00	\$ 73,000.00	\$ 49,500.00	\$ 46,000.00	\$ 35,357.50	\$ 43,050.00	\$ 43,050.00		INCLUDED	\$ 30,915.00
Cost of Qualified Service Engineer	\$ 35,800.00	INCLUDED	INCLUDED	INCLUDED	\$ 12,000.00	\$ 5,000.00		\$ 3,000.00	INCLUDED	INCLUDED		INCLUDED	\$ 1,650.00
Exception to FOB 4%													
Exception to Guaranteed Losses 3%													
Exception to Liquidated Damages 5%	\$ 40,589.25	\$ 30,193.75					\$ 38,136.20						\$ -
Exception to Payment Schedule 1%		\$ 6,038.75	\$ 7,656.00	\$ 9,003.00		\$ 8,541.10							
Exception to Firm Price 5%		\$ 30,193.75				\$ 42,705.50							
Cost of Losses - "A" Factor	\$ 147,957.84	\$ 148,414.50	\$ 186,469.50	\$ 165,919.80	\$ 156,025.50	\$ 134,714.70	\$ 182,664.00	\$ 167,442.00	\$ 158,308.80	\$ 158,308.80		\$ 147,653.40	\$ 134,714.70
Cost of Losses - "B" Factor	\$ 155,503.80	\$ 140,608.80	\$ 125,118.00	\$ 117,471.90	\$ 222,432.00	\$ 133,459.20	\$ 142,992.00	\$ 148,950.00	\$ 150,936.00	\$ 150,936.00		\$ 137,034.00	\$ 133,459.20
Cost of Losses - "C" Factor	\$ -	\$ 1,986.00	\$ -	\$ -	\$ -	\$ 993.00	\$ -	\$ -	\$ 5,958.00	\$ 5,958.00		\$ 2,979.00	\$ 993.00
Evaluated Owning Cost	\$ 1,155,835.89	\$ 961,310.55	\$ 1,084,843.50	\$ 1,192,694.70	\$ 1,275,488.50	\$ 1,179,523.50	\$ 1,126,516.20	\$ 863,213.50	\$ 1,074,270.80	\$ 1,035,195.80		\$ 983,198.40	\$ 842,129.90
Total Evaluated Owning Cost (2 Units)	\$ 2,311,671.78	\$ 1,922,621.10	\$ 2,169,687.00	\$ 2,385,389.40	\$ 2,550,977.00	\$ 2,359,047.00	\$ 2,253,032.40	\$ 1,726,427.00	\$ 2,109,466.60	\$ 2,109,466.60		\$ 1,966,396.80	\$ 1,684,259.80
Total Contract Price for Two Transformers	\$ 1,623,570.00	\$ 1,207,750.00	\$ 1,531,200.00	\$ 1,800,600.00	\$ 1,794,062.00	\$ 1,718,220.00	\$ 1,525,448.00	\$ 1,093,643.00	\$ 1,518,136.00	\$ 1,439,986.00		\$ 1,391,064.00	\$ 1,145,926.00
Delivery (Weeks)	26	24-28	According to Bid	According to Bid	According to Bid	27-29 Weeks ARO	26-30 Weeks	According to Bid	38-42 Weeks	38-42 Weeks		20-22	27-29
Purchase Terms	According to Bid	100%, NET 30	4 Progressive Payments	NET 30	According to Bid	NET 30	According to Bid	According to Bid	According to Bid	According to Bid		According to Bid	According to Bid
Spare Parts	N/A	\$ 9,571.00	\$ 5,930.00	\$ 10,690.00	\$ 6,126.00	\$ 7,150.00	\$ 55,270.00		\$ 12,380.00			\$ 11,250.00	\$ 7,150.00
Cost Delta from Lowest Cost Unit	\$ 627,411.98	\$ 238,361.30	\$ 485,427.20	\$ 701,129.60	\$ 866,717.20	\$ 674,787.20	\$ 568,772.60	\$ 42,167.20	\$ 425,206.80	\$ 425,206.80		\$ 282,137.00	\$ -
Purchasing Requirements Review:													
Bid Certification	Y	Y	Y	Y	Y	Y	Y	Y	Attached, not signed	Attached, not signed		Y	Y
Bid Bond	Y	Y	Y	Y	Y	Cashier Check	Y	Y	Y	Y		Y	Y
Addendums Acknowledged	2 OF 2	2 OF 2	N	2 OF 2	N	2 OF 2	2 OF 2	N	2 attached, not signed	2 attached, not signed		2 OF 2	2 OF 2
Exceptions	3, 6	3, 4, 5, 6	4, 6	4, 6	4, 6	5, 4, 6	3, 6, 7		6	6			

Lowest Qualified Bidder
Exceptions: 1. Shipping FOB, 2. Guaranteed Losses, 3. Liquidated Damages, 4. Payment Schedule, 5. Firm Quotation, 6. Indemnity, 7. Submitted Daily Rate Sheet for Service Engineer.



Legislation Details (With Text)

File #:	17-0439	Version:	1	Name:	All Way Stop Thomas and Dexter
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	8/4/2017	In control:		In control:	City Council Regular
On agenda:	8/24/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion on an ordinance amending Chapter 38, "Traffic and Vehicles", Article VI "Traffic Schedules", Sec. 38-1002 "Traffic Schedule II, Four-Way Stop Intersections" of the Code of Ordinances, City of College Station, Texas by adding a four-way stop intersection at Thomas Street and Dexter Drive.				
Sponsors:	Troy Rother				
Indexes:					
Code sections:					
Attachments:	Map Ch 38 Four Way Stop Thomas at Dexter (1)				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on an ordinance amending Chapter 38, "Traffic and Vehicles", Article VI "Traffic Schedules", Sec. 38-1002 "Traffic Schedule II, Four-Way Stop Intersections" of the Code of Ordinances, City of College Station, Texas by adding a four-way stop intersection at Thomas Street and Dexter Drive.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

Recommendation(s): Staff recommends approval of the ordinance amendment.

Summary: The existing intersection of Thomas Street and Dexter Drive has Stop signs on the Thomas Street approaches to the intersection (i.e., westbound and eastbound). A concern with appropriate sight line at this intersection was brought to Traffic Engineering's attention by a citizen who resides in the neighborhood. Traffic Engineering performed the line of sight criteria identified in the "Policy on Geometric Design of Highways and Streets", finding the sight distance for vehicles setting at the existing Stop sign on the westbound Thomas Street approach inadequate to see vehicles approaching the intersection from the left (i.e., traveling northbound on Dexter Drive). Due to the inadequate sight line for vehicles on the westbound Thomas Street approach to see vehicles traveling northbound on Dexter Drive, Traffic Engineering recommends to add Stop signs to the north- and southbound approaches to the intersection, making it an All-Way Stop controlled intersection.

Budget & Financial Summary: The "Stop" signs are planned operation and maintenance expenses accounted for in the Public Works Traffic Operation budget.

Attachments:

1. Ordinance
2. Location Map

Proposed All-way Stop Controlled Intersection Thomas Street at Dexter Drive



ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 38, “TRAFFIC AND VEHICLES”, ARTICLE VI “TRAFFIC SCHEDULES”, SECTION 38-1002 “TRAFFIC SCHEDULE II, FOUR-WAY STOP INTERSECTIONS”, BY ADDING THE INTERSECTION OF THOMAS STREET AT DEXTER DRIVE OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; 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 38, “Traffic and Vehicles”, Article VI “Traffic Schedules”, Section 38-1002 “Traffic Schedule II, Four-Way Stop Intersections”, of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit A**, attached hereto and made a part of this ordinance for all purposes.
- PART 2:** If any provision of this ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this ordinance or the Code of Ordinances of the City of College Station, Texas that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this ordinance 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) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. This ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Chapter 38, “Traffic and Vehicles”, Article VI. “Traffic Schedules”, Sec. 38-1002 “Traffic Schedule II, Four-Way Stop Intersections” is hereby amended to read as follows by adding:

Thomas Street at Dexter Drive



Legislation Details (With Text)

File #:	17-0440	Version:	1	Name:	Single Stream Recycling Agreement Renewal
Type:	Renewal	Status:		Status:	Consent Agenda
File created:	8/4/2017	In control:		In control:	City Council Regular
On agenda:	8/24/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding renewal of the recycling collection franchise ordinance and service agreement with Brazos Valley Recycling not to exceed \$880,000 or the number of customers times the approved agreement rates.				
Sponsors:	Donald Harmon				
Indexes:					
Code sections:					
Attachments:	Residential Recycling Collections Agreement				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding renewal of the recycling collection franchise ordinance and service agreement with Brazos Valley Recycling not to exceed \$880,000 or the number of customers times the approved agreement rates.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Sustainable City

Recommendation(s): Staff recommends renewal of years 3-5 of a five (5) year franchise agreement and general services contract with Brazos Valley Recycling for the collection, processing, and marketing of recyclable materials.

Summary: RFP# 15-053 for Residential Homes, City-Owned Buildings and Facilities Recycling Collection closed August 17, 2015. Brazos Valley Recycling was awarded a five (5) year franchise agreement and general services contract. The initial term of the Agreement was for two years, this renewal will extend the contract for an additional three (3) year term for a total of five (5) years.

Budget & Financial Summary: The City will pay an annual cost of \$880,000.00. At present, the provision of recycling collection services and associated public education programs accounts for \$3.18 out of the \$14.40 monthly sanitation fee charged to each customer.

Attachments:

1. Franchise Agreement & General Services Contract



CITY OF COLLEGE STATION
Home of Texas A&M University®

CONTRACT & AGREEMENT ROUTING FORM

CONTRACT#: ^{R1-16300002} PROJECT#: _____ BID#: _____ RFP: _____

Contract Description:

Recycling Collection Franchise Agreement & Service Contract

Project Name:

Single Stream Recycling

Name of Contractor:

Brazos Valley Recycling

CONTRACT TOTAL VALUE: \$ 880,000.00

Grant Funded ☐ Yes ☒ No
If yes, what is the grant number: _____

Debarment Check ☐ Yes ☐ No ☒ N/A

Section 3 Plan Incl. ☐ Yes ☐ No ☒ N/A

Davis Bacon Wages Used ☐ Yes ☐ No ☒ N/A

Buy America Required ☐ Yes ☐ No ☒ N/A

Transparency Report ☐ Yes ☐ No ☒ N/A

☐ **NEW CONTRACT** ☒ **RENEWAL #** _____ ☐ **CHANGE ORDER #** _____ ☒ **OTHER** Renewal

BUDGETARY AND FINANCIAL INFORMATION (Include number of bids solicited, number of bids received, funding source, budget vs. actual cost, summary tabulation)

CRC Approval Date*: 7/20/2015 (If required)* Council Approval Date*: 8/24/2017 Agenda Item No*: _____

--Section to be completed by Risk and Purchasing Only--

Insurance Certificates: _____ **Performance Bond:** _____ **Payment Bond:** _____

SIGNATURES RECOMMENDING APPROVAL

DEPARTMENT DIRECTOR/ADMINISTERING CONTRACT

DATE

LEGAL DEPARTMENT

DATE

EXECUTIVE DIRECTOR, BUSINESS SERVICES

DATE

APPROVED & EXECUTED

CITY MANAGER

DATE

MAYOR (if applicable)

DATE

CITY SECRETARY (if applicable)

DATE

____ Original(s) sent to CSO on _____

Scanned into Laserfiche on _____

____ Original(s) sent to Fiscal on _____

ORDINANCE NO. _____

**RECYCLING COLLECTION FRANCHISE AGREEMENT &
GENERAL SERVICE AGREEMENT FIRST AMENDMENT AND FIRST RENEWAL**

AN ORDINANCE GRANTING CCAA MANAGEMENT SERIES, LLC D/B/A BRAZOS VALLEY RECYCLING ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE FRANCHISE FOR THE PRIVILEGE AND USE OF PUBLIC STREETS, ALLEYS, AND PUBLIC RIGHT OF WAYS WITHIN THE CORPORATE LIMITS OF THE CITY OF COLLEGE STATION ("CITY") FOR THE PURPOSE OF PROVIDING COLLECTION OF RECYCLABLE MATERIALS FROM DESIGNATED CITY FACILITIES, CITY BUILDINGS, AND SINGLE FAMILY RESIDENTIAL HOMES. PRESCRIBING THE TERMS, CONDITIONS, OBLIGATIONS, AND LIMITATIONS UNDER WHICH SAID FRANCHISE SHALL BE EXERCISED; PROVIDING FOR THE CONSIDERATION; FOR THE PERIOD OF THE GRANT; FOR ASSIGNMENT; FOR THE METHOD OF ACCEPTANCE; FOR REPEAL OF CONFLICTING ORDINANCES; FOR PARTIAL INVALIDITY.

WHEREAS, the City, by ordinance, exclusively provides all solid waste collection and disposal services for solid waste aggregated from within the City limits including, but not limited to Recyclable Materials; and

WHEREAS, the City pursuant to City Charter Article XI, may grant franchises to entities for use of public streets, alleys, and highways for collection Recyclable Materials generated in City limits; and

WHEREAS, the City of College Station desires to exercise the Charter's authority and grant a non-exclusive franchise to CCAA Management Series, LLC d/b/a Brazos Valley Recycling for collection of certain Recyclable Materials generated from designated City Facilities, City Buildings, and Single Family Residential Homes in City limits; and

WHEREAS, the City by ordinance approved Ordinance No. 2015-3710 for a Franchise Ordinance and Service Agreement for the collection of Recyclable Materials within the City limits; and

WHEREAS, the City and CCAA Management Series, LLC D/B/A desire to amend the Ordinance No. 2015-3710 and renew the term; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, THAT ORDINANCE NO. 2015-3710 BE AMENDED AND REPLACED WITH THE FOLLOWING:

Table of Contents

Article I. Definitions.....	4
Article II. Recycling Services	5
Article III. Payment and Term	5
Article IV. Grant of Authority and Acceptance	6
Article V. Non-Exclusive Franchise	6
Article VI. Violation and Penalty	7
Article VII. Independent Contractor.....	7
Article VIII. Insurance	7
Article IX. Indemnification and Release	7
Article X. Disputes and Mediation	8
Article XI. General Terms	9
Exhibit A. Scope of Services	13
1. Recyclable Materials Collection Services.....	13
2. Collection Procedures	13
3. Collection and Transport of Recyclables.....	14
4. Appearance of Equipment and Personnel.....	15
5. Processing and Marketing.....	15
6. Reporting Requirements.....	15
7. Service Adjustments	16
8. Responsibility for Receptacle, Equipment, & Access.....	16
9. Receptacle Replacement or Repair Cost.....	16
10. Inspection of Records and Operations.....	16
11. Complaints Regarding Service.....	17
12. Termination of Individual Service	17
Exhibit B. Insurance Requirements.....	18
I) Standard Insurance Policies Required:	18
II) General Requirements Applicable to All Policies:.....	18
III) Commercial General Liability	18
IV) Business Automobile Liability	19
V) Workers' Compensation Insurance.....	19

VI) Title 28, Section 110.IIO(c) (7)	20
Exhibit C. Certificates of Insurance	23
Exhibit D. Recyclable Materials Collected	24
Accepted Materials	24
Exhibit E. Collection Method	25
Exhibit F. Collection Schedule	26

ARTICLE I. DEFINITIONS

1.1 Agreement means this Franchise Ordinance and Service Agreement adopted by City Ordinance between City and Contractor for the collection of Recyclable Materials within the City limits.

1.2 Approved Number of Customers means the maximum number of Single Family Residential Homes, City Buildings, and City Facilities served, which is determined by the City's Representative based on Utility Billing Reports.

1.3 Brazos Valley Solid Waste Management Agency, Inc. (BVSWMA, Inc.) or Twin Oaks Landfill means the permitted municipal solid waste landfill owned and operated by a Texas local government corporation.

1.4 City Council or Council means the governing body of the City of College Station, Texas.

1.5 City means the City of College Station, a Texas Home Rule Municipal Corporation.

1.6 City's Representative means the Recycling & Environmental Compliance Manager or their designated appointee.

1.7 Collection means the scheduled aggregation of recyclables by Contractor.

1.8 Contaminated means recyclable materials mixed with solid waste or is altered in a way that has become unrecyclable.

1.9 Contractor means the Contractor who is franchised for the collection of recyclable materials.

1.10 Customers mean the locations designated by the City as a City Building or Facility and Single Family Residential Homes.

a. Single Family Residential Home means:

- i. Each residential unit in a building with less than a total of four (4) attached residential units in a complex that has been assigned a shared automated solid waste collection container, that has not been identified as a multi-family apartment complex by the City, and provided with twice per week garbage collection, every other week curbside recycling collection, and once per week rubbish/brush collection.
- ii. Each single-family detached residential unit or residential units in a building with less than a total of four (4) attached residential units in a complex where each residential unit has been assigned an automated solid waste container and provided with once per week garbage, rubbish/brush collection, and every other week recycling collection.

1.11 Receptacle means a weatherproof container easily identifiable and designated for recycling collection.

1.12 Recyclables or Recyclable Materials mean materials recovered from the solid waste stream for the purpose of reuse or reclamation, a substantial portion of which is consistently used in the manufacture of products that may otherwise be produced using raw or virgin materials. Recyclable materials are not solid waste unless they are abandoned or disposed of as garbage rather than reprocessed into another product. Specifically as described in **Exhibit A**.

1.13 Residue means the materials regularly associated with and attached to recyclable materials, as a part of the original packaging or usage of that material that is not recyclable.

1.14 TAC means the Texas Administrative Code now and as amended.

1.15 TCEQ means the Texas Commission on Environmental Quality.

ARTICLE II. RECYCLING SERVICES

This Agreement is by and between the City of College Station, a Texas Home-Rule Municipal Corporation and CCAA Management Series, LLC d/b/a Brazos Valley Recycling to collect, transport, process, and recycle all Recyclable Materials generated by Customers as described in the Scope of Services attached as **Exhibit A**.

ARTICLE III. PAYMENT AND TERM

3.1 Consideration. In consideration for the services performed in the Scope of Services Contractor's completion of the services in conformity with this Agreement the City shall pay the Contractor not to exceed **\$880,000.00** or the number of customers times the approved rate per section **3.3 Single Family Residential Home** of this Article.

3.2 City Buildings and Facilities. City shall pay Contractor for recycling collection, \$3.18 per month per approved City Building or Facility.

3.3 Single Family Residential Home. City shall pay Contractor for recycling collection \$3.18 per month per approved Single Family Residential Home. An additional fee will be paid by the Customer to the Contractor for any additional Receptacles requested and provided by the Contractor.

3.4 Payment Application. The Contractor will invoice the City monthly for recycling collection. The City will pay the Contractor's invoice within thirty (30) after receipt according to the Texas Prompt Payment Act.

- 3.5 City's Payment and Approval.** The City will pay Contractor for the services performed no later than thirty (30) calendar days from the date of the City's receipt of the payment application and the City's approval of the services. If any amount due from the City is not paid within sixty (60) days after Contractor's invoice date, Contractor may, with written notice and without terminating this Agreement, suspend collecting and processing of Recyclable Materials until the City has paid any undisputed amount to Contractor.
- 3.6 Invoice Requirements.** Invoices must state on a form approved by the City:
- a. The number and type of Customers collected for the previous month
 - b. The per Customer charge
 - c. The total invoice amount
- 3.7 Term.** The Agreement term is for three (3) years.

ARTICLE IV. GRANT OF AUTHORITY AND ACCEPTANCE

- 4.1** City grants Contractor a non-exclusive franchise to operate and establish recycling collection from designated Customers. Nothing in this Agreement shall be construed as granting an exclusive franchise or right.
- 4.2** City grants Contractor passage and rights-of-way on, along, and across City streets, highways, alleys, public places and all other real property for recycling collection. All collection, work, activity, and undertakings by Contractor are subject to this Agreement and City's governmental and police powers.
- 4.3** By accepting this Agreement, Contractor represents it has, by careful examination, satisfied itself as to the nature and location of the services, character, quality, and quantity of services performed, the character of the equipment and facilities necessary to fulfill obligations under this Agreement, as well as the general and local conditions and all other matters affecting services performed under this Agreement.

ARTICLE V. NON-EXCLUSIVE FRANCHISE

- 5.1** This Agreement is a non-exclusive franchise recycling as described in this Agreement. The City may enter into a contract with another entity for the collection, processing, and disposal of solid waste or Recyclable Materials not covered by the terms of this Agreement. If City develops services or programs resulting other materials that may be recycled, including but not limited to multifamily or commercial recycling, the City shall have the option to market those to any contractor.
- 5.2** If City and Contractor contract for the collection and recycling of additional materials, those terms will be incorporated into this Agreement with an amendment.

ARTICLE VI. VIOLATION AND PENALTY

- 6.1 Fine.** Any person, firm or corporation violating any provision or term of this Agreement shall receive a citation and fine not to exceed \$2,000.00 per offense per day. Each and every day a violation continues constitutes a separate offense.
- 6.2 Complaint Charges.** Upon receipt of twenty five (25) Customer complaints within a thirty (30) day period, Contractor shall be assessed a charge of Three Hundred Dollars (\$300.00). Complaints are to be verified by the Contractor and the City's Representative. The charges shall be deducted from the Contractor's monthly invoice.
- 6.3 Remedies.** In addition to any rights set out elsewhere in this Agreement, or other rights the City may possess at law or equity, the City reserves the right to apply any remedies, alone or in combination, in the event Contractor violates any provision of this Agreement. The remedies provided for in this Agreement are cumulative and not exclusive; the exercise of one remedy shall not prevent the exercise of another, or any rights of the City at law or equity.

ARTICLE VII. INDEPENDENT CONTRACTOR

- 7.1 Independent Contractor.** The Contractor is an independent contractor retained for the services described in the Scope of Services. The City will not control the manner or the means of the Contractor's performance. The City shall be entitled to a work product as described in the Scope of Services. The City will not be responsible for reporting or paying employment taxes or other similar levies required by the United States Internal Revenue Service or other State or Federal agencies. This Agreement does not create a joint venture or partnership.

ARTICLE VIII. INSURANCE

- 8.1** The Contractor shall procure and maintain, at its sole cost and expense for the term of this Agreement, insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the services performed by the Contractor, its agents, representatives, volunteers, employees, or subcontractors.
- 8.2** The Contractor's insurance shall list the City of College Station, its employees, volunteers, and officials as additional insureds. The Required Limits of Insurance are attached in **Exhibit B**. Certificates of insurance evidencing the required insurance coverages are attached in **Exhibit C**.

ARTICLE IX. INDEMNIFICATION AND RELEASE

- 9.1 Indemnification.** Contractor shall indemnify, hold harmless, and defend the City, its officers, agents, volunteers, and employees from and against any and all claims, losses,

damages, causes of action, suits, and liability of every kind, including all expenses of litigation, court costs, and attorney's fees, for injury to or death of any person or for damage to any property arising out of or in connection with the work and services done by the Contractor under this Agreement. Such indemnity shall apply regard less of whether the claims, losses, damages, causes of action, suits, or liability arise in whole or in part from the negligence of the City, any other party indemnified hereunder, the Contractor, or any third party.

- 9.2 Release.** The Contractor assumes full responsibility for the work to be performed hereunder and hereby releases, relinquishes, and discharges the City, its officers, agents, volunteers, and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to or death of any person and any loss of or damage to any property that is caused by, alleged to be caused by, arising out of, or in connection with the Contractor's work and services to be performed hereunder. This release shall apply regardless of whether said claims, demands, and causes of action are covered in whole or in part by insurance and regardless of whether such injury, death, loss, or damage was caused in whole or in part by the negligence of the City, any other party released hereunder, the Contractor, or any third party.

ARTICLE X. DISPUTES AND MEDIATION

- 10.1 Disputes.** If dispute between City and Contractor arises during this Agreement, the dispute shall first be referred to the operational officers or representatives designated by the parties having oversight of the administration of this Agreement. The officers or representatives shall meet within thirty (30) days of either party's request for a meeting, whichever request is first, and the parties shall make a good faith effort to achieve a resolution of the dispute.
- 10.2 Mediation.** If the parties not able to resolve the dispute under the procedure in this article, then the parties agree the matter shall be referred to non-binding mediation. The parties shall mutually agree upon a mediator to assist in resolving their differences. If the parties cannot agree upon a mediator, the parties shall jointly obtain a list of three (3) mediators from a reputable dispute resolution organization and alternate striking mediators on that list until one remains. A coin toss shall determine who may strike the first name. If a party fails to notify the other party of which mediator it has stricken within two (2) business days, the other party shall select the mediator from those mediators remaining on the list. The parties shall pay their own expenses of any mediation and will equally pay for the mediator's services.
- 10.3 Other Remedies.** If the parties fail to achieve a resolution of the dispute through mediation, either party may then pursue any available judicial remedies.

ARTICLE XI. GENERAL TERMS

- 11.1 Performance.** Contractor, its employees, associates, or subcontractors shall perform all the services described in the Scope of Services in a professional manner and be fully qualified and competent to perform those services. Contractor shall undertake the work and complete it in a timely manner.
- 11.2 Termination.**
- a. For Convenience.** At any time, the City may terminate this Agreement for convenience, in writing with thirty (30) days' notice. Contractor shall be compensated for the services performed. In the event that the City terminates this Contract for convenience, the City shall pay Contractor for the services performed and expenses incurred before the termination date.
 - b. For Cause.** City also may terminate this Agreement if Contractor materially breaches or otherwise fails to perform, comply with or otherwise observe any of the terms and conditions of this Agreement, or fails to maintain all required licenses and approvals from federal, state, and local jurisdictions, and fails to cure such breach or default within thirty (30) days of City providing Contractor written notice, or, if not reasonably capable of being cured within thirty (30) calendar days, within such other reasonable period of time upon which the parties may agree.
 - c. Hearing.** This Agreement shall not be terminated except upon a majority vote of the City Council, after giving reasonable notice to Contractor. The Contractor will have an opportunity to be heard, provided if exigent circumstances necessitate immediate termination, the hearing may be held as soon as possible after the termination.
- 11.3 Venue.** This Contract has been made under and shall be governed by the laws of the State of Texas. The parties agree that performance and all matters related thereto shall be in Brazos County, Texas.
- 11.4 Amendment.** This Agreement may only be amended by written instrument approved and executed by the parties.
- 10.5 Taxes.** The City is tax exempt and is not responsible for the payment of any taxes.
- 11.6 Compliance with Laws.** The Contractor will comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws, including but not limited to the Immigration Reform and Control (IRCA). The Contractor may not knowingly obtain the labor or services of an undocumented worker. The Contractor, not the City, must verify eligibility for employment as required by IRCA.

- 11.7 Waiver of Terms.** No waiver or deferral by either party of any term or condition of this Contract shall be deemed or construed to be a waiver of deferral of any other term or condition or subsequent waiver or deferral of the same term or condition.
- 11.8 Assignment.** This Agreement and the rights and obligations contained herein may not be assigned by the Contractor without the prior written approval of City.
- 11.9 Invalid Provisions.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this Agreement is invalid or unenforceable, and if limiting that provision the Agreement may become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
- 11.10 Entire Agreement.** This Agreement represents the entire and integrated agreement between the City and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral.
- 11.11 Agree to Terms.** The parties' state they have read the terms and conditions of this Agreement and agree to the terms and conditions. Contractor shall evidence its unconditional written acceptance of all the terms and conditions of this Agreement by the execution of this Agreement.
- 11.12 Effective Date.** According to City Charter, Section 105, after passage, approval and legal publication of this Agreement as provided by law, and provided it has been duly accepted by Contractor as herein above provided, this Agreement shall not take effect until sixty (60) days after its adoption on its second and final reading.
- 11.13 Notice.** Any official notice under this Agreement will be sent to the following addresses:

City of College Station
Attn: Heather Woolwine
PO BOX 9960
1101 Texas Ave
College Station, TX 77842
hwoolwine@cstx.gov

CCAA Management Series, LLC d/b/a
Brazos Valley Recycling
Attn: Blake Brannon
1555 Highway 36 North
Brenham, TX 77833
bbrannon@premiermetalbuyers.com

11.14 List of Exhibits. All exhibits to this Agreement are incorporated and made part of this Agreement for all purposes.

- A.** Scope of Services
- B.** Insurance Requirements
- C.** Certificates of Insurance
- D.** List of Recyclable Materials
- E.** Collection Method
- F.** Collection Schedule

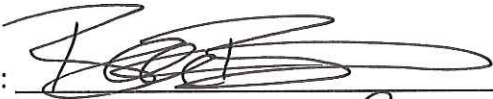
11.15 Public Meetings and Readings. This Agreement was passed adopted and approved according to Texas Government Code Chapter 551.

- a.** First Consideration & Approval on the XX day of XXXXXX.
- b.** Second Consideration & Approval on the XX day of XXXXXX.

PASSED, ADOPTED, and APPROVED by the City of College Station City Council on the _____ day of _____ 2017.

**CCAA MANAGEMENT SERIES, LLC
D/B/A BRAZOS VALLEY RECYCLING**

CITY OF COLLEGE STATION

By:  _____

Printed Name: Blake Brannon

Title: President

Date: 8/2/17

By: _____
Mayor

Date: _____

ATTEST:

City Secretary

Date: _____

APPROVED:

City Manager

Date: _____

City Attorney

Date: _____

Assistant City Manager/CFO

Date: _____

EXHIBIT A. SCOPE OF SERVICES

1. Recyclable Materials Collection Services

- a. **Services.** Contractor shall collect, remove, transport, process, market, and recycle all Recyclable Materials generated by Customers according to **Exhibit D**.
- b. **Receptacles.** Contractor shall provide at the Contractor's cost and use collection receptacles with the approved specifications in this Agreement. Contractor shall maintain an inventory of at least 300 receptacles at Contractor's facility.
- c. **Duties.** Contractor shall provide all reasonable, adequate, and necessary supervision, supplies, materials, equipment, labor, insurance, licenses, and permits to fulfill all obligations under this Agreement.

2. Collection Procedures

- a. **Notification.** The City shall be responsible for educating Customers on recycling collection procedures. Notification materials shall be provided at Contractor's expense.
- b. **Placement of Receptacles.** Under no circumstances shall receptacles be placed on public streets, alleys, or thoroughfares without the City's Representative's approval. Contractor shall provide receptacles to Customers within one week of receiving an order request from a Customer or the City Representative. Contractor shall remove receptacle(s) within one week of receiving an order request from a Customer or City Representative.
- c. **Collection.** Contractor shall collect the receptacles containing Recyclable Materials placed on the curb in Customer location. Contractor shall use open bed trucks, trailers, compaction trucks, fully automated, semi-automated, or any combination for the collection of the Recyclable Materials.
- d. **Collection Schedule.** Contractor shall collect Recyclable Materials according to the Collection Schedule attached in **Exhibit F**. The Collection Schedule must be approved by the City. Contractor may only collect Recyclable Materials according to the Collection Schedule, unless a change is approved in writing by the City's Representative. If change is approved, Contractor must provide notice to each designated Customer at its expense and in a manner approved by the City's Representative.
- e. **Collection Times.** Collection of Recyclable Materials may not start before 8:00 a.m. and must complete collection by 5:00 p.m. In no event shall Contractor perform collection activities between 8:00 p.m. and 8:00 a.m. Contractor shall notify the City's Representative within one (1) hour of any delay in the collection process. Notice of a

delay must be accompanied by Contractor's proposal for completing the scheduled work within a reasonable time. The proposal must be approved by the City's Representative.

- f. **City Holidays.** When scheduled collection day falls on an official City holiday recognized by the City's Sanitation Division, recycling collection may be postponed by one (1) day. When a scheduled collection is postponed due to the observance of a holiday, the City shall notify the affected Customers of the holiday and shall notify the affected customers of their make-up collection date. Notice shall occur no less than forty-eight (48) hours in advance of the observed holiday and shall be approved in advance by the City's Representative. A holiday collection schedule shall be provided six (6) months in advance to the Contractor.
- g. **Force Majeure.** Neither party shall be liable or responsible to the other party for any delay, damage, loss, failure, or inability to perform caused by Force Majeure. Such request shall be accompanied by Contractor's proposal for completing scheduled work within a reasonable time frame. Said request shall be subject to approval by the City's Representative.
 - a. The term Force Majeure shall include the following: an act of God, strike, act of a public enemy, war, mines or other items of ordinance, blockage, public rioting, lightning, fire, storm, hurricane, flood, explosions, inability to obtain materials, supplies, labor permits, servitudes, or rights of way, acts or restraints of any governmental authority, epidemics, landslides, lightning storms, earthquakes, washouts, arrests, restraints of rulers and peoples, civil disturbances, breakage or accident to machinery or lines of equipment, temporary failure of equipment, freezing of equipment, and any other cause, whether of the kinds specifically enumerated above or otherwise, which is not reasonably within the control of the parties and which by the exercise of due diligence could not reasonably be prevented or overcome. Events reasonably within the control of the party having the difficulty shall not constitute "force majeure" and shall be remedied with the exercise of due diligence.

3. Collection and Transport of Recyclables

- a. **Transport.** The Contractor shall only transport collected Recyclable Materials for storage, processing, disposal, or other necessary handling to locations in a manner permitted by the terms of this Agreement as well as federal, state, and local law. This Agreement does not authorize Contractor to utilize the streets, alleys, and public ways to dispose of municipal solid waste intended for disposal or any other type of waste from any other project.
- b. **Cover.** During transport of Recyclable Materials all vehicles shall be covered to prevent release of litter.

4. Appearance of Equipment and Personnel

- a. **Equipment.** Contractor shall ensure all collection equipment and vehicles are attractively painted, well maintained and are in good working condition. Equipment must be washed at least one time per week. Equipment and vehicles must have sufficient carrying capacity for safe and efficient Recyclable Materials collection Customers. The City shall have the right to inspect and approve the appearance of recycling collection equipment. A standby vehicle shall be available at all times for Recyclable Materials collection.
- b. **Signage.** Contractor's vehicles shall at all times be clearly labeled with Contractor's name and phone number in visible letters and numbers not less than three (3) inches in height. Signage must be on both sides of the vehicle and placed in a conspicuous place. Only labeled vehicles shall perform collection activities under this Agreement.
- c. **Personnel.** All collection personnel shall wear a City approved uniform to include, at minimum, matching labeled shirts with denim jeans or other standard work pants.

5. Processing and Marketing

- a. **Marketing and Processing.** Contractor is responsible for the marketing and processing costs/returns of all Recyclable Materials. All Recyclable Materials must be processed at certified, registered, or permitted recycling vendors, processing facilities, brokers, toll end users, material recovery facilities, or recycling manufacturers..
- b. **Disposal.** In no case shall any uncontaminated Recyclable Materials be disposed in a landfill. Contractor shall dispose of contaminated materials at Twin Oaks Landfill, billable to the City.

6. Reporting Requirements

- a. **Activity Report.** With the monthly invoice Contractor shall provide a Monthly Recycling Activity Report, on a form approved by the City, summarizing the previous month's collection. Contractor's report shall include the following information:
 - i. The Customer collection count, itemized by customer type, collection day, and route
 - ii. Total tonnage of all Recyclable Materials collected, itemized by type of material
 - iii. Total tonnage of all Recyclable Materials collected, but not sold due to rejection and the disposition of those materials
 - iv. Copy of weight tickets from all forms of processing site(s) in accordance with "5. Processing and Marketing"

- v. Reports of all complaints and investigations concerning the collection of Recyclable Materials and the actions taken by Contractor in response to complaints
- vi. Any other information concerning the recycling collection as required by the City's Representative

7. Service Adjustments

Changes in service including the type and size equipment, the frequency or service type, and rates may be amended in writing by the parties. The Customer may request from the Contractor additional Receptacles and/or extra collections by a separate agreement between the Contractor and Customer. The fee for any additional Receptacles and/or extra collections will be invoiced to the Customer by the Contractor. The invoice will be paid directly by the Customer to the Contractor.

8. Responsibility for Receptacle, Equipment, & Access

Contractor furnished receptacles or equipment will remain Contractor's property. Customers shall only use the receptacle(s) for its proper and intended purpose and shall not overload (by weight or volume) or alter the receptacle. Customers shall provide safe and unobstructed access to the receptacles or equipment on the scheduled collection day.

9. Receptacle Replacement or Repair Cost

If the Customers' receptacle is lost, stolen, damaged, or destroyed, Contractor will determine the repair or replacement cost based on new model prices. The repair or replacement cost will include all part(s), decals, complete container(s), repair, and labor. If it is determined a Customer intentionally or negligently damages or loses the Contractor's receptacles or equipment then the Customer may be invoiced by the Contractor for the damages. It is the Customer's responsibility to file police reports for stolen or vandalized containers.

10. Inspection of Records and Operations

- a. **Facilities.** The City shall have the right to inspect the facilities, equipment, personnel, and operations of the Contractor to investigate compliance with this Agreement.
- b. **Records.** The City shall have the right to inspect Contractor's records, receipts, and all documentation relating to the performance of this Agreement. Those records include, but not limited to information concerning the quality and quantity of Recyclable Materials collected, processed, and sold; number Customers served, gross amounts paid to and paid by Contractor from the sale/processing of Recyclable Materials, as well as amounts paid by Contractor for recycling collection equipment.

- c. **Records Retention.** Contractor shall retain all records associated with this agreement for a period of four (4) years. City shall have access to information regarding Contractor's markets and prices paid for each type of material's return/cost; all information obtained by City shall remain confidential according to the Texas Open Records Act. The City agrees to notify the Contractor at least twenty-four (24) hours prior to such inspection of operations and/or records.

11. Complaints Regarding Service

- a. **Intake.** Contractor shall make practices and procedures for receiving and resolving Customer complaints and collection issues. Any complaint received by the City shall be forwarded to the Contractor within one (1) business day of receipt. Any missed collection, whether real or alleged, shall be the collection responsibility of the Contractor.
- b. **Response.** Contractor shall respond to all complaints within one (1) business day of receiving a complaint from a Customer or notice of complaint from the City. Regardless of the nature of the complaint, Contractor shall report the action taken to the City in accordance with section "6. Reporting Requirements"

12. Termination of Individual Service

In the event that Contractor wants to terminate service to any Customer, Contractor must send a written request and state the reason for termination to the City's Representative. The City's Representative shall have the right to review such request for a period of five (5) business days. The City's Representative shall make the final determination regarding any termination of individual service.

EXHIBIT B. INSURANCE REQUIREMENTS

Throughout the term of this Agreement the Contractor must comply with the following:

I) Standard Insurance Policies Required:

- A) Commercial General Liability**
- B) Business Automobile Liability**
- C) Workers' Compensation**

II) General Requirements Applicable to All Policies:

- A) Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent.**
- B) Certificates of Insurance and endorsements shall be furnished on the most current State of Texas Department of Insurance-approved forms to the City's Representative at the time of execution of this Agreement; shall be attached to this Agreement as **Exhibit C**; and shall be approved by the City before work begins.**
- C) Contractor shall be responsible for all deductibles on any policies obtained in compliance with this Agreement. Deductibles shall be listed on the Certificate of Insurance and are acceptable on a per-occurrence basis only.**
- D) The City will accept only Insurance Carriers licensed and authorized to do business in the State of Texas.**
- E) The City will not accept "claims made" policies.**
- F) Coverage shall not be suspended, canceled, non-renewed or reduced in limits of liability before thirty (30) days written notice has been given to the City.**

III) Commercial General Liability

- A) General Liability insurance shall be written by a carrier rated "A: VIII" or better under the current A. M. Best Key Rating Guide.**
- B) Policies shall contain an endorsement naming the City as Additional Insured and further providing "primary and non-contributory" language with regard to self-insurance or any insurance the City may have or obtain.**
- C) Limits of liability must be equal to or greater than \$500,000 per occurrence for bodily injury and property damage, with an annual aggregate limit of \$1,000,000.00. Limits shall be endorsed to be per project.**
- D) No coverage shall be excluded from the standard policy without notification of individual exclusions being submitted for the City's review and acceptance**

- E) The coverage shall include, but not be limited to the following: premises/operations with separate aggregate; independent contracts; products/completed operations; contractual liability (insuring the indemnity provided herein) Host Liquor Liability, and Personal & Advertising Liability.

IV) Business Automobile Liability

- A) Business Automobile Liability insurance shall be written by a carrier rated "A: VIII" or better rating under the current A. M. Best Key Rating Guide.
- B) Policies shall contain an endorsement naming the City as Additional Insured and further providing "primary and non-contributory" language with regard to self-insurance or any insurance the City may have or obtain
- C) Combined Single Limit of Liability not less than \$1,000,000 per occurrence for bodily injury and property damage.
- D) The Business Auto Policy must show Symbol 1 in the Covered Autos Portion of the liability section in Item 2 of the declarations page
- E) The coverage shall include any autos, owned autos, leased or rented autos, non-owned autos, and hired autos.

V) Workers' Compensation Insurance

- A) Pursuant to the requirements set forth in Title 28, Section 10.10 of the Texas Administrative Code, all employees of the Contractor, all employees of any and all subcontractors, and all other persons providing services on the Project must be covered by a Workers' Compensation policy, either directly through their employer's policy (the Contractor's or subcontractor's policy) or through an executed coverage agreement on an approved Texas Department of Insurance Division of Workers Compensation (DWC) form. Accordingly, if a subcontractor does not have his or her own policy and a coverage agreement is used, contractors and subcontractors must use that portion of the form whereby the hiring contractor agrees to provide coverage to the Subcontractors' employees. The portion of the form that would otherwise allow them not to provide coverage for the employees of an independent contractor may not be used.
- B) Workers compensation insurance shall include the following terms:
 - 1) Employer's Liability minimum limits of liability not less than \$500,000 for each accident/each disease/each employee are required
 - 2) "Texas Waiver of Our Right to Recover From Others Endorsement, WC 42 03 04" shall be included in this policy
 - 3) TEXAS must appear in Item 3A of the Workers' Compensation coverage or Item 3C must contain the following: "All States except those listed in Item 3A and the States of NV, ND, OH, WA, WV, and WY"

VI) Title 28, Section 110.110(c) (7)

A) Pursuant to the explicit terms of Title 28, Section 110.110(c) (7) of the Texas Administrative Code, the bid specifications, this Agreement, and all subcontracts on this Project must include the following terms and conditions in the following language, without any additional words or changes, except those required to accommodate the specific document in which they are contained or to impose stricter standards of documentation:

1) Definitions:

- (1) Certificate of coverage ("certificate")** - An original certificate of insurance, a certificate of authority to self-insure issued by the Division of Workers Compensation, or a coverage agreement (DWC-81, DWC-83, or DWC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project for the duration of the project.
- (2) Duration of the project** - includes the time from the beginning of the work on the project until the Contractor's/person's work on the project has been completed and accepted by the governmental entity.
- (3) Persons providing services on the project ("subcontractors" in § 406. 096 [of the Texas Labor Code])** - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent Contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.
- 2) The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, that meets the statutory requirements of Texas Labor Code, Section 401. 011(44) for all employees of the Contractor providing services on the project, for the duration of the project.**
- 3) The Contractor must provide a certificate of coverage to the governmental entity prior to being awarded the contract.**
- 4) If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the project, the Contractor must, prior to the end of the**

- coverage period, file a new certificate of coverage with the governmental entity showing that coverage has been extended.
- 5)** The Contractor shall obtain from each person providing services on a project, and provide to the governmental entity:
 - (1)** a certificate of coverage, prior to that person beginning work on the project, so the governmental entity will have on file certificates of coverage showing coverage for all persons providing services on the project; and
 - (2)** no later than seven calendar days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project.
 - 6)** The Contractor shall retain all required certificates of coverage for the duration of the project and for one year thereafter.
 - 7)** The Contractor shall notify the governmental entity in writing by certified mail or personal delivery, within 10 calendar days after the Contractor knew or should have known, or any change that materially affects the provision of coverage of any person providing services on the project.
 - 8)** The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Division of Workers Compensation, informing all persons providing services on the project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.
 - 9)** The Contractor shall contractually require each person with whom it contracts to provide services on a project, to:
 - (1)** provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, that meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the project, for the duration of the project;
 - (2)** provide to the Contractor, prior to that person beginning work on the project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the project, for the duration of the project;
 - (3)** provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the project;
 - (4)** obtain from each other person with whom it contracts, and provide to the Contractor:
 - (a)** A certificate of coverage, prior to the other person beginning work on the project; and
 - (b)** A new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the project;

- (5) retain all required certificates of coverage on file for the duration of the project and for one year thereafter;
 - (6) notify the governmental entity in writing by certified mail or personal delivery, within 10 calendar days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the project; and
 - (7) Contractually require each person with whom it contracts to perform as required by paragraphs (a) - (g), with the certificates of coverage to be provided to the person for whom they are providing services.
- 10)** By signing this contract, or providing, or causing to be provided a certificate of coverage, the Contractor is representing to the governmental entity that all employees of the Contractor who will provide services on the project will be covered by workers' compensation coverage for the duration of the project; that the coverage will be based on proper reporting of classification codes and payroll amounts; and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the Commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.
- 11)** The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor that entitles the governmental entity to declare the contract void if the Contractor does not remedy the breach within ten calendar days after receipt of notice of breach from the governmental entity."

EXHIBIT C. CERTIFICATES OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/3/2017

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 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 Higginbotham Insurance Agency, Inc. 500 W. 13th Street Fort Worth TX 76102	CONTACT NAME: Amanda Villanueva	FAX (A/C, No): 817-347-6981	
	PHONE (A/C, No, Ext): 800-247-0712	E-MAIL ADDRESS: avillanueva@higginbotham.net	
INSURED CCAA Management Series, LLC See desc of ops for complete named insureds 8825 Stewarts Meadow College Station TX 77845	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Texas Mutual Insurance Company		22945
	INSURER B: United Fire & Casualty Co.		13021
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 191802880

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
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	Y	Y	85322229	5/27/2017	5/27/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS	Y	Y	85322229	5/27/2017	5/27/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$ ☒ OCCUR ☐ CLAIMS-MADE	Y	Y	85322229	5/27/2017	5/27/2018	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	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	Y/N/A N/A	0001298422	12/27/2016	12/27/2017	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

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

Supplemental Named Insureds:
EMBASSY Record Management & Storage, LLC
CCAA Management Series, LLC dba BCS Stop N Go Potties

The General Liability and Automobile Liability policy includes a blanket automatic additional insured endorsement that provides additional insured status (including completed ops) and a blanket waiver of subrogation endorsement to the certificate holder only when there is a See Attached...

CERTIFICATE HOLDER

CANCELLATION

City of College Station
PO Box 9960
College Station TX 77842

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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**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY Higginbotham Insurance Agency, Inc.		NAMED INSURED CCAA Management Series, LLC See desc of ops for complete named insureds 8825 Stewarts Meadow College Station TX 77845
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

written contract between the named insured and the certificate holder that requires such status.

The General and Auto Liability policies have a blanket Primary & Non Contributory endorsement that affords that coverage to certificate holders only where there is a written contract between the Named Insured and the certificate holder that requires such status.

The Workers Compensation policy includes a blanket Waiver of Subrogation endorsement that provides that coverage to certificate holders only where there is a written contract between the Named Insured and the certificate holder that requires such status.

Umbrella is follow form and sits over General Liability and Automobile Liability.

EXHIBIT D. RECYCLABLE MATERIALS COLLECTED

Accepted Materials

- 1.** Aluminum Beverage Cans
- 2.** Catalogues
- 3.** Cardboard (OCC)
- 4.** Glass: All Colors
- 5.** Newspapers and Magazines/Ad Slicks
- 6.** Mixed Paper
- 7.** Plastic HDPE – high density polyethylene (all types and colors)
- 8.** Plastic PETE – polyethylene terephthalate (all types and colors, not to include bags)
- 9.** Shredded Paper, bagged
- 10.** Steel Cans
- 11.** Telephone Books
- 12.** White Paper

EXHIBIT E. COLLECTION METHOD

Customers will be serviced bi-weekly (every two weeks), using two (2) side-load automated collection vehicles, Monday-Friday.

EXHIBIT F. COLLECTION SCHEDULE

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
12th Man Cir.	Pebble Creek	Tuesday	Friday	Tuesday
Abbey Ln.	Edelweiss	Monday	Wednesday	Monday
Aberdeen Pl.	Southgate	Thursday	Tuesday	Thursday
Addison Ct.	Spring Creek Gardens/Townhomes	Tuesday	Thursday	Tuesday
Adrienne Cir./Dr.	Southwood Valley	Monday	Wednesday	Monday
Agate Dr./Ct.	McCoullough	Tuesday	Friday	Tuesday
Airborne Ave.	The Barracks	Monday	Thursday	Monday
Airline Dr.	Southwood Valley	Monday	Wednesday	Monday
Alexander Valley Ct.	Sonoma Subdivision	Tuesday	Thursday	Tuesday
Alexandria Ave.	Alexandria	Tuesday	Thursday	Tuesday
Alford St.	Bridgewood	Tuesday	Friday	Tuesday
Alison Ave.	North Forest	Wednesday	Monday	Wednesday
Alnwick Ct.	Castlegate	Tuesday	Friday	Tuesday
Alpine Cir.	Parkway Place	Thursday	Tuesday	Thursday
Amber Hill Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Amber Ridge Dr.	Emerald Forest	Wednesday	Monday	Wednesday
Amber Stone Ct.	Stone Forest	Tuesday	Friday	Tuesday
Amberley Pl.	Castlegate	Tuesday	Friday	Tuesday
Amberwood Ct.	Woodcreek	Wednesday	Monday	Wednesday
Amethyst Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Amherst Ct.	Brentwood	Thursday	Tuesday	Thursday
Amy Ct.	Southwood Valley	Monday	Wednesday	Monday
Anderson St.	Anderson	Thursday	Tuesday	Thursday
Angel Fire Ct.	Kyle View - Capstone	Wednesday	Thursday	Wednesday
Angelina Cir./Ct.	Bee Creek	Thursday	Tuesday	Thursday
Angus Ave.	Southgate	Thursday	Tuesday	Thursday
Anna St.	Southgate	Thursday	Tuesday	Thursday
Antelope Ln.	Steeplechase	Monday	Wednesday	Monday
Antietam Dr.	Raintree	Wednesday	Monday	Wednesday
Antone Ct.	Lemontree	Thursday	Tuesday	Thursday
Apple Valley Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Appleby Pl.	Castlegate	Tuesday	Friday	Tuesday
Appomattox Dr.	Emerald Forest/Raintree	Wednesday	Monday	Wednesday
April Bloom	Spring Loop	Wednesday	Monday	Wednesday
Arboleda Dr.	Great Oaks Estates	Monday	Thursday	Monday
Arboles Cir.	Bee Creek	Thursday	Tuesday	Thursday
Arctic	Lemontree	Thursday	Tuesday	Thursday
Ardenne Ct.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Arizona St.	McCoullough	Thursday	Tuesday	Thursday
Armistead St.	Redmond Terrace	Thursday	Tuesday	Thursday
Armored Ave.	The Barracks	Monday	Thursday	Monday
Arnold Rd.	Sun Meadows	Monday	Thursday	Monday
Arrington Rd.	Nantucket	Friday	Friday	Friday
Arroyo Ct. N/S	Southwood Valley	Monday	Wednesday	Monday
Arundel Ct.	Castlegate	Tuesday	Friday	Tuesday
Ash St.	Eastgate	Wednesday	Monday	Wednesday
Ashburn Ave.	College Hills	Wednesday	Monday	Wednesday
Ashford Dr.	Brentwood	Thursday	Tuesday	Thursday
Ashford West Dr.	Brentwood	Thursday	Tuesday	Thursday
Ashley Ct.	Raintree	Wednesday	Monday	Wednesday
Ashley Stone Ct.	Stone Forest	Tuesday	Friday	Tuesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Aspen Heights Blvd.	Capstone	Wednesday	Thursday	Wednesday
Aster Dr.	Edelweiss	Monday	Wednesday	Monday
Auburn Ct.	Brentwood	Thursday	Tuesday	Thursday
Augsburg Ct./Ln.	Edelweiss	Monday	Wednesday	Monday
Augusta Cir.	Pebble Creek	Tuesday	Friday	Tuesday
Augustine Ct.	Bee Creek	Thursday	Tuesday	Thursday
Aurora Ct.	Southgate	Thursday	Tuesday	Thursday
Austin Ave.	Southwood Valley	Monday	Wednesday	Monday
Autumn Chase Lp.	Autumn Chase	Thursday	Tuesday	Thursday
Autumn Cir.	Spring Loop	Wednesday	Monday	Wednesday
Autumnwood Dr.	Woodcreek	Wednesday	Monday	Wednesday
Avenue A	Eastgate	Monday	Monday	Wednesday
Avenue B	Eastgate	Wednesday	Monday	Wednesday
Axis Ct.	Steeplechase	Monday	Wednesday	Monday
Ayrshire St.	Southgate	Thursday	Tuesday	Thursday
Azalea Ct.	Eastgate	Thursday	Tuesday	Thursday
Aztec Ct./St.	Southwood Valley	Monday	Wednesday	Monday
Bahia Dr.	Southwood Valley	Monday	Wednesday	Monday
Baker Meadow Lp.	Creek Meadows	Friday	Friday	Friday
Ballybunion Ln./Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Ballylough Ln.	Nantucket	Friday	Friday	Friday
Bandera Dr.	Southwood Valley	Monday	Wednesday	Monday
Bandon Dunes Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Banks St.	Eastgate	Wednesday	Monday	Wednesday
Barchetta Dr.	Reatta Meadows	Tuesday	Thursday	Tuesday
Barron Cut-Off Rd.		Thursday	Thursday	Thursday
Barron Rd.		Thursday	Thursday	Thursday
Bay Oaks Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Bayou Woods Dr.	University Oaks	Wednesday	Monday	Wednesday
Baywood Ct./Ln.	Alexandria	Tuesday	Thursday	Tuesday
Beacon Ct.	Nantucket	Friday	Friday	Friday
Beckley Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Bee Creek Dr.	Bee Creek	Thursday	Tuesday	Thursday
Bell St.	Southgate	Thursday	Tuesday	Thursday
Bellerive Bend Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Belliser Ct.	Castlegate	Tuesday	Friday	Tuesday
Belsay Ave.	Castlegate	Tuesday	Friday	Tuesday
Belvoir Ct.	Castlegate	Tuesday	Friday	Tuesday
Benchmark Dr.	Edelweiss	Monday	Wednesday	Monday
Bent Oak St.	Emerald Forest	Wednesday	Monday	Wednesday
Bent Tree Dr.	Emerald Forest	Wednesday	Monday	Wednesday
Berkeley St.	Carter's Grove	Wednesday	Monday	Wednesday
Bermuda Ct.	Southwood Valley	Monday	Wednesday	Monday
Bernburg Ct./Ln.	Edelweiss	Monday	Wednesday	Monday
Berry Creek	Pebble Creek	Tuesday	Friday	Tuesday
Berwick Pl.	Castlegate	Tuesday	Friday	Tuesday
Bethpage Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Bird Pond Rd.	Bird Pond Estates	Friday	Friday	Friday
Birdie Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Bittern Dr.	Reatta Meadows	Tuesday	Thursday	Tuesday
Blackhawk Ln.	Summit Crossing	Wednesday	Monday	Wednesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Blackjack Dr.	Carter's Crossing	Wednesday	Monday	Wednesday
Blanco Dr.	Southwood Valley	Monday	Wednesday	Monday
Bloomfield Ln.	Woodcreek	Wednesday	Monday	Wednesday
Blue Jay Ct.	Oak Grove	Tuesday	Thursday	Tuesday
Bluefield Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Bluestem Cir./Dr.	Southwood Forest	Monday	Wednesday	Monday
Boardwalk Ct.	Southgate	Thursday	Tuesday	Thursday
Bogey Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Bolero Ct./St.	Southwood Forest	Monday	Wednesday	Monday
Bolton Ave.	Eastgate	Wednesday	Monday	Wednesday
Bosque Dr.	Southwood Valley	Monday	Wednesday	Monday
Boswell St.	South Knoll	Thursday	Tuesday	Thursday
Bougainvillea St.	Sun Meadows	Monday	Thursday	Monday
Boyett St.	Northgate	Monday	Monday	Monday
Bracey Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Bradley Rd. W	Carter Lake	Friday	Friday	Friday
Brazoswood Dr.	Glenhaven	Wednesday	Monday	Wednesday
Breckenridge Ct.	The Reserve	Wednesday	Thursday	Wednesday
Brentwood Dr.	Brentwood	Thursday	Tuesday	Thursday
Brewster	Bridgewood	Tuesday	Friday	Tuesday
Briar Rose Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Bridgeberry Ct.	Westfield Village	Tuesday	Thursday	Tuesday
Bridgewood Ct.	Bridgewood	Tuesday	Friday	Tuesday
Bridle Ct.	Bridle Gate	Tuesday	Thursday	Tuesday
Bridle Trails Ct.	Bridle Gate	Tuesday	Thursday	Tuesday
Bright Cir.	Lemontree	Thursday	Tuesday	Thursday
Brittain Ct.	Southwood Valley	Monday	Wednesday	Monday
Brittany Dr.	Woodcreek	Wednesday	Monday	Wednesday
Brooks Ave.	Eastgate	Wednesday	Monday	Wednesday
Brookwater Cir.	Woodcreek	Wednesday	Monday	Wednesday
Brookway Dr./Ct.	Windwood	Wednesday	Monday	Wednesday
Brothers Blvd.	<2500	Monday	Wednesday	Monday
Brothers Blvd.	>2600	Monday	Wednesday	Monday
Brougham Pl.	Castlegate	Tuesday	Friday	Tuesday
Brunswick Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Brussels Dr.	Edelweiss	Monday	Wednesday	Monday
Buckingham Cir.	Westminster	Thursday	Thursday	Thursday
Bucknell Ct.	Brentwood	Thursday	Tuesday	Thursday
Buena Vista	Summit Crossing	Wednesday	Monday	Wednesday
Buffalo Creek Lp.	Creek Meadows	Friday	Friday	Friday
Bulle Rock Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Bunker Hill Ct.	Raintree	Wednesday	Monday	Wednesday
Burgess Ln.		Monday	Monday	Monday
Butler Ridge Dr.	Southgate	Wednesday	Monday	Wednesday
Buttercup Cir.	Southwood Valley	Monday	Wednesday	Monday
Caddie Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Cain Rd.	German Acres	Monday	Thursday	Monday
Calico Ct.	Raintree	Wednesday	Monday	Wednesday
Callie Cir.	Southwood Valley	Monday	Wednesday	Monday
Camargo Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Camber Ct.	Castlegate	Tuesday	Friday	Tuesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Camellia Ct.	Brentwood	Thursday	Tuesday	Thursday
Camille Dr.	Southwood Forest	Monday	Wednesday	Monday
Camp Ct.	Krenek Crossing	Thursday	Tuesday	Thursday
Campbell Ct.	Williams Creek	Friday	Friday	Friday
Candace Ct.	Spring Garden Townhomes	Tuesday	Thursday	Tuesday
Candle Stone Ct.	Woodland Hills	Tuesday	Friday	Tuesday
Caney Creek	Creek Meadows	Friday	Friday	Friday
Canterbury Dr.	Brandon Heights	Monday	Wednesday	Monday
Capistrano Ct.	Southwood Forest	Monday	Wednesday	Monday
Capps Dr.	The Barracks	Monday	Thursday	Monday
Cardinal Ln.	Oak Grove	Tuesday	Thursday	Tuesday
Carisbrooke Lp.	Castlegate	Tuesday	Friday	Tuesday
Carlisle Ct.	Castlegate	Tuesday	Friday	Tuesday
Carll Ln. (PVT)		Friday	Friday	Friday
Carmel Ct./Pl.	Southwood Forest	Monday	Wednesday	Monday
Carnation Ct.	Brentwood	Thursday	Tuesday	Thursday
Carnes Ct. S	Creek Meadows	Friday	Friday	Friday
Carolina St.	West Knoll/McCullough	Thursday	Tuesday	Thursday
Carter Lake Dr.	Carter Lake	Friday	Friday	Friday
Carter's Cv.	Carter's Crossing	Wednesday	Monday	Wednesday
Cartington Ct.	Castlegate	Tuesday	Friday	Tuesday
Cascades Ct./Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Castlebrook Dr.	Edelweiss	Monday	Wednesday	Monday
Caterina Ln.	Edelweiss	Monday	Wednesday	Monday
Caudill St.	South Knoll	Thursday	Tuesday	Thursday
Cecilia Ct./Lp.	Edelweiss	Monday	Wednesday	Monday
Cedar Creek Ct.	Creek Meadows	Friday	Friday	Friday
Cedar Run	Lemontree	Thursday	Tuesday	Thursday
Celinda Cir.	Southwood Valley	Monday	Wednesday	Monday
Chadwick Ln.	Woodcreek	Wednesday	Monday	Wednesday
Chalet Ct.	South Knoll	Thursday	Tuesday	Thursday
Chantal Cir.	Edelweiss	Monday	Wednesday	Monday
Chappel St.	Eastgate	Wednesday	Monday	Wednesday
Charles Ct.	Lemontree	Thursday	Tuesday	Thursday
Charleston Ct.	Raintree	Wednesday	Monday	Wednesday
Chenault Ln.	Lake Placid East	Friday	Friday	Friday
Cherry Hills Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Cherry St.	Northgate	Monday	Monday	Monday
Chesapeake Ct./Ln.	Alexandria	Tuesday	Thursday	Tuesday
Chestnut Oak Cir.	Carter's Crossing	Wednesday	Monday	Wednesday
Cheyenne Dr.	Shiloh	Thursday	Thursday	Thursday
Chillingham Ct.	Castlegate	Tuesday	Friday	Tuesday
Chimney Hill Cir./Dr.	Chimney Hill	Wednesday	Monday	Wednesday
Chippendale St.	Emerald Forest	Wednesday	Monday	Wednesday
Church Ave.	Northgate	Monday	Monday	Monday
Church St.	Wellborn	Thursday	Thursday	Thursday
Churchill St.	Eastgate	Wednesday	Monday	Wednesday
Cimarron Ct.	Southwood Valley	Monday	Wednesday	Monday
Claremont Dr.	University Heights	Monday	Thursday	Monday
Clear Meadow Creek Ave.	Creek Meadows	Friday	Friday	Friday
Clearwood Ct.	Windwood	Wednesday	Monday	Wednesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Clement Ct.		Thursday	Tuesday	Thursday
Clipstone Pl.	Castlegate	Tuesday	Friday	Tuesday
Cloisters Dr.	Carter Lake	Friday	Friday	Friday
Cloverdale Ct.	Lemontree	Thursday	Tuesday	Thursday
Clovis Ct.	Southwood Valley	Monday	Wednesday	Monday
Coachlight Ct.	Edelweiss	Monday	Wednesday	Monday
Coastal Dr.	Southwood Valley	Monday	Wednesday	Monday
Cochise Ct.	Southwood Valley	Monday	Wednesday	Monday
Cody Dr.	Shiloh	Thursday	Thursday	Thursday
Coeburn Ct./Dr.	Westfield Village	Tuesday	Thursday	Tuesday
Colchester Ct.	Castlegate	Tuesday	Friday	Tuesday
Cold Spring Dr.	Spring Meadows	Tuesday	Friday	Tuesday
Colgate Cir./Dr.	Brentwood	Thursday	Tuesday	Thursday
College Main	Northgate	Monday	Monday	Monday
Colonial Cir.	Pebble Creek	Tuesday	Friday	Tuesday
Colorado Ct.	Capstone	Wednesday	Thursday	Wednesday
Colton Pl.	Southwood Forest	Monday	Wednesday	Monday
Columbia Ct.	Brentwood	Thursday	Tuesday	Thursday
Columbus St.	Eastgate	Wednesday	Monday	Wednesday
Comal Cir.	Bee Creek	Thursday	Tuesday	Thursday
Commando Trl.	The Barracks	Monday	Thursday	Monday
Commonwealth Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Concho Pl.	South Knoll	Thursday	Tuesday	Thursday
Concord Cir.	Woodcreek	Wednesday	Monday	Wednesday
Congressional Ct./Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Conway Ct.	Castlegate	Tuesday	Friday	Tuesday
Cooner St.	College Heights	Wednesday	Monday	Wednesday
Coral Ridge E/W	Pebble Creek	Tuesday	Friday	Tuesday
Cornell Dr.	Brentwood	Thursday	Tuesday	Thursday
Coronado Dr.	Southwood Forest	Monday	Wednesday	Monday
Corporal Rd.	The Barracks	Monday	Thursday	Monday
Corregidor Dr.		Thursday	Tuesday	Thursday
Cortez Ct./St.	Southwood Valley	Monday	Wednesday	Monday
Cottonwood Creek Ln.	Creek Meadows	Friday	Friday	Friday
Cougar Ct.	Cat Hollow	Wednesday	Monday	Wednesday
Cranberry Dr.	Nantucket	Friday	Friday	Friday
Crayke Pl.	Castlegate	Tuesday	Friday	Tuesday
Creek Meadows Blvd.	Creek Meadows	Friday	Friday	Friday
Creeside Cir.	Lakeside Village	Tuesday	Thursday	Tuesday
Creekview Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Crepe Myrtle Ct./St.	Sun Meadows	Monday	Thursday	Monday
Crescent Pointe Pkwy.	Crescent Pointe	Wednesday	Monday	Wednesday
Crescent Ridge Dr.	Crescent Pointe	Wednesday	Monday	Wednesday
Crest St.	Richards/KFO	Thursday	Tuesday	Thursday
Crested Point Ct./Dr.	Westfield Village	Tuesday	Thursday	Tuesday
Crestmont Dr.	Barron Crest	Wednesday	Thursday	Wednesday
Cripple Creek Ct.	Creek Meadows	Friday	Friday	Friday
Crooked Creek Path	Creek Meadows	Friday	Friday	Friday
Crooked Stick	Creek Meadows	Tuesday	Friday	Tuesday
Cross St.	Northgate	Monday	Monday	Monday
Cross Timbers Dr.	Brentwood	Thursday	Tuesday	Thursday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Crosswater Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Crown Ct.	Castlegate	Tuesday	Friday	Tuesday
Crown Ridge Ct.	Westfield Village	Tuesday	Thursday	Tuesday
Crystal Dove Ave.	Dove Crossing	Monday	Thursday	Monday
Crystal Downs Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Cullen Trl.	The Barracks	Monday	Thursday	Monday
Culture Ln.		Wednesday	Monday	Wednesday
Cumberland Ct.	Raintree	Wednesday	Monday	Wednesday
Cypress Dr.	Brentwood	Thursday	Tuesday	Thursday
Dallis Dr.	Southwood Valley	Monday	Wednesday	Monday
Danby Ct.	Castlegate	Tuesday	Friday	Tuesday
Danville Ct./Ln.	Alexandria	Tuesday	Thursday	Tuesday
Davidson Dr.	University Heights	Monday	Thursday	Monday
Dawn Lynn Dr.	Spring Creek Gardens/Townhomes	Tuesday	Thursday	Tuesday
Dayton Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Deacon Dr.	Southwood Valley	Monday	Wednesday	Monday
Deacon Dr. W	The Barracks	Monday	Thursday	Monday
Decatur Dr.	Shenandoah	Tuesday	Thursday	Tuesday
Deep Stone Ct.	Castlerock	Tuesday	Friday	Tuesday
Delrey Dr.	Reatta Meadows	Tuesday	Thursday	Tuesday
Detroit St.	West Knoll/McCullough	Thursday	Tuesday	Thursday
Devrne Dr.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Dexter Dr. S/W		Thursday	Tuesday	Thursday
Diamond Ct.	Stone Forest	Tuesday	Friday	Tuesday
Dogwood St.	Northgate	Monday	Monday	Monday
Dominik Dr.	Eastgate	Wednesday	Monday	Wednesday
Double Eagle Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Dove Chase Ln.	Dove Crossing	Monday	Thursday	Monday
Dove Crossing Ln.	Dove Crossing	Monday	Thursday	Monday
Dove Hollow Ln.	Dove Crossing	Monday	Thursday	Monday
Dove Landing Ave.	Dove Crossing	Monday	Thursday	Monday
Dove Run Trl.	Dove Crossing	Monday	Thursday	Monday
Dove Trl.	Oak Grove	Tuesday	Thursday	Tuesday
Dover Dr.	Brandon Heights	Monday	Wednesday	Monday
Dowling Rd. N		Tuesday	Tuesday	Monday
Downton Abbey Ave.	Castlegate	Tuesday	Friday	Tuesday
Dresden Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Driftwood Dr.	Emerald Forest	Wednesday	Monday	Wednesday
Driver Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Drogo Ct.	Castlegate	Tuesday	Friday	Tuesday
Dunlap Lp.	Bridgewood	Tuesday	Friday	Tuesday
Durango St./Ct.	Southwood Valley	Monday	Wednesday	Monday
Durban Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Durrand St.	Great Oaks Estates	Monday	Thursday	Monday
Eagle Ave.	Westfield Village	Tuesday	Thursday	Tuesday
Earl Rudder Frwy.		Tuesday	Friday	Tuesday
Ebbtide Cv.	Nantucket	Friday	Friday	Friday
Edinburgh Pl.	Castlegate	Tuesday	Friday	Tuesday
Edward St.	Southgate	Thursday	Tuesday	Thursday
Egremont Ct./Pl.	Castlegate	Tuesday	Friday	Tuesday
Eisenhower St.	Eastgate	Wednesday	Monday	Wednesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Eleanor St.	Southgate	Thursday	Tuesday	Thursday
Elkton Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Ember Glow Cir.	Chimney Hill	Wednesday	Monday	Wednesday
Emerald Dove Ave.	Dove Crossing	Monday	Thursday	Monday
Emerald Pkwy.	Emerald Forest	Wednesday	Monday	Wednesday
Encinas Pl.	Southwood Valley	Monday	Wednesday	Monday
Essen Lp.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Essex Green	Woodcreek	Wednesday	Monday	Wednesday
Estes Park		Wednesday	Monday	Wednesday
Ethic Ln.	Heritage Townhomes	Wednesday	Monday	Wednesday
F&B Rd. S		Monday	Monday	Monday
Fable Ln.	Heritage Townhomes	Wednesday	Monday	Wednesday
Faimes Ct.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Fairfax St.	Foxfire	Wednesday	Friday	Wednesday
Fairhaven Cv.	Nantucket	Friday	Friday	Friday
Fairview Ave.	Southgate	Thursday	Tuesday	Thursday
Falcon Cir.	Foxfire	Wednesday	Friday	Wednesday
Fall Cir.	Spring Loop	Wednesday	Monday	Wednesday
Fallbrook Lp.	Westfield Village	Tuesday	Thursday	Tuesday
Farah Dr.	Sun Meadows	Monday	Thursday	Monday
Farley	Foxfire	Wednesday	Friday	Wednesday
Faulkner Dr.	Foxfire	Wednesday	Friday	Wednesday
Fawn Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Ferber Cir.	Foxfire	Wednesday	Friday	Wednesday
Ferguson	Foxfire	Wednesday	Friday	Wednesday
Fern Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Fernhaven Cir.	Glenhaven	Wednesday	Monday	Wednesday
Fidelity St.	Southgate	Thursday	Tuesday	Thursday
Fields	Foxfire	Wednesday	Friday	Wednesday
Fieldstone Pl.	Sonoma Subdivision	Tuesday	Thursday	Tuesday
Fincastle Lp.	Shenandoah	Tuesday	Thursday	Tuesday
Finney	Foxfire	Wednesday	Friday	Wednesday
Fireside Cir.	Chimney Hill	Wednesday	Monday	Wednesday
Firestone Dr.	Pebble Creek	Tuesday	Friday	Tuesday
First St.	Northgate	Monday	Monday	Monday
Fitzgerald Cir.	Foxfire	Wednesday	Friday	Wednesday
Flagstone Ct.	Estates of Royder Ridge	Friday	Friday	Friday
Flint Cir.	Creek Meadows	Wednesday	Friday	Wednesday
Flint Hills Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Flying Ace Cir.		Friday	Friday	Friday
FM 158		Monday	Monday	Monday
FM 2154		Thursday	Thursday	Thursday
Fontaine Dr.	Foxfire	Wednesday	Friday	Wednesday
Fore Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Forest Dr.	Glenhaven	Wednesday	Monday	Wednesday
Forest Oaks Dr.	Carter's Crossing	Wednesday	Monday	Wednesday
Foster Ave.	Eastgate	Wednesday	Monday	Wednesday
Fox Cir.	Foxfire	Wednesday	Friday	Wednesday
Foxfire Dr.	Foxfire	Wednesday	Friday	Wednesday
Francis Cir./Dr.	Glenhaven	Wednesday	Monday	Wednesday
Fredrick Ct.	Edelweiss	Monday	Wednesday	Monday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Freneau Dr.	Foxfire	Wednesday	Friday	Wednesday
Friar	Foxfire	Wednesday	Friday	Wednesday
Front Royal Dr.	Shenandoah	Tuesday	Thursday	Tuesday
Frost Dr.	Foxfire	Wednesday	Friday	Wednesday
Gail Pl.	Southwood Forest	Monday	Wednesday	Monday
Ganton Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Gardenia St.	Sun Meadows	Monday	Thursday	Monday
General Pkwy.	The Barracks	Monday	Thursday	Monday
George Bush Dr.	Southgate	Thursday	Tuesday	Thursday
George Bush Dr. E	Eastgate	Wednesday	Monday	Wednesday
Georgia St.	West Knoll/McCullough	Thursday	Tuesday	Thursday
Gettysburg Ct.	Raintree	Wednesday	Monday	Wednesday
Gilbert St.	Eastgate	Wednesday	Monday	Wednesday
Gilchrist Ave.	Eastgate	Wednesday	Monday	Wednesday
Ginger Ct.	Williams Creek	Friday	Friday	Friday
Glade St.	Southgate	Thursday	Tuesday	Thursday
Gleeson Ct.	Edelweiss	Monday	Wednesday	Monday
Glenhaven Dr.	Glenhaven	Wednesday	Monday	Wednesday
Glenna Ct.	Sun Meadows	Monday	Thursday	Monday
Gold Finch Cir.	Cypress Meadows	Tuesday	Thursday	Tuesday
Goode Dr.	Southgate	Thursday	Tuesday	Thursday
Goodrich Ct.	Castlegate	Tuesday	Friday	Tuesday
Graham Rd.		Monday	Thursday	Monday
Gramma Ct.	Southwood Valley	Monday	Wednesday	Monday
Grand Oaks Cir.		Wednesday	Monday	Wednesday
Graz Dr.	Edelweiss	Monday	Wednesday	Monday
Great Oaks Dr.	Great Oaks Estates	Monday	Thursday	Monday
Greenberry Ct./Cir.	Windwood	Wednesday	Monday	Wednesday
Greenleaf Dr.	Emerald Forest	Wednesday	Monday	Wednesday
Greens Prairie Rd. W		Friday	Friday	Friday
Greens Prairie Trl.		Tuesday	Friday	Friday
Greenwood Dr.	Emerald Forest	Wednesday	Monday	Wednesday
Greta Ct.	Edelweiss	Monday	Wednesday	Monday
Gridiron Dr.	Woodway Village	Thursday	Tuesday	Thursday
Grove St.	Southgate	Thursday	Tuesday	Thursday
Guadalupe Dr.	Bee Creek	Thursday	Tuesday	Thursday
Guernsey St.	Southgate	Thursday	Tuesday	Thursday
Gunner Trl.	The Barracks	Monday	Thursday	Monday
Gunsmith St.	South Knoll	Thursday	Tuesday	Thursday
Haddox Ct.	Southwood Valley	Monday	Wednesday	Monday
Hadleigh Ln.	Castlegate	Tuesday	Friday	Tuesday
Hailes Ct./Ln.	Castlegate	Tuesday	Friday	Tuesday
Haines Dr.	South Knoll	Thursday	Tuesday	Thursday
Haley Pl.	Southwood Valley	Monday	Wednesday	Monday
Halifax Dr.	Shenandoah	Tuesday	Thursday	Tuesday
Hanna Ct.	Sonoma Subdivision	Tuesday	Thursday	Tuesday
Harbour Town Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Hardwood Ln.	University Oaks	Wednesday	Monday	Wednesday
Harper's Ferry Rd.	Nantucket	Friday	Friday	Friday
Harrington Ave.	Eastgate	Wednesday	Monday	Wednesday
Harris Dr. (PVT)	Carter Lake	Friday	Friday	Friday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Harrisonburg Ln.	Shenandoah	Tuesday	Thursday	Tuesday
Hartford Dr.	Westfield Addition	Wednesday	Thursday	Wednesday
Harvard Ct.	Brentwood	Thursday	Tuesday	Thursday
Harvest Dr.	Westfield Addition	Wednesday	Thursday	Wednesday
Harvey Mitchell Pkwy.		Thursday	Wednesday	Thursday
Harvey Rd.	East of HWY 6 (HWY 30)	Monday	Monday	Wednesday
Harvey Rd.	Summit Crossing (3800 Block)	Wednesday	Monday	Wednesday
Hasselt St.	Edelweiss	Monday	Wednesday	Monday
Haverford Rd.	University Heights	Monday	Thursday	Monday
Hawk Owl Cv.	Cypress Meadows	Tuesday	Thursday	Tuesday
Hawk Tree Dr.	Southwood Valley	Monday	Wednesday	Monday
Hawks Ridge Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Hawthorn St.	Southgate	Thursday	Tuesday	Thursday
Hayes Ln.	The Barracks	Monday	Thursday	Monday
Hayesville Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Haywood Dr.	Foxfire	Wednesday	Friday	Wednesday
Hazeltine Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Hazy Meadows Ct.	Creek Meadows	Friday	Friday	Friday
Hearst Ct.	Castlegate	Tuesday	Friday	Tuesday
Hearthstone Cir.	Chimney Hill	Wednesday	Monday	Wednesday
Heath Dr.	Spring Creek Gardens/Townhomes	Tuesday	Thursday	Tuesday
Heather Ln.	Southwood Valley	Monday	Wednesday	Monday
Hemingway Dr.	Foxfire	Wednesday	Friday	Wednesday
Henry Ct.	Southwood Valley	Monday	Wednesday	Monday
Hereford St.	Southgate	Thursday	Tuesday	Thursday
Heritage Ln.	Heritage Townhomes	Wednesday	Monday	Wednesday
Hickory Dr.	Brentwood	Thursday	Tuesday	Thursday
Highlands St.	Southgate	Thursday	Tuesday	Thursday
Hillside Dr.	Southwood Valley	Monday	Wednesday	Monday
Hogan Alley	Pebble Creek	Tuesday	Friday	Tuesday
Holden Cir.	Williams Creek	Friday	Friday	Friday
Holik Dr./St.	Southgate	Thursday	Tuesday	Thursday
Holleman Dr.		Thursday	Tuesday	Thursday
Holleman Dr. S		Monday	Thursday	Monday
Hollow Stone Dr.	Castlegate	Tuesday	Friday	Tuesday
Hollyhock St.	Sun Meadows	Monday	Thursday	Monday
Holston Hills Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Holt St.	Carter's Grove	Wednesday	Monday	Wednesday
Hondo Dr.	Bee Creek	Thursday	Tuesday	Thursday
Honeysuckle Ln.	Brandon Heights	Monday	Wednesday	Monday
Hook Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Hopewell Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Horse Haven Ln.	Horse Haven Estates	Wednesday	Monday	Wednesday
Horse Shoe Dr.	Horse Haven Estates	Wednesday	Monday	Wednesday
Horseback Ct.	Horse Haven Estates	Wednesday	Monday	Wednesday
Howe Dr.	Foxfire	Wednesday	Friday	Wednesday
Hunter Creek Dr.	Shenandoah	Tuesday	Thursday	Tuesday
Huntington Dr.	Foxfire	Wednesday	Friday	Wednesday
I&GN Rd.		Thursday	Thursday	Thursday
Incourt Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Indian Trl.	Emerald Forest	Wednesday	Monday	Wednesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Inglewood Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Inlow Blvd. S	Northgate	Monday	Monday	Monday
Innsbruck Cir.	Edelweiss	Monday	Wednesday	Monday
Ironwood Dr.	Carter's Crossing	Wednesday	Monday	Wednesday
Ivy Cv.	Brandon Heights	Monday	Wednesday	Monday
Jade Ct.	Emerald Forest	Wednesday	Monday	Wednesday
James Pkwy.	Eastgate	Wednesday	Monday	Wednesday
Jane St.	Williams Creek	Wednesday	Monday	Wednesday
Jasmine Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Jennifer Cir./Dr.	Southwood Valley	Monday	Wednesday	Monday
Johnson Creek Lp.	Williams Creek	Friday	Friday	Friday
Joseph Creek Ct.	Williams Creek	Friday	Friday	Friday
Jupiter Hills Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Justin Ave.	North Forest	Wednesday	Monday	Wednesday
Kalanchoe Ct.	Eastmark	Thursday	Tuesday	Thursday
Karten Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Kate Ln.		Monday	Thursday	Monday
Keefer Lp.	The Barracks	Monday	Thursday	Monday
Kendal Green Cir.	Castlegate	Tuesday	Friday	Tuesday
Kenyon Dr.	University Heights	Monday	Thursday	Monday
Kernstown Ln.	Shenandoah	Tuesday	Thursday	Tuesday
Kerry St.	Southgate	Thursday	Tuesday	Thursday
Kimber Ln.	The Barracks	Monday	Thursday	Monday
Kimbolton Ct./Dr.	Castlegate	Tuesday	Friday	Tuesday
King Arthur Cir.	Bee Creek	Thursday	Tuesday	Thursday
Kingsmill Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Kinloch Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Kinnersley Ct./Ln.	Castlegate	Tuesday	Friday	Tuesday
Kleine Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Knox Dr.	The Barracks	Monday	Thursday	Monday
Koppe Bridge Rd.		Thursday	Thursday	Thursday
Krenek Tap Rd.		Thursday	Tuesday	Thursday
Kyle Ave.	Eastgate	Wednesday	Monday	Wednesday
Ladove Dr.	Reatta Meadows	Tuesday	Thursday	Tuesday
Lake Forest Ct. N/S	Woodcreek	Wednesday	Monday	Wednesday
Lakeshore Ct./Cir.	Lakeside Village	Tuesday	Thursday	Tuesday
Lakeside Ct.	Woodcreek	Wednesday	Monday	Wednesday
Lakewell Ln.	Castlegate	Tuesday	Friday	Tuesday
Lambermont Dr.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Lampwick Cir.	Chimney Hill	Wednesday	Monday	Wednesday
Lancaster Ct.	Castlegate	Tuesday	Friday	Tuesday
Lancelot Cir.	Bee Creek	Thursday	Tuesday	Thursday
Landsburg Ct./Ln.	Edelweiss	Monday	Wednesday	Monday
Langford St.	1106-1709	Thursday	Tuesday	Thursday
Langford St.	1800-2111	Thursday	Tuesday	Thursday
Lansing Ct.	Brentwood	Thursday	Tuesday	Thursday
Lapis Ct.	Stone Forest	Tuesday	Friday	Tuesday
Laredo Ct.	Southwood Valley	Monday	Wednesday	Monday
Larkspur Cir.	Southwood Valley	Monday	Wednesday	Monday
Latinne Ct./Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Laura Ln.	1300-1722	Thursday	Tuesday	Thursday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Laura Ln.	1800-1822	Thursday	Tuesday	Thursday
Laurel Valley Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Lauren Dr.	North Forest	Wednesday	Monday	Wednesday
Lawyer Pl.	South Knoll	Thursday	Tuesday	Thursday
Lawyer St.	South Knoll	Thursday	Tuesday	Thursday
Leacrest Dr.	Southgate	Thursday	Tuesday	Thursday
Ledgestone Trl.		Friday	Friday	Friday
Lee Ave.	Southgate	Thursday	Tuesday	Thursday
Legacy Ln.	Lemontree	Thursday	Tuesday	Thursday
Lemon Tree Ln.		Thursday	Tuesday	Thursday
Lenert Cir.	Redmond Terrace	Thursday	Tuesday	Thursday
Leona Dr.	1600-1720	Thursday	Tuesday	Thursday
Leona Dr.	1800-1821	Thursday	Tuesday	Thursday
Leopard Ct.		Wednesday	Monday	Wednesday
Leyla Ln.		Wednesday	Thursday	Wednesday
Lienz Ln.	Edelweiss	Wednesday	Thursday	Wednesday
Liesl Ct.	Edelweiss	Monday	Wednesday	Monday
Lieutenant Ave.	The Barracks	Monday	Thursday	Monday
Lincoln Ave.	Eastgate	Wednesday	Monday	Wednesday
Little Rock Ct.	Castlerock	Tuesday	Friday	Tuesday
Live Oak St.	Eastgate	Wednesday	Monday	Wednesday
Live Oak St.	Wellborn	Thursday	Thursday	Thursday
Llano Pl.	South Knoll	Thursday	Tuesday	Thursday
Lochbury Ct.	Sweetwater Forest	Tuesday	Friday	Tuesday
Lodgepole Cir./Dr.	Southwood Valley	Monday	Wednesday	Monday
Lonetree Dr.	Summit Crossing	Wednesday	Monday	Wednesday
Long Creek Ln.	Creek Meadows	Friday	Friday	Friday
Longleaf Cir./Dr.	Southwood Valley	Monday	Wednesday	Monday
Longmire Dr.	2500-2752	Monday	Wednesday	Monday
Longmire Dr.	2800-4200	Monday	Wednesday	Monday
Longthorpe Ct.	Castlegate	Tuesday	Friday	Tuesday
Lorikeet Ln.	Cypress Meadows	Tuesday	Thursday	Tuesday
Lowry Meadow Ln.	Creek Meadows	Friday	Friday	Friday
Ludlow Ln.	Castlegate	Tuesday	Friday	Tuesday
Luther St.		Thursday	Tuesday	Thursday
Luther St. W		Thursday	Tuesday	Thursday
Lyceum Ct.	University Preserve	Wednesday	Monday	Wednesday
Lynx Cv.	Cat Hollow	Wednesday	Monday	Wednesday
MacArthur St.	Eastgate	Wednesday	Monday	Wednesday
Madera Cir.	Bee Creek	Thursday	Tuesday	Thursday
Magnolia Dr.	University Oaks	Wednesday	Monday	Wednesday
Maidstone Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Mallory Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Manassas Ct.	Raintree	Wednesday	Monday	Wednesday
Mandi Ct.	Horse Haven Estates	Wednesday	Monday	Wednesday
Manuel Dr.	Turnberry Place	Thursday	Tuesday	Thursday
Manzano Ct.	Southwood Valley	Monday	Wednesday	Monday
Maple Ave.	Northgate	Monday	Monday	Monday
Maplewood Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Marielene Cir.	Edelweiss	Monday	Wednesday	Monday
Marigold Ct.	Sun Meadows	Monday	Thursday	Monday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Mariner's Cv.	Nantucket	Friday	Friday	Friday
Markham Ct./Ln.		Tuesday	Thursday	Tuesday
Marshall Ln.	Southwood Valley	Thursday	Thursday	Thursday
Marsteller Ave.	Eastgate	Wednesday	Monday	Wednesday
Marta St.	Edelweiss	Monday	Wednesday	Monday
Martinsville Ln.	Bernadine Estates	Tuesday	Thursday	Tuesday
Marvel Ct.	The Barracks	Monday	Thursday	Monday
Maryem St.	Southgate	Thursday	Tuesday	Thursday
McCullough Rd.	Lincoln Place	Thursday	Thursday	Thursday
McFarland Dr.	Southern Trace	Wednesday	Thursday	Wednesday
McLaren Dr.	Southern Trace	Wednesday	Thursday	Wednesday
McLister Dr.	Southern Trace	Wednesday	Thursday	Wednesday
Meadow Pass	Creek Meadows	Friday	Friday	Friday
Meadow View Ct./Dr.	Pleasant Forest	Wednesday	Thursday	Wednesday
Meadowbrook Ct.	Southwood Valley	Monday	Wednesday	Monday
Medina Dr.	1400-1714	Thursday	Tuesday	Thursday
Medina Dr.	1800-1820	Thursday	Tuesday	Thursday
Meir Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Merion Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Merlemont Ct.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Merrimac Ct.	Raintree	Wednesday	Monday	Wednesday
Merry Oaks Dr.	Carter's Grove	Wednesday	Monday	Wednesday
Mescalero Ct.	Southwood Valley	Monday	Wednesday	Monday
Middleham Ave.	Castlegate	Tuesday	Friday	Tuesday
Mildonhall Ct.	Brandon Heights	Monday	Wednesday	Monday
Mile Dr.		Thursday	Wednesday	Thursday
Millcreek Ct.	Castlegate	Wednesday	Monday	Wednesday
Milner Dr.	Eastgate	Wednesday	Monday	Wednesday
Mission Hills Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Momma Bear Dr.	The Barracks	Monday	Thursday	Monday
Monitor Ct.	Raintree	Wednesday	Friday	Wednesday
Montclair Ave.	Southgate	Thursday	Tuesday	Thursday
Monte Carlo		Wednesday	Monday	Wednesday
Morgans Ln.	Devonshire	Thursday	Wednesday	Thursday
Moses Creek Ct.	Williams Creek	Friday	Friday	Friday
Moss St.	Eastgate	Wednesday	Monday	Wednesday
Mossglenn Cir.		Thursday	Tuesday	Thursday
Muirfield Village	Pebble Creek	Tuesday	Friday	Tuesday
Mullins Ct./Lp. E/W/S		Tuesday	Thursday	Tuesday
Muncaster Ln.	Castlegate	Tuesday	Friday	Tuesday
Munson Ave.	Eastgate	Wednesday	Monday	Wednesday
Mustang Ln.		Monday	Wednesday	Monday
Myth Ln.	Westfield Village	Wednesday	Monday	Wednesday
Nagle St.	Shenandoah	Monday	Monday	Monday
Nantucket Dr.	Nantucket	Friday	Friday	Friday
Navarro Dr.	Southwood Valley	Monday	Wednesday	Monday
Neal Pickett Dr.	Carter's Grove	Wednesday	Monday	Wednesday
Nelson Ln.	Ridgefield	Thursday	Tuesday	Thursday
Neuburg Ct.	Edelweiss	Monday	Wednesday	Monday
Newark Cir.	Castlegate	Tuesday	Friday	Tuesday
Newton Rd.	Southgate	Thursday	Tuesday	Thursday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Night Rain Dr.		Wednesday	Thursday	Wednesday
Nimitz St.	Eastgate	Wednesday	Monday	Wednesday
Noel Ct.	Woodcreek	Wednesday	Monday	Wednesday
Noirmont Ct.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Norfolk Ct.		Tuesday	Thursday	Tuesday
Norham Dr.	Castlegate	Tuesday	Friday	Tuesday
Normand Cir./Dr.	Southwood Valley	Monday	Wednesday	Monday
North Bardell Ct.		Thursday	Tuesday	Thursday
North Forest Pkwy.	Pecan Valley	Wednesday	Monday	Wednesday
North Graham Rd.		Thursday	Thursday	Monday
Norton Ln.		Thursday	Thursday	Thursday
Norwich Dr.	Castlegate	Tuesday	Friday	Tuesday
Nottingham Ln.	Edelweiss	Monday	Wednesday	Monday
Nueces Dr.	Bee Creek	Thursday	Tuesday	Thursday
Nunn Jones Rd.	Pecan Tree/McCullough	Monday	Monday	Wednesday
Nunn St.	Eastgate	Wednesday	Monday	Wednesday
Oakbrook Ct.	Southwood Valley	Monday	Wednesday	Monday
Oakdale Cir.	Lemontree	Thursday	Tuesday	Thursday
Oakhaven Cir.	Glenhaven	Wednesday	Monday	Wednesday
Oakmont Cir.	Pebble Creek	Tuesday	Friday	Tuesday
Oakwood Trl.	Emerald Forest	Wednesday	Monday	Wednesday
Odell Ln.	Castlegate	Tuesday	Friday	Tuesday
Old Ironsides Dr.	The Barracks	Monday	Thursday	Monday
Old Jersey St.	The Knoll	Thursday	Tuesday	Thursday
Old May Ct.	Williams Creek	Friday	Friday	Friday
Old Wellborn Rd.		Thursday	Thursday	Thursday
Oldenburg Ct./Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Olympic Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Oney Hervey Dr.		Thursday	Tuesday	Thursday
Onyx Dr.	Stone Forest	Tuesday	Friday	Tuesday
Orchid St.	Sun Meadows	Monday	Thursday	Monday
Oriole Ct.	Oak Grove	Tuesday	Thursday	Tuesday
Orr St.	College Hills	Thursday	Tuesday	Thursday
Paintbrush Cir.	Southwood Valley	Monday	Wednesday	Monday
Palm Ct.	Carter's Crossing	Wednesday	Monday	Wednesday
Paloma Ridge Dr.	College Hills	Monday	Thursday	Monday
Pamplin Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Panther Ln.	Cat Hollow	Wednesday	Monday	Wednesday
Papa Bear	The Barracks	Monday	Thursday	Monday
Park Pl.	Lincoln Place	Thursday	Tuesday	Thursday
Park Rd.	Spring Loop	Wednesday	Monday	Wednesday
Parkland Dr.	Nantucket	Friday	Friday	Friday
Parnell Dr.	Castlegate	Tuesday	Friday	Tuesday
Parrot Cv.	Oak Grove	Tuesday	Thursday	Tuesday
Pasler St.	Eastgate	Wednesday	Monday	Wednesday
Passendale Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Pawnee Creek Ct.	Creek Meadows	Friday	Friday	Friday
Pearce St.	West Knoll/McCullough	Wednesday	Monday	Wednesday
Pebblestone Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Pecan Grove Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Pedernales Dr.	Southwood Valley	Monday	Wednesday	Monday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Pershing Ave./Dr.		Thursday	Tuesday	Thursday
Petersburg Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Peyton St.		Wednesday	Monday	Wednesday
Pheasant Ln.	Steeplechase	Monday	Wednesday	Monday
Phoenix St.	Parkway Plaza	Thursday	Tuesday	Thursday
Picadilly Cir.		Thursday	Thursday	Thursday
Pickering Pl.	Castlegate	Tuesday	Friday	Tuesday
Pierre Pl.	Southwood Valley	Monday	Wednesday	Monday
Pikes Peak Ct.		Wednesday	Thursday	Wednesday
Pine Ridge Dr.	College Vistas	Thursday	Tuesday	Thursday
Pine Valley Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Pintail Ln./Lp.	Steeplechase	Monday	Wednesday	Monday
Piping Rock Cir.	Pebble Creek	Tuesday	Friday	Tuesday
Placid Dr.	College Hills/Lincoln Place	Friday	Friday	Friday
Plainfield Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Plano Dr.	College Hills Estates	Wednesday	Thursday	Wednesday
Pleasant Forest Dr.	Pleasant Valley	Thursday	Wednesday	Thursday
Pleasant Grove Dr.	Pleasant Valley	Thursday	Wednesday	Thursday
Plum Hollow Ct./Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Pomel Dr.	Reatta Meadows	Tuesday	Thursday	Tuesday
Poplar St.	Harvey Hillsides	Wednesday	Monday	Wednesday
Portland Ave.	Castlegate	Tuesday	Friday	Tuesday
Portsmouth Ct.	Alexandria	Tuesday	Thursday	Tuesday
Post Oak Bend	Post Oaks Estates	Tuesday	Friday	Tuesday
Post Oak Cir.	Carter Lake	Friday	Friday	Friday
Post Oak Cir. (PVT)	Carter's Grove	Wednesday	Monday	Wednesday
Potomac Pl.	Bee Creek	Thursday	Tuesday	Thursday
Preston St.		Wednesday	Monday	Wednesday
Prestwick Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Princeton Cir.	Brentwood	Thursday	Tuesday	Thursday
Pro Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Pronghorn Ln./Lp.	Steeplechase	Monday	Wednesday	Monday
Pueblo Ct. N/S	Southwood Valley	Monday	Wednesday	Monday
Puffin Way	Cypress Meadows	Tuesday	Thursday	Tuesday
Purple Martin Cv.	Cypress Meadows	Tuesday	Thursday	Tuesday
Puryear Dr.	Richards/KFO	Wednesday	Monday	Wednesday
Putter Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Quaker Ridge Dr./Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Quarry Oaks Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Quartz Creek Ct.	Creek Meadows	Friday	Friday	Friday
Queens Ct.	Emerald Ridge Estates	Wednesday	Monday	Wednesday
Raintree Dr.	Raintree	Wednesday	Monday	Wednesday
Ranchero Rd.	Ridgefield	Monday	Monday	Wednesday
Ransberg Ct.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Ravenstone Lp.	Castlegate	Tuesday	Friday	Tuesday
Rayado Ct. N/S	Southwood Valley	Monday	Wednesday	Monday
Rayburn Ct.	Bee Creek	Thursday	Tuesday	Thursday
Raymond Stotzer Pkwy.		Monday	Monday	Monday
Reatta Ln.	Reatta Meadows	Tuesday	Thursday	Tuesday
Red Hill Dr.	Raintree	Wednesday	Monday	Wednesday
Redmond Dr.	Redmond Terrace	Thursday	Tuesday	Thursday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Redwood St.	Emerald Forest	Wednesday	Monday	Wednesday
Regal Oaks Dr.	Sweetwater Forest	Tuesday	Friday	Tuesday
Regal Row Ct.	Edelweiss	Monday	Wednesday	Monday
Regensburg Ln.	Edelweiss	Monday	Wednesday	Monday
Rehel Dr.	Reatta Meadows	Tuesday	Thursday	Tuesday
Remington Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Renee Ln.	Barron Rd.	Wednesday	Thursday	Wednesday
Rescue Ct.	Southwood Valley	Monday	Wednesday	Monday
Richards St.		Thursday	Tuesday	Thursday
Richland Ct. N/S	Shenandoah	Tuesday	Thursday	Tuesday
Ridgefield Cir. N/S		Thursday	Tuesday	Thursday
Rio Bravo Ct.	Southwood Valley	Monday	Wednesday	Monday
Ritchey Rd.	Estates of Royder Ridge	Friday	Friday	Friday
River's End Dr.	Sonoma Subdivision	Tuesday	Thursday	Tuesday
Riverstone Ct.	Woodcreek	Wednesday	Monday	Wednesday
Riviera Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Roanoke Ct.	Alexandria	Tuesday	Thursday	Tuesday
Robelmont Dr.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Robin Trl.	Oak Grove	Tuesday	Thursday	Tuesday
Robinsville Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Rock Bend Dr.	Castlerock	Tuesday	Friday	Tuesday
Rock Prairie Rd.	College Hills/Woodlands	Friday	Friday	Friday
Rock Prairie Rd. W		Thursday	Thursday	Monday
Rock Spring Ct.	Spring Meadows	Tuesday	Friday	Tuesday
Rockcliffe Lp.	Castlegate	Tuesday	Friday	Tuesday
Rockingham Lp.	Castlegate	Tuesday	Friday	Tuesday
Rocky Briar Ct.	Castlerock	Tuesday	Friday	Tuesday
Rocky Creek Trl./Ct.	Castlerock	Tuesday	Friday	Tuesday
Rocky Meadows Dr.	Woodland Hills	Tuesday	Friday	Tuesday
Rocky Mountain Ct.	Castlerock	Tuesday	Friday	Tuesday
Rocky Oak Ct.	Castlerock	Tuesday	Friday	Tuesday
Rocky Rhodes Dr.	Castlerock	Tuesday	Friday	Tuesday
Rocky Vista Dr.	Castlerock	Tuesday	Friday	Tuesday
Rolling Rock Pl.	Emerald Forest	Wednesday	Monday	Wednesday
Rose Cir.	Carter's Grove	Wednesday	Monday	Wednesday
Rosebud Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Rosemary Ln.	Redmond Terrace	Thursday	Tuesday	Thursday
Rosewood Dr.	Emerald Forest	Wednesday	Monday	Wednesday
Roucourt Lp.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Roxborough Pl.	Castlegate	Tuesday	Friday	Tuesday
Royal Adelaide Dr./Lp.	Pebble Creek	Tuesday	Friday	Tuesday
Royder Rd.	Devonshire	Thursday	Thursday	Thursday
Ruddy Duck Dr.	Bird Pond Estates	Friday	Friday	Friday
Rugen Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Running Brook Ct.	Creek Meadows	Friday	Friday	Friday
Sabine Ct.	Bee Creek	Thursday	Tuesday	Thursday
Sage Valley Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Sageway Ct.	Revelry Ranch	Monday	Friday	Monday
Salem Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Sallie Ln.	Southwood Valley	Thursday	Thursday	Thursday
Salzburg Ct.	Edelweiss	Monday	Wednesday	Monday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
San Benito Dr.	Southwood Valley	Monday	Wednesday	Monday
San Felipe Dr.	Southwood Valley	Monday	Wednesday	Monday
San Mario Ct. E/W	Southwood Valley	Monday	Wednesday	Monday
San Pedro Dr.	Southwood Valley	Monday	Wednesday	Monday
San Saba Ct./Cir./Dr.	Southwood Valley	Monday	Wednesday	Monday
Sanctuary Ct.		Wednesday	Monday	Wednesday
Sandelwood Ct.	Windwood	Wednesday	Monday	Wednesday
Sandstone Dr.	Emerald Forest	Wednesday	Monday	Wednesday
Sandy Cir.	Southwood Valley	Monday	Wednesday	Monday
Santa Rita Ct.	Southwood Valley	Monday	Wednesday	Monday
Santour Ct.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Sapphire Dr.	Stone Forest	Tuesday	Friday	Tuesday
Sara Dr.	Southwood Valley	Monday	Wednesday	Monday
Savannah Ct.	Raintree	Wednesday	Monday	Wednesday
Scarborough Dr.	Woodcreek	Wednesday	Monday	Wednesday
Scofield Dr.	Reatta Meadows	Tuesday	Thursday	Tuesday
Scotney Ct.	Castlegate	Tuesday	Friday	Tuesday
Sebesta Rd.	Leacrest	Wednesday	Monday	Wednesday
Sergeant Dr.	The Barracks	Monday	Thursday	Monday
Serval Ln.	Cat Hollow	Wednesday	Monday	Wednesday
Shadow Oaks	Emerald Forest	Wednesday	Monday	Wednesday
Shadowcrest Dr.	Woodcreek	Wednesday	Monday	Wednesday
Shadowwood Dr.	Bee Creek	Thursday	Tuesday	Thursday
Shady Brook Ln./Pass	Creek Meadows	Friday	Friday	Friday
Shady Dr.	Carter's Grove	Wednesday	Monday	Wednesday
Shallow Creek Ct./Lp.	Creek Meadows	Friday	Friday	Friday
Shenandoah Dr.	Southwood Valley	Monday	Wednesday	Monday
Sherman Ct.	Raintree	Wednesday	Monday	Wednesday
Shiloh Ct.	Raintree	Wednesday	Monday	Wednesday
Shire Dr.	Devonshire	Monday	Wednesday	Monday
Shoal Creek Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Silver Brook Ct.	Creek Meadows	Friday	Friday	Friday
Silver Oak Ct./Lp.	Sonoma Subdivision	Tuesday	Thursday	Tuesday
Silver Springs Ct.	Creek Meadows	Friday	Friday	Friday
Silverthorne Ln.		Wednesday	Monday	Wednesday
Simi Dr.	Sonoma Subdivision	Tuesday	Thursday	Tuesday
Skrivanek Ct.		Thursday	Tuesday	Thursday
Skyline Ct.	Alexandria	Tuesday	Thursday	Tuesday
Slice Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Snowdance Ct.		Wednesday	Thursday	Wednesday
Snug Harbor Dr.	Nantucket	Friday	Friday	Friday
Socorro Ct.	Southwood Valley	Monday	Wednesday	Monday
Somerset Hills Ct.	Castlegate	Tuesday	Friday	Tuesday
Song Sparrow Ln.	Cypress Meadows	Tuesday	Thursday	Tuesday
Sonoma Cir.	Southwood Forest	Monday	Wednesday	Monday
Sophia Ln.	Edelweiss	Monday	Wednesday	Monday
South Dowling Rd.		Thursday	Thursday	Thursday
South Lazy Creek Ln.	Creek Meadows	Friday	Friday	Friday
Southern Hills Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Southern Plantation Dr.	Shenandoah	Tuesday	Thursday	Tuesday
Southern Trace Dr./Ct.	Southern Trace	Wednesday	Thursday	Wednesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Southern Way Dr.	Southern Trace	Wednesday	Thursday	Wednesday
Southland St.		Tuesday	Tuesday	Thursday
Southwest Pkwy.		Thursday	Tuesday	Thursday
Southwood Dr.	North of FM 2818	Thursday	Tuesday	Thursday
Southwood Dr.	South of FM 2818	Monday	Wednesday	Monday
Spanish Bay Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Spanish Oak Ct.	Great Oaks Estates	Monday	Thursday	Monday
Spartanburg Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Spearman Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Spicewood Ct.	Windwood	Wednesday	Monday	Wednesday
Spring Branch Dr./Ct.	Spring Meadows	Tuesday	Friday	Tuesday
Spring Creek	Emerald Forest	Wednesday	Monday	Wednesday
Spring Garden Dr.		Tuesday	Thursday	Tuesday
Spring Hill Dr.	University Park	Tuesday	Thursday	Tuesday
Spring Lp.	Spring Loop	Wednesday	Monday	Wednesday
Spring Meadows Dr./Ct.	Spring Meadows	Tuesday	Friday	Tuesday
Springbrook Estates Dr.	Oak Grove	Tuesday	Thursday	Tuesday
Springfield Dr.	Westfield Addition	Wednesday	Thursday	Wednesday
Springhaven Cir.	Glenhaven	Wednesday	Monday	Wednesday
Springmist Dr.	Westfield Village	Tuesday	Thursday	Tuesday
Springwood Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Spruce St.	Northgate	Monday	Monday	Monday
Spyglass Ct.	Pebble Creek	Tuesday	Friday	Tuesday
St. Andrews Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Stanford Cir.	Brentwood	Thursday	Tuesday	Thursday
Starling Dr.	Cypress Meadows	Tuesday	Thursday	Tuesday
Stasney St.	Northgate	Monday	Monday	Monday
State Highway 6	4270	Tuesday	Thursday	Tuesday
State Highway 6	4510-4516	Tuesday	Friday	Tuesday
Sterling St.	University Park	Thursday	Tuesday	Thursday
Stevens Creek Ct.	Creek Meadows	Friday	Friday	Friday
Still Water Meadow Ln.	Creek Meadows	Friday	Friday	Friday
Stone Castle Cir.	Castlegate	Tuesday	Friday	Tuesday
Stone Chase Ct.	Woodland Hills	Tuesday	Friday	Tuesday
Stone Cove Ct.	Woodland Hills	Tuesday	Friday	Tuesday
Stonebriar Cir.	Pebble Creek	Tuesday	Friday	Tuesday
Stonebridge Ct./Dr.	Woodcreek	Wednesday	Monday	Wednesday
Stonebrook Dr.	Woodcreek	Wednesday	Monday	Wednesday
Stonewall Ct.	Raintree	Wednesday	Monday	Wednesday
Stonewater Lp.	Pebble Creek	Tuesday	Friday	Tuesday
Stoney Hills Ct.	Woodland Hills	Tuesday	Friday	Tuesday
Stony Creek Ln.	Shenandoah	Tuesday	Thursday	Tuesday
Strand Ln.	Bird Pond Estates	Friday	Friday	Friday
Strasburg Cir.	Shenandoah	Tuesday	Thursday	Tuesday
Stuttgart Cir.	Edelweiss	Monday	Wednesday	Monday
Suffolk Ave.	Brandon Heights	Thursday	Tuesday	Thursday
Summer Court Cir.	Leacrest	Wednesday	Monday	Wednesday
Summer Ct.	Dexter Place	Wednesday	Monday	Wednesday
Summerglen Dr.	Glenhaven	Wednesday	Monday	Wednesday
Summerway Dr.	The Revelry	Monday	Thursday	Monday
Sumter Dr.	Raintree	Wednesday	Monday	Wednesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Sun Meadow St./Ct.	Sun Meadows	Monday	Thursday	Monday
Sunflower Trl.		Monday	Wednesday	Monday
Sunlake Ct.	Woodcreek	Wednesday	Monday	Wednesday
Sunny Ct.	Chimney Hill	Thursday	Tuesday	Thursday
Sunny Meadow Brook Ct.	Creek Meadows	Friday	Friday	Friday
Sussex Dr.	Woodcreek	Wednesday	Monday	Wednesday
Swiss Ct.	Dexter Place	Thursday	Tuesday	Thursday
Sycamore Hills Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Talsworth Dr.	Castlegate	Tuesday	Friday	Tuesday
Tang Cake Dr.	The Barracks	Monday	Thursday	Monday
Tara Ct.		Wednesday	Monday	Wednesday
Tarrow St.	Southeast College Park	Wednesday	Monday	Wednesday
Tarset Ct.	Castlegate	Tuesday	Friday	Tuesday
Tauber St.	Northgate	Monday	Monday	Monday
Taurus Ave./Cir.		Thursday	Tuesday	Thursday
Teakwood Ct.	Windwood	Wednesday	Monday	Wednesday
Teal Dr.	Brentwood	Thursday	Tuesday	Thursday
Texas Ave.	2500-3900 Texas Ave.	Thursday	Wednesday	Thursday
Texas Ave.		Thursday	Thursday	Thursday
Thomas St.		Thursday	Tuesday	Thursday
Thompson St.	Leacrest/Woodson Village	Thursday	Tuesday	Thursday
Thornton Ct.		Thursday	Tuesday	Thursday
Tiffany Trl.	Shenandoah	Tuesday	Thursday	Tuesday
Tiger Creek Ct.	Creek Meadows	Friday	Friday	Friday
Timber Creek Ln.	Creek Meadows	Friday	Friday	Friday
Timber Knoll Dr.	Woodcreek	Wednesday	Monday	Wednesday
Timber St.	Dexter Place	Thursday	Tuesday	Thursday
Timm Dr.		Thursday	Tuesday	Thursday
Todd Trl.	Southwood Valley	Monday	Wednesday	Monday
Toddington Ln.	Castlegate	Tuesday	Friday	Tuesday
Tonbridge Dr.	Castlegate	Tuesday	Friday	Tuesday
Toni Ct.		Monday	Thursday	Monday
Topaz Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Torrey Pines Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Tournay Ln.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Townplace Dr.		Thursday	Tuesday	Thursday
Trace Meadows	Steeplechase	Monday	Wednesday	Monday
Tranquil Path Dr.	Westfield Village	Tuesday	Thursday	Tuesday
Travis Cole Ave.	The Barracks	Monday	Thursday	Monday
Treehouse Trl.	Southwood Valley	Monday	Wednesday	Monday
Treeline Dr.		Wednesday	Thursday	Wednesday
Trellis Gate Ct.	Westfield Village	Tuesday	Thursday	Tuesday
Trigger St.	Turnberry Place	Thursday	Tuesday	Thursday
Trinity Pl.	Turnberry Place	Thursday	Tuesday	Thursday
Triumph Ct.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Trumpeter Swan Ct./Dr.	Bird Pond Estates	Friday	Friday	Friday
Turk Ranch Rd.	College Vistas	Friday	Friday	Friday
Turkey Creek Rd. E		Monday	Monday	Monday
Turkey Meadow Ct.	Creek Meadows	Friday	Friday	Friday
Turnberry Ct.		Thursday	Thursday	Thursday
Turner St.		Wednesday	Monday	Wednesday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Turtle Dove Trl.	Dove Crossing	Monday	Thursday	Monday
Turtle Rock Lp.	Emerald Forest	Wednesday	Monday	Wednesday
Twin Pond Cir.	Nantucket	Friday	Friday	Friday
Tyler Ct.	College Hills/Lincoln Place	Tuesday	Thursday	Tuesday
University Dr.	Leacrest	Monday	Monday	Wednesday
University Oaks Blvd.		Wednesday	Monday	Wednesday
Uphor Ct.	Castlegate	Tuesday	Friday	Tuesday
Val Verde Dr.	Southwood Valley	Monday	Wednesday	Monday
Valleybrook Cir.	Pebble Creek	Tuesday	Friday	Tuesday
Van Horn Dr.	Southwood Valley	Monday	Wednesday	Monday
Vassar Ct.	Harvey Hillsides	Wednesday	Monday	Wednesday
Velencia Ct.	Castlegate	Tuesday	Friday	Tuesday
Vicksburg Ct.	Raintree	Wednesday	Monday	Wednesday
Victoria Ave.	Edelweiss	Tuesday	Thursday	Tuesday
Vienna Dr.	Edelweiss	Monday	Wednesday	Monday
Village Dr.	College Hills Estates	Thursday	Tuesday	Thursday
Vinyard Ct.		Wednesday	Monday	Wednesday
Vista Ln.	Steeplechase	Monday	Monday	Monday
Von Trapp Ln.	Edelweiss	Monday	Wednesday	Monday
Wakewell Ct.	The Barracks	Monday	Thursday	Monday
Walcourt Lp.	Edelweiss Gardens	Wednesday	Thursday	Wednesday
Wallaceshire Ave.	Castlegate	Tuesday	Friday	Tuesday
Walnut Bend	Emerald Forest	Wednesday	Monday	Wednesday
Walnut Grove Ct.	Emerald Forest	Wednesday	Monday	Wednesday
Walton Dr.	Westfield Village	Wednesday	Monday	Wednesday
Wardford Way	Castlegate	Tuesday	Friday	Tuesday
Warkworth Ln.	Castlegate	Tuesday	Friday	Tuesday
Waterford Dr.	Woodcreek	Wednesday	Monday	Wednesday
Waterstone Ct.	Bridgewood	Tuesday	Friday	Tuesday
Wayne Ct.	Williams Creek	Friday	Friday	Friday
Waynesboro Ct.	Shenandoah	Tuesday	Thursday	Tuesday
Wellborn Rd.	11777-14415	Thursday	Thursday	Thursday
Wellborn Rd.	500-1209	Thursday	Tuesday	Thursday
Wellborn Rd. N	302-514	Monday	Monday	Monday
Wellesley Ct.	Eastgate	Wednesday	Monday	Wednesday
Welsh Ave.	3000-3012	Monday	Wednesday	Monday
Welsh Ave.	Shenandoah	Thursday	Tuesday	Thursday
Weslayan Ct.	Woodcreek	Wednesday	Monday	Wednesday
West Creek Ln.	Southwood Valley	Monday	Wednesday	Monday
West Ridge Dr.		Monday	Wednesday	Monday
Westchester Ave.	Brandon Heights	Monday	Wednesday	Monday
Westfield Dr.	Westfield Addition	Wednesday	Thursday	Wednesday
Westover St.	Carter's Grove	Wednesday	Monday	Wednesday
Wheaton Ct.		Tuesday	Thursday	Tuesday
Whispering Creek Dr./Ct.	Westminster	Tuesday	Thursday	Tuesday
Whistling Straits Dr./Ct./Lp.	Pebble Creek	Tuesday	Friday	Tuesday
White Dove Trl.	Dove Crossing	Monday	Thursday	Monday
White Oak Meadow Ct.	Creek Meadows	Friday	Friday	Friday
Whiterose Ct.	Emerald Forest	Wednesday	Monday	Wednesday
White's Creek Ln. (PVT)		Friday	Friday	Friday
Whitewing Ln.	Dove Crossing	Monday	Thursday	Monday

Collection Schedule

Street Name	Notes	Garbage (WEEKLY)	Bulk/Brush (WEEKLY)	Recycle Day & Scheduled Collection (BI-WEEKLY)
Whitney Ct./Ln.	Woodcreek	Wednesday	Monday	Wednesday
Whitwick Pl.	Castlegate	Tuesday	Friday	Tuesday
Wild Creek Ct.	Creek Meadows	Friday	Friday	Friday
Wild Horse Creek Ct.	Creek Meadows	Friday	Friday	Friday
Wild Plum St.	Sun Meadows	Monday	Thursday	Monday
Wilderness Dr. N/S	Raintree	Wednesday	Monday	Wednesday
Wildewood Cir.	Emerald Forest	Wednesday	Monday	Wednesday
Wildrye Dr.	Southwood Valley	Monday	Wednesday	Monday
William D. Fitch Pkwy.	Royal Oaks Gardens	Tuesday	Friday	Tuesday
Williams Creek Dr.	Williams Creek	Friday	Friday	Friday
Williams Ridge Ct.	Williams Creek	Friday	Friday	Friday
Willow Lp.	Brandon Heights	Monday	Wednesday	Monday
Willow Pond St./Ct.	Sun Meadows	Monday	Thursday	Monday
Wilshire Ct.	Woodcreek	Wednesday	Monday	Wednesday
Wimbledon Cir.	College Hills/Woodlands	Thursday	Thursday	Thursday
Windfree Dr.	Shenandoah	Tuesday	Thursday	Tuesday
Winding Rd.	Woodway Village	Thursday	Tuesday	Thursday
Windmeadows Dr.	Westfield Village	Tuesday	Thursday	Tuesday
Windrift Cv.	Nantucket	Friday	Friday	Friday
Windswept Dr.	Shenandoah	Tuesday	Thursday	Tuesday
Windwood Dr.	Windwood	Wednesday	Monday	Wednesday
Winecup Cir.	Southwood Valley	Monday	Wednesday	Monday
Wingate Ct./Cir.	Windwood	Wednesday	Monday	Wednesday
Winged Foot Dr.	Pebble Creek	Tuesday	Friday	Tuesday
Winter Park		Wednesday	Monday	Wednesday
Wolf Pen Ct.	Redmond Terrace	Thursday	Tuesday	Thursday
Wolf Run	Redmond Terrace	Thursday	Tuesday	Thursday
Wolveshire Ln.	Castlegate	Tuesday	Friday	Tuesday
Wood Brook Ln.	Creek Meadows	Friday	Friday	Friday
Wood Cliff Ct.	Windwood	Wednesday	Monday	Wednesday
Woodall Ct.	Pebble Creek	Tuesday	Friday	Tuesday
Woodcreek Dr.	Woodcreek	Wednesday	Monday	Wednesday
Woodhaven Cir.	Glenhaven	Wednesday	Monday	Wednesday
Woodland Pkwy.		Wednesday	Monday	Wednesday
Woodland Ridge Ct./Dr.	Woodland Hills	Tuesday	Friday	Tuesday
Woodland Springs Dr.	Woodland Hills	Tuesday	Friday	Tuesday
Woodsman Dr.		Thursday	Tuesday	Thursday
Yale Ct.	Brentwood	Thursday	Tuesday	Thursday
Yaupon Ln. (PVT)	Carter Lake	Friday	Friday	Friday
Yegua Creek Ct.	Creek Meadows	Friday	Friday	Friday
Yellow Tanager Ct.	Bird Pond Estates	Friday	Friday	Friday
Yorkshire Dr.	Edelweiss	Monday	Wednesday	Monday
Yorktown Ct.	Raintree	Wednesday	Monday	Wednesday



Legislation Details (With Text)

File #:	17-0441	Version:	1	Name:	Well No. 9 and Collection Line Construction Contract
Type:	Contract	Status:		Status:	Consent Agenda
File created:	8/4/2017	In control:		In control:	City Council Regular
On agenda:	8/24/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding construction contract 17300447 with Garney Construction in the amount of \$5,600,278.89 for the construction of water well #9 and the collection line.				
Sponsors:	Donald Harmon				
Indexes:					
Code sections:					
Attachments:	Well 9 Map				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding construction contract 17300447 with Garney Construction in the amount of \$5,600,278.89 for the construction of water well #9 and the collection line.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of this construction contract.

Summary: This project includes the installation of Well #9, a 3,300 gallon per minute water well and associated electrical, SCADA, security, drainage improvements and infrastructure. This project also includes the installation of the Well #9 collection line, which includes; approximately 5,200 linear feet of 30-inch steel piping from Well #9 to the tie in at Well #8, an all-weather access driveway, and communication conduit/fiber. Both Well #9 and the collection line will be constructed on City property. Well #9 will add additional pumping capacity to match population projections, a TECQ requirement, and the collection line will be adequate to convey additional flow for future water wells on City property beyond well #9.

Budget & Financial Summary: Budget in the amount of \$8,565,000 is included for this project in the FY17 Water Capital Improvement Projects Fund. A total of \$788,996 has been expended or committed to date. It is anticipated that final total project costs will be less than what was included in the FY17 budget. This has been accounted for in the FY18 Water Fund forecasts and FY18 proposed budget.

Attachments:

1. Contract - On file in the City Secretary's Office
2. Project Location Map

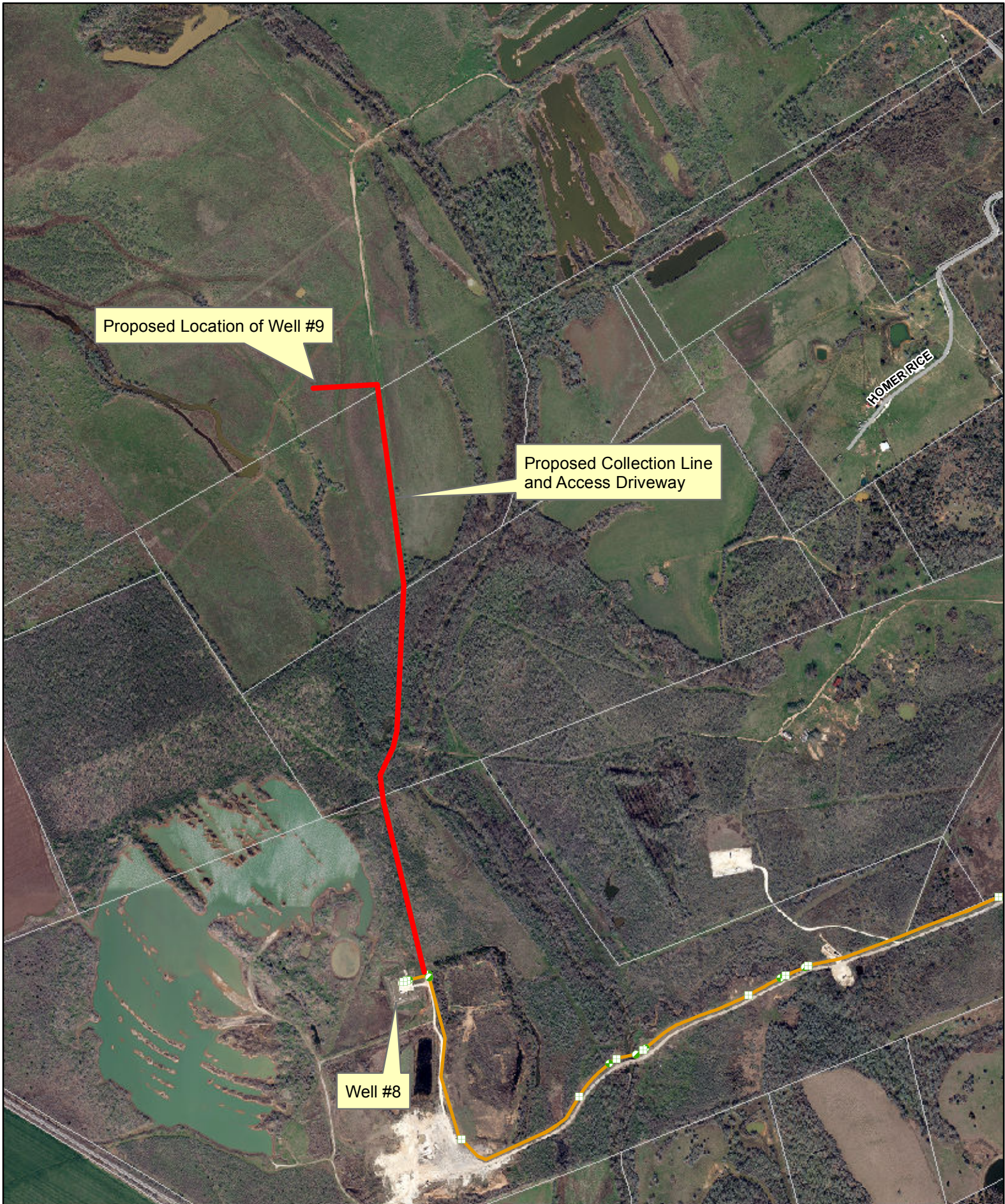


Proposed Location of Well #9

Proposed Collection Line and Access Driveway

Well #8

HOMERICE



Legislation Details (With Text)

File #:	17-0451	Version:	1	Name:	30 Inch Water Line Relocation FM 2818 / FM 60
Type:	Contract	Status:		Status:	Consent Agenda
File created:	8/8/2017	In control:		In control:	City Council Regular
On agenda:	8/24/2017	Final action:			
Title:	Presentation, possible action, and discussion regarding construction contract 17300507 with Dudley Construction Ltd., in the amount of \$433,552 for the 30-inch Water Line Relocation at FM2818/FM60 Project, and approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt.				
Sponsors:	Donald Harmon				
Indexes:					
Code sections:					
Attachments:	Bid Tabulation 17-066 Project Location Map - 30-inch Waterline Relocation 30 inch water line relocation (DDI) - DRR				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding construction contract 17300507 with Dudley Construction Ltd., in the amount of \$433,552 for the 30-inch Water Line Relocation at FM2818/FM60 Project, and approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of this construction contract and recommends approval of the resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Summary: This project includes the installation of approximately 320 LF of 30-inch ductile iron water pipe, 140 LF of 42-inch steel casing pipe, and installation of a 3-inch air release valve, generally located west of the FM2818 and FM60 intersection. The existing 30-inch RCCP water line will be partially removed, while the majority will be grout filled. Approximately 210 SY of the existing asphalt access road will be removed and replaced. On the east side of FM2818, south of FM60, the project will extend an existing concrete cap covering a 30-inch and an 18-inch water line by approximately 334 SF.

Budget & Financial Summary: Budget for this project was not included in the FY17 Water Capital Improvement Projects Fund budget. In order to move forward with this project in FY17, it will be necessary to defer the Improved Security Fencing at the SPPS project and the Dowling Road Equipment Shed project. The "Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt" is necessary for this item because long term debt has not been issued for the project.

Attachments:

1. Contract on file in City Secretary's Office
2. Bid Tabulation ITB #17-066
3. Project Location Map
4. Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt



City of College Station - Purchasing Division
 Bid Tabulation for #17-066
 "30-Inch Transmission Water Line Relocations Project"
 Open Date: Tuesday, August 1, 2017 @ 2:00 p.m.

				Black Castle General Contractor College Station, TX		Dudley Construction Ltd. College Station, TX		Elliott Construction, LLC Wellborn, TX		Palasota Contracting, LLC. Bryan, TX		Whitestone Civil Construction, LLC Cedar Park, TX	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID													
1	1	LS	Mobilization	\$25,386.00	\$25,386.00	\$20,000.00	\$20,000.00	\$23,000.00	\$23,000.00	\$50,000.00	\$50,000.00	\$16,000.00	\$16,000.00
2	1	LS	Traffic Control	\$18,277.00	\$18,277.00	\$12,750.00	\$12,750.00	\$8,000.00	\$8,000.00	\$50,000.00	\$50,000.00	\$7,500.00	\$7,500.00
3	1	LS	Erosion and Sedimentation Control	\$3,046.00	\$3,046.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
4	1	LS	Trench Safety System	\$6,092.00	\$6,092.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00	\$1,200.00	\$1,200.00
5	1	AC	Hydromulch Seeding	\$3,046.00	\$3,046.00	\$3,000.00	\$3,000.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00
6	1	LS	Demolish Exist 1 1/2" Air Release Valve and Cap Service Line	\$5,597.00	\$5,597.00	\$1,500.00	\$1,500.00	\$1,200.00	\$1,200.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
7	210	SY	Remove and Dispose of Asphalt Pavement	\$57.00	\$11,970.00	\$10.00	\$2,100.00	\$35.00	\$7,350.00	\$10.00	\$2,100.00	\$13.00	\$2,730.00
8	84	LF	Remove and Dispose of Reinforced Concrete Curb and Gutter	\$138.00	\$11,592.00	\$5.00	\$420.00	\$25.00	\$2,100.00	\$10.00	\$840.00	\$12.00	\$1,008.00
9	113	LF	Flowable Fill, 42" Diameter Steel Casing	\$174.00	\$19,662.00	\$111.00	\$12,543.00	\$65.00	\$7,345.00	\$90.00	\$10,170.00	\$200.00	\$22,600.00
10	113	LF	Remove 30" Pipe from 42" Steel Casing	\$187.00	\$21,131.00	\$30.00	\$3,390.00	\$250.00	\$28,250.00	\$50.00	\$5,650.00	\$50.00	\$5,650.00
11	65	LF	Remove and Dispose of 30" Diameter Transmission Line	\$97.00	\$6,305.00	\$47.00	\$3,055.00	\$188.00	\$12,220.00	\$50.00	\$3,250.00	\$45.00	\$2,925.00
12	30	LF	Remove and Dispose of 30" Diameter Transmission Line and 42" Steel Casing	\$389.00	\$11,670.00	\$100.00	\$3,000.00	\$285.00	\$8,550.00	\$100.00	\$3,000.00	\$80.00	\$2,400.00
13	45	LF	Remove and Dispose of 30" Diameter Transmission Line and 42" Steel Casing (After TXDOT Contractor Removes FM 2818 Ramp)	\$395.00	\$17,775.00	\$110.00	\$4,950.00	\$585.00	\$26,325.00	\$225.00	\$10,125.00	\$140.00	\$6,300.00
14	1	EA	3" Tap on Existing 30" RCCP Transmission Line	\$20,218.00	\$20,218.00	\$13,800.00	\$13,800.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$6,700.00	\$6,700.00
15	210	SY	Asphalt Pavement	\$153.00	\$32,130.00	\$78.00	\$16,380.00	\$86.00	\$18,060.00	\$50.00	\$10,500.00	\$200.00	\$42,000.00
16	84	LF	Reinforced Concrete Curb and Gutter	\$237.00	\$19,908.00	\$38.00	\$3,192.00	\$40.00	\$3,360.00	\$35.00	\$2,940.00	\$25.00	\$2,100.00
17	334	SF	Reinforced Concrete Utility Cap	\$46.00	\$15,364.00	\$13.00	\$4,342.00	\$18.00	\$6,012.00	\$20.00	\$6,680.00	\$20.00	\$6,680.00
18	1	EA	3" Combination Air Release / Vacuum Valve	\$16,157.00	\$16,157.00	\$11,300.00	\$11,300.00	\$10,100.00	\$10,100.00	\$15,000.00	\$15,000.00	\$16,000.00	\$16,000.00
19	2	EA	Furnish and Install 30" Fitting at Connection Pieces Between Existing RCCP and Ductile Iron Water Line	\$9,007.00	\$18,014.00	\$4,800.00	\$9,600.00	\$32,500.00	\$65,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$40,000.00
20	134	LF	Furnish and Install 30" Ductile Iron Transmission Water Line by Open Cut	\$190.00	\$25,460.00	\$670.00	\$89,780.00	\$635.00	\$85,090.00	\$250.00	\$33,500.00	\$440.00	\$58,960.00



City of College Station - Purchasing Division
Bid Tabulation for #17-066
"30-Inch Transmission Water Line Relocations Project"
Open Date: Tuesday, August 1, 2017 @ 2:00 p.m.

				Black Castle General Contractor College Station, TX		Dudley Construction Ltd. College Station, TX		Elliott Construction, LLC Wellborn, TX		Palasota Contracing, LLC. Bryan, TX		Whitestone Civil Construction, LLC Cedar Park, TX	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
21	40	LF	Furnish and Install 42" Steel Casing with 30" Ductile Iron Carrier Pipe, Open Cut Construction	\$978.00	\$39,120.00	\$722.00	\$28,880.00	\$835.00	\$33,400.00	\$450.00	\$18,000.00	\$700.00	\$28,000.00
22	143	LF	Furnish and Install 42" Steel Casing with 30" Ductile Iron Carrier Pipe, Trenchless Construction	\$869.00	\$124,267.00	\$1,000.00	\$143,000.00	\$945.00	\$135,135.00	\$1,000.00	\$143,000.00	\$1,250.00	\$178,750.00
23	2	EA	Furnish and Install 30" Ductile Iron 90° Bend Fitting	\$5,772.00	\$11,544.00	\$4,485.00	\$8,970.00	\$3,450.00	\$6,900.00	\$4,500.00	\$9,000.00	\$5,500.00	\$11,000.00
24	1	EA	Furnish and Install 30" Ductile Iron 60° Bend Fitting	\$6,648.00	\$6,648.00	\$7,900.00	\$7,900.00	\$4,850.00	\$4,850.00	\$6,200.00	\$6,200.00	\$6,500.00	\$6,500.00
25	1	EA	Furnish and Install 30" Ductile Iron 30° Bend Fitting	\$6,434.00	\$6,434.00	\$6,900.00	\$6,900.00	\$4,500.00	\$4,500.00	\$6,000.00	\$6,000.00	\$6,300.00	\$6,300.00
26	4	EA	Furnish and Install 30" Ductile Iron 22.5° Bend Fitting	\$5,520.00	\$22,080.00	\$4,200.00	\$16,800.00	\$2,800.00	\$11,200.00	\$4,000.00	\$16,000.00	\$5,200.00	\$20,800.00
TOTAL BASE BID - ALL ITEMS				\$518,893.00		\$433,552.00		\$530,447.00		\$447,955.00		\$501,603.00	
BID ALTERNATE													
A1	2	LF	Add (+) or Deduct (-) to Furnish and Install 30" Fitting at Connection Pieces Between Existing RCCP and Proposed Steel Pipe Water Line in lieu of Ductile Iron (Item 19)	No Bid	\$0.00	\$1,000.00	\$2,000.00	No Bid	\$0.00	\$10,000.00	\$20,000.00	\$3,500.00	\$7,000.00
A2	134	LF	Add (+) or Deduct (-) Furnish and Install 30" Steel Water Line by Open Cut in lieu of Ductile Iron (Item 20)	No Bid	\$0.00	\$80.00	\$10,720.00	No Bid	\$0.00	\$300.00	\$40,200.00	\$115.00	\$15,410.00
A3	40	LF	Add (+) or Deduct (-) Furnish and Install 42" Steel Casing with 30" Steel Pipe, Open Cut Construction, in lieu of Ductile Iron (Item 21)	No Bid	\$0.00	\$50.00	\$2,000.00	No Bid	\$0.00	\$500.00	\$20,000.00	\$115.00	\$4,600.00
A4	143	LF	Add (+) or Deduct (-) Furnish and Install 42" Steel Casing with 30" Steel Carrier Pipe, Trenchless Construction, in lieu of Ductile Iron (Item 22)	No Bid	\$0.00	\$50.00	\$7,150.00	No Bid	\$0.00	\$740.00	\$105,820.00	\$115.00	\$16,445.00
A5	2	EA	Add (+) or Deduct (-) Furnish and Install 30" 90° Bend Steel Fitting in lieu of Ductile Iron (Item 23)	No Bid	\$0.00	\$250.00	\$500.00	No Bid	\$0.00	\$5,000.00	\$10,000.00	\$2,700.00	\$5,400.00
A6	1	EA	Add (+) or Deduct (-) Furnish and Install 30" 60° Bend Steel Fitting in lieu of Ductile Iron (Item 24)	No Bid	\$0.00	\$250.00	\$250.00	No Bid	\$0.00	\$7,000.00	\$7,000.00	\$1,525.00	\$1,525.00
A7	1	EA	Add (+) or Deduct (-) to Furnish and Install 30" 30° Bend Steel Fitting in lieu of Ductile Iron (Item 25)	No Bid	\$0.00	\$250.00	\$250.00	No Bid	\$0.00	\$7,000.00	\$7,000.00	\$1,200.00	\$1,200.00
A8	4	EA	Add (+) or Deduct (-) to Furnish and Install 30" 22.5° Bend Steel Fitting in lieu of Ductile Iron (Item 26)	No Bid	\$0.00	\$250.00	\$1,000.00	No Bid	\$0.00	\$5,000.00	\$20,000.00	\$275.00	\$1,100.00
TOTAL ALTERNATE - ADD OR DEDUCT				\$0.00		\$23,870.00		\$0.00		\$230,020.00		\$52,680.00	
				Bid Certification		X		X		X		X	
				Bid Bond		X		X		X		X	
				Addenda Acknowledged		X		X		X		X	

NOTES: Whitestone Civil Construction, LLC has a calculation error on the total alternate amount.

Project Location Map

30-inch Water Line Relocation

At FM2818 and FM60

Legend

 Project Location

 Fire Hydrants

Water Mains

 Distribution

 Transmission

Streets

Functional Classification

 OVERPASS

 FREEWAY

 MAJOR ARTERIAL

 TAMU

 Trail

 Texas A&M Property

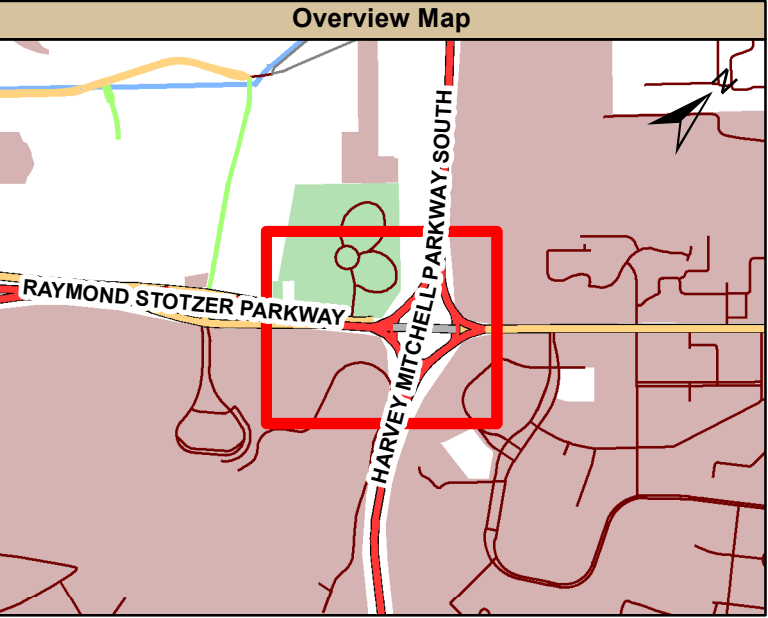
 Parks

 Property Parcels

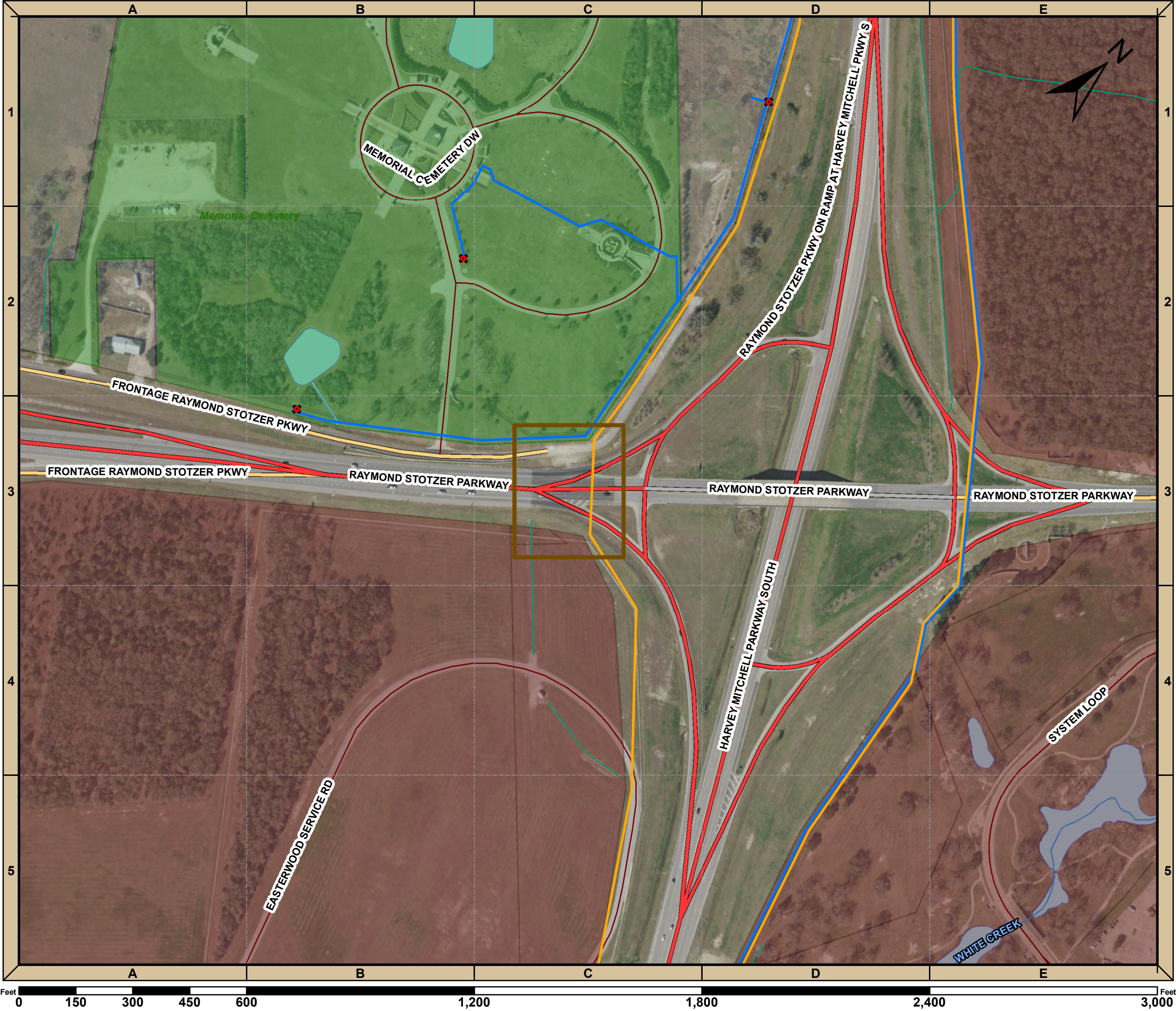
 City Limit

 Rivers

 Water Features



DISCLAIMER: 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.



RESOLUTION NO. _____

RESOLUTION DECLARING INTENTION TO REIMBURSE CERTAIN EXPENDITURES WITH
PROCEEDS FROM DEBT

WHEREAS, the City of College Station, Texas (the "City") is a home-rule municipality and political subdivision of the State of Texas;

WHEREAS, the City expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described on Exhibit "A" hereto (collectively, the "Project") prior to the issuance of obligations by the City in connection with the financing of the Project from available funds;

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS THAT:

Section 1. The City reasonably expects it will incur debt, as one or more series of obligations, with an aggregate maximum principal amount not to exceed \$500,000, for the purpose of paying the aggregate costs of the Projects.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Statement after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Statement more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED AND APPROVED THIS 24th DAY OF August, 2017.

Karl Mooney, Mayor

ATTEST:

Tanya McNutt, City Secretary

(Seal)

APPROVED:

A handwritten signature in black ink, appearing to be 'JPG', is written over a horizontal line.

McCall, Parkhurst & Horton L.L.P.
Bond Counsel

Exhibit "A"

The projects to be financed that are the subject of this Statement are:

30-inch Water Line Relocation at FM2818/FM60

This project includes the relocation/installation of a water line generally located west of the FM 2818 and FM 60 intersection.



Legislation Details (With Text)

File #:	17-0463	Version:	1	Name:	Article III, RVP Bylaws approved by Board 8-16-17
Type:	Report	Status:		Status:	Consent Agenda
File created:	8/16/2017	In control:		In control:	City Council Regular
On agenda:	8/24/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding approval of modifications to Article III of the Bylaws of the Research Valley Partnership, Inc. (RVP).				
Sponsors:	Natalie Ruiz				
Indexes:					
Code sections:					
Attachments:	17 06 22 - Article III (17 06 05 - 17 05 08 Bylaw May 17 (Redlined))				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of modifications to Article III of the Bylaws of the Research Valley Partnership, Inc. (RVP).

Relationship to Strategic Goals:

- Good Governance
- Diverse Growing Economy

Recommendation(s): The Research Valley Partnership recommends approval of the bylaw changes to Article III.

Summary: The RVP established a subcommittee to modify the current bylaws to more closely reflect the funding levels for the corporation. Directors may be appointed to the Board by those organizations, governments, educational institutions or business entities wishing to participate in the mission of the Corporation and which fit into one of three categories. There is also a provision that allows Texas A&M University to join the RVP as a full funding partner. Currently, full funding partners including the cities of Bryan, College Station and Brazos County invest approximately \$350,000 each per year.

The RVP voted to amend its bylaws on June 21, 2017. According to the bylaws, the City of College Station, City of Bryan, and Brazos County (and any other Oversight Entity) must approve any changes to Article III of the bylaws (concerning the appointment and qualifications of directors) in order for the changes to that Article to be effective.

RVP Managing Director Sylvia McMullen presented the bylaw changes at the August 10, 2017 City Council meeting. The Council requested that Mrs. McMullen clarify language pertaining to Category I constituents. This category includes the major funding partners - City of College Station, City of Bryan, Brazos County and the Texas A&M University System. It requires a minimum contribution of \$350,000 annually to fund the RVP. Language was added to make it clear that, "constituents in

Category I will be required to contribute equal funding with equal representation".

Budget & Financial Summary: College Station's annual contribution of \$350,000 will remain the same for 2017-2018 budget year. The current funding level of \$350,000 will be required annually for all Category I Constituents. These Constituents include the cities of Bryan, College Station and Brazos County as well as Texas A&M University should they choose to become a full funding partner. Failure of a Category I Constituent to contribute at the \$350,000 level presently shall result in the loss of the right to appoint Board members to the Corporation's board.

Attachments:

Proposed Article III, RVP Bylaws with Redlines approved by RVP 8-16-17

BYLAWS
OF
The Research Valley Partnership, Inc.

ARTICLE III.
APPOINTMENT AND QUALIFICATIONS OF DIRECTORS

Directors shall be appointed to the Board by those organizations, governments, educational institutions or business entities (herein referred to as a “Constituent”) wishing to participate in the mission of the Corporation and which fit into one of three categories as follows:

Category I shall consist of the cities of Bryan, Texas, College Station, Texas, Brazos County, Texas and The Texas A&M University System or its designee each of which is required to contribute, on an annual basis, the minimum sum of \$350,000.00. Failure of any Category I Constituent to contribute at the \$350,000.00 level presently, shall result in the loss of the right to appoint Board members on the Corporation’s board. Constituents of Category I shall each have the right to appoint three board members. Constituents in Category I will be required to contribute equal funding with equal representation.

Category II shall consist of the Research Valley Partnership, Inc., Invest Research Valley Leadership Council and the Bryan – College Station Chamber of Commerce. These Constituents shall each be entitled to appoint two (2) board members, except for the Bryan – College Station Chamber of Commerce, which shall appoint one (1). No financial contribution is required of Category II Constituents unless such Constituent wishes to increase its presence on the Board, in which case a Category II Constituent must contribute financially to the Corporation based upon the financial contribution chart set forth below.

Category III shall consist of those Constituents that do not meet the definition of a Category I or II Constituent and make an annual financial contribution to the Corporation for which it has the right to appoint a Director(s), as follows:

<u>Dollar Amount</u>	<u># of Directors</u>
Less than \$120,000	no directors
\$120,000 – \$239,999	one director
\$240,000 - \$349,999	two directors
\$350,000 or more	three directors

The Board position currently appointed by the President of Blinn College’s Brazos County Campus will be eliminated in May 2018, at which time, Blinn College shall be classified as an Category III Constituent.

No more than two (2) appointees representing the City of Bryan, City of College Station and Brazos County to the Corporation Board shall be an elected member of City Council or Commissioner's Court. In addition to duties of the Corporation board members outlined herein, it shall be the duty of these elected officials to serve a liaison function between the Corporation and the governing body of the governmental entity from which they were appointed. Such liaison role may include providing periodic reports on the activities and plans of the Corporation to the governmental body and communication of the priorities of the governing body to the Corporation Board. The remaining non-elected representatives of the cities and county shall meet whatever qualifications the entity may establish. At such time that the appointed elected representative should cease to be an elected official, he/she will be required to resign the Corporation Board position and the governmental entity affected will appoint a new representative from the entity to fill the vacant position.

The Bryan City Manager and the College Station City Manager shall serve as ex-officio members of the Board of Directors, without vote. The Bryan Independent School District and College Station Independent School District Superintendents shall also serve as ex-officio members of the Board of Directors, without vote. The Executive Director of the Council of Governments will serve as an ex-officio member, without vote.

The Chamber of Commerce appointed director will be appointed for a one-year term, not to exceed six (6) consecutive terms. All other voting Directors may serve no more than one (1) unexpired term, plus two (2) consecutive three (3) year terms as Director of the Corporation except as noted below regarding Immediate Past Chairman and elected officials. Any Director of the Corporation who is ineligible for immediate reappointment under the preceding sentence is ineligible for reappointment for a period of one (1) year following the expiration of his term.

Notwithstanding the ineligibility of the Immediate Past Chairman, pursuant to the preceding paragraph, to continue to serve on the Board, the Immediate Past Chairman shall continue to serve as a voting member of the Board and a voting member of the Executive Committee until the end of the term of the then serving Chairman.

Elected officials may be appointed for additional terms or partial terms by their respective City Councils and Commissioners Court, not to exceed their term as an elected official.

Legislation Details (With Text)

File #:	17-0456	Version:	1	Name:	Comprehensive Plan Amendment – Plantation Oaks Addition
Type:	Comprehensive Plan	Status:			Agenda Ready
File created:	8/9/2017	In control:			City Council Regular
On agenda:	8/24/2017	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 1.3 acres being situated in the Plantation Oaks Addition, Block 1, Lot 1 located north of University Oaks Blvd. and west of Earl Rudder Freeway South.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	Background Information Aerial & Land Use Exhibit Comp Plan Map Ordinance				

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 1.3 acres being situated in the Plantation Oaks Addition, Block 1, Lot 1 located north of University Oaks Blvd. and west of Earl Rudder Freeway South.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure
- Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their August 3rd meeting and a motion to recommend approval failed by a vote of 0-7.

Summary: : The applicant has requested an amendment to the Comprehensive Plan's Future Land Use and Character Map from Suburban Commercial to General Commercial in order to request a rezoning to GC General Commercial.

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** The subject property was rezoned to O Office in 2013, which is consistent with the Suburban Commercial land use on the Comprehensive Plan's Future Land Use and Character Map, and has remained undeveloped.

The surrounding properties to the north and west are designated as General Suburban and were developed as single-family residential through the 1970s. The properties to the south are designated as Urban Mix Use and are in a Redevelopment Area. These land use designations were given to the property due to the age of the existing multi-family development and zoning districts, GC General Commercial and R-6 High Density Multi-Family, currently on the property.

TXDOT made changes to the ramps to Earl Rudder Freeway in 2015. An exit ramp located across the subject property was reversed, creating an on ramp that begins before the subject lot. In 2016, the property to the south, on the corner of University Oaks Blvd. and frontage road was developed as an office building.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 1.3 acres from Suburban Commercial to General Commercial. If approved by City Council, the applicant intends to pursue a rezoning of the property from O Office 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 serving the site. Additional infrastructure improvements may be needed with site improvement. The area of the subject site proposed as General Commercial was not enough warrant a Traffic Impact Analysis (TIA).

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 establish and protect distinct boundaries between various character areas. Although the property is near property designated as Urban Mixed Use, it also abuts properties designated and developed for single-family use. Given the limited width of the subject lot, approximately 140 feet at its widest point, there are concerns of the impacts General Commercial land uses on the abutting residential properties.

The current designation of Suburban Commercial is suitable for commercial uses that serve the nearby community and are compatible with residential uses. These areas are intended to be smaller in size and compatible with surrounding single-family residential uses. The subject property's current land use designation continues to be appropriate due to the limited width of the site and its close proximity and potential impact to the established single-family neighborhood.

The proposed land use designation, General Commercial, 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 (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips. Although the property has direct access to a freeway, the property is small in size and opportunities for consolidation land is not possible at this location due to the surrounding properties being developed as single-family.

5. **Consideration of the Future Land Use & Character and/or Thoroughfare Plans:** 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). The design of Suburban Commercial structures are compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses.

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).

Earl Rudder Freeway is designated as a Freeway/Expressway and University Oaks Blvd. is designated as a Major Collector on the City's Thoroughfare Plan. The frontage along University Oaks Boulevard would not allow for a driveway on this thoroughfare. Although the property's location and direct access to the frontage road support General Commercial land use other variables, such as compatibility with single-family residential, do not support this land use.

6. **Compatibility with the surrounding area:** The proposed amendment to General Commercial would allow for the property to be zoned for commercial uses that serve the general community and region. Properties to the north and west are currently zoned GS General Suburban.

Amending the Comprehensive Plan to General Commercial in this area would not be compatible with the existing zoning and development directly adjacent to the property. The current land use designation, Suburban Commercial, is intended for smaller scale community or neighborhood services that is compatible in size and lot coverage with the surrounding near medium to low density single-family residential.

7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service is currently provided by College Station Utilities. There is an existing 12-inch waterline along Earl Rudder Freeway. Sewer service is available via existing 8-inch sewer main across University Oaks Blvd.

Additionally, the property is in the Carter's Creek drainage basin. The site generally drains south. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

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 proposed amendment for the subject property does not negatively impact environmentally sensitive and natural areas or does not prevent the preservation of such 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 from Suburban Commercial to General Commercial on approximately 1.3 acres impedes on this goal by proposing an incompatible, intense land use adjacent to single-family residential properties. The subject lot has limited site width for it to adequately protect the single-family homes from undesirable elements associated with intense use while providing adequate improvements for general commercial land uses.

STAFF RECOMMENDATION

Staff recommends denial of the Future Land Use and Character Map amendment request.

Budget & Financial Summary: N/A

Legal Review: Yes

Attachments:

1. Background Information
2. Aerial and Amendment Exhibit
3. Comprehensive Plan Map
4. Ordinance

NOTIFICATIONS

Advertised Commission Hearing Date: August 3, 2017
Advertised Council Hearing Dates: August 24, 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:

Cat Hollow HOA

Contacts in support: None
Contacts in opposition: Three (3)
Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	GS General Suburban	Single-family
South (across University Oaks Blvd)	Urban Mix-Use & Redevelopment Area	GC General Commercial	Office
East	N/A	N/A	Earl Rudder Freeway
West	General Suburban	GS General Suburban	Single-family

DEVELOPMENT HISTORY

Annexation: August 1958

Zoning: A-O Agricultural Open upon Annexation
O Office in February 2013

Final Plat: Property was platted as Plantation Oaks Addition Block 1, Lot 1 in 2013.

Site development: Property is currently vacant and undeveloped.



VICINITY MAP

CPA2017-000002
PLANTATION OAKS ADDITION

WILLIAM DITCH PARKWAY

SH6 SOUTH

WELLBORN ROAD

SH 47



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 CCR or County Station regarding specific accuracy of computer files.



 City of College Station

 0 320 640 Feet	PLANTATION OAKS ADDITION
	Case: CPA2017-000002 COMP PLAN AMENDMENT

EXISTING

Future Land Use



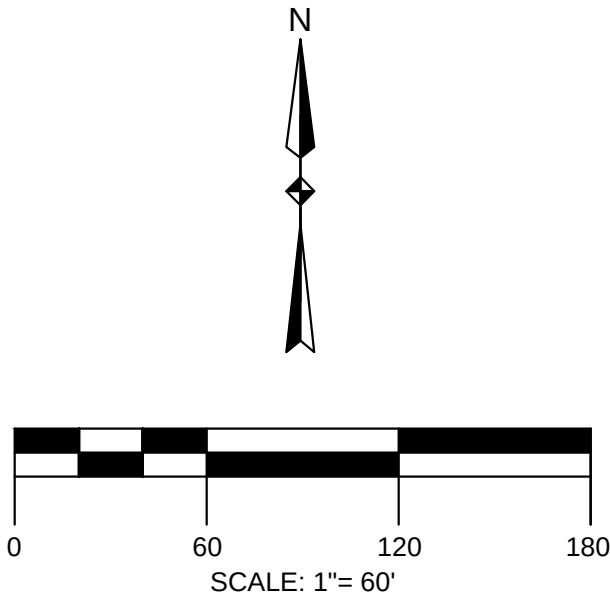
PROPOSED

Future Land Use





CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLS F-10193910

COLLEGE STATION 979.680.8840
BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

PLAN | DESIGN | VERIFY



MILES CONSTRUCTION DEVELOPMENT

1500 EARL RUDDER FWY S
COLLEGE STATION, TEXAS

1.27 ACRES
PLANTATION OAKS ADDN, BLOCK 1, LOT 1
CURRENT ZONING:
OFFICE (O)

DEVELOPER:
MILES CONSTRUCTION & DEVELOPMENT LP
CONTACT: BO MILES
P.O. BOX 10467
COLLEGE STATION, TEXAS 77842
(979)-777-4675
MILESCONSTRUCTION@GMAIL.COM

LEGEND	
	EXISTING: SUBURBAN COMMERCIAL PROPOSED: GENERAL COMMERCIAL
	EXISTING: NATURAL AREAS - RESERVED
	EXISTING: GENERAL SUBURBAN
	EXISTING: URBAN MIXED USE

COMMERCIAL DEVELOPMENT
SH 6 @ UNIVERSITY OAKS BLVD
COLLEGE STATION, TX. 77845

COMPREHENSIVE
PLAN AMENDMENT

Issue Date: 06/27/17
Drawn By: PR
Checked By: JNP
Project Number: 16-0861

Revisions:	
△	_____
△	_____
△	_____
△	_____

C1.0

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 SUBURBAN COMMERCIAL TO GENERAL COMMERCIAL FOR APPROXIMATELY 1.3 ACRES GENERALLY BEING SITUATED IN THE PLANTATION OAKS ADDITION BLOCK 1, LOT 1 LOCATED NORTH OF UNIVERSITY OAKS BOULEVARD AND WEST OF EARL RUDDER FREEWAY SOUTH; 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.ff of 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 this ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 24th day August, 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.ff 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 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 – Ordinance 3875, dated April 27, 2017.
- y. The approximately 232 acres of land generally located south of Rock Prairie Road - Ordinance 3877, 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. – Ordinance 3879, dated April 27, 2017.
- aa. The approximately 4.74 acres of land generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway – Ordinance 3882, dated May 11, 2017.

- bb. The approximately 3.2 acres of land generally located east of Copperfield Parkway and south of Harvey Road. – Ordinance 3884, dated May 11, 2017.
 - cc. The approximately 3.34 acres of land generally located north of Raintree Drive along Earl Rudder Freeway South – Ordinance 3901, dated July 27, 2017.
 - dd. The approximately 12.5 acres generally located west of Earl Rudder Freeway South along Harvey Mitchell Parkway – Ordinance 3902, dated July 27, 2017.
 - ee. The approximately 100 acres located along the east side of State Highway 6, south of The Business Park at College Station and north of the Texas World Speedway property- Ordinance 3906, dated July 27, 2017.
 - ff. Approximately 1.3 acres of land being generally situated in the Plantation Oaks Addition Block 1, Lot 1 located north of University Oaks Blvd. and west of Earl Rudder Freeway South – by this ordinance, dated August 24, 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.
 - k. Pavilion Avenue extension – by this ordinance dated May 11, 2017.
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 – Ordinance 3877, 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 Suburban Commercial to General Commercial shown as follows:

PROPOSED
Future Land Use**EXISTING**
Future Land Use

Legislation Details (With Text)

File #:	17-0457	Version:	1	Name:	Rezoning – Plantation Oaks Addition
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	8/9/2017	In control:		In control:	City Council Regular
On agenda:	8/24/2017	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 O Office to GC General Commercial on approximately 1.3 acres of land being situated in the Plantation Oaks Addition, Block 1, Lot 1, recorded in Volume 11445, Page 161 of the deed records of Brazos County, Texas, more generally located at 1500 Earl Rudder Freeway South.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	Background Information Comparison of Permitted Uses SAM & Aerial Ordinance				

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 O Office to GC General Commercial on approximately 1.3 acres of land being situated in the Plantation Oaks Addition, Block 1, Lot 1, recorded in Volume 11445, Page 161 of the deed records of Brazos County, Texas, more generally located at 1500 Earl Rudder Freeway South.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure
- Diverse Growing Economy

Recommendation(s): The Planning & Zoning Commission heard this item at their August 3rd, 2017 meeting and voted unanimously to recommend approval of the request.

Summary: This request is to amend the zoning district boundaries on the property to rezone approximately 1.3 acres from O Office to GC General Commercial. This request is in conjunction with a request to amend the Comprehensive Plan from Suburban Commercial to General Commercial as the future land use.

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject property is designated as

Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The Suburban Commercial designation is intended for commercial activities that cater primarily to nearby residents and are areas that tend to be small in size and located adjacent to major roadways. The design of structures in this land use are intended to be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses. As a part of the zoning request the applicant is also requesting an amendment to the Comprehensive Plan to change the future land use of the property designation to General Commercial. Should the land use amendment be approved the applicant's request to rezone the property to GC General Commercial would be consistent with the Comprehensive Plan. Should the request to amend the Comprehensive Plan be denied, the rezoning is no longer consistent with the future land use designation. It should be noted, that staff is recommending denial of the Comprehensive Plan amendment to the property. The property's current zoning of O Office is an appropriate district to implement both land use scenarios of Suburban Commercial and General Commercial.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property is currently zoned O Office, which accommodates selected commercial business that provide a service rather than sell products, either retail or wholesale. The property is currently vacant and undeveloped.

Properties to the west are zoned GS General Suburban and developed as single-family residential. The property to the south, across University Oaks Blvd., is zoned GC General Commercial but developed as high density multi-family. Although the proposed zoning district, GC General Commercial, is compatible with the property across the thoroughfare and is typically appropriate along a highway, the size and configuration of the property makes GC General Commercial incompatible with the immediately adjacent single-family residential zoning district. A comparison of uses allowed in GC General Commercial versus O Office is attached to this report.

- 3. Suitability of the property affected by the amendment for uses permitted by the districts that would be made applicable by the proposed amendment:** Although the proposed rezoning to GC General Commercial is appropriate for this area due to its location on Earl Rudder Freeway, Freeway/Expressway, the site is not appropriate for this zoning district given limited site width, which places the potential impacts of incompatible uses permitted in General Commercial in close proximity with the adjacent residential neighborhoods.

- 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:** Due to the subject property's location and visibility along Earl Rudder Freeway it would traditionally be appropriate to have more regionally serving general commercial uses but the intensity of the commercial development should be considered given the unique limited width of the property and proximity to single-family residential.

With the lot being adjacent to the Plantation Oaks and Carter's Grove residential subdivision, it would be appropriate to have uses that were more in line with Suburban Commercial. The current zoning district, O Office, would allow for service type uses that would serve the general community and nearby residents. The current zoning district also provides development

restrictions such as 10-foot landscaped buffer with a fence and building height limitations to aid in protecting the existing homes that are located within the residential neighborhoods. Additionally, O Office and GC General Commercial are subject to the same Non-Residential Architectural (NRA) Standards which allow for architectural design that is consistent in commercial development.

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 current zoning district, O Office, on the property is currently marketable for commercial and office uses that provide services to the general community.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service is currently provided by College Station Utilities. There is an existing 12-inch waterline along Earl Rudder Freeway. Sewer service is available via existing 8-inch sewer main across University Oaks Blvd.

Additionally, the property is in the Carter's Creek drainage basin. Site is generally draining south. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject tract will take access from Earl Rudder Freeway, pending TxDOT approval. Due to the size of the tract, a new Traffic Impact Analysis (TIA) was not warranted.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Comparison of Permitted Uses
3. Aerial & Small Area Map
4. Ordinance

NOTIFICATIONS

Advertised Commission Hearing Date: August 3, 2017
Advertised Council Hearing Dates: August 24, 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:
Cat Hollow HOA

Property owner notices mailed: 13
Contacts in support: None
Contacts in opposition: Three (3)
Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	GS General Suburban	Single-family
South (across University Oaks Blvd)	Urban Mix-Use & Redevelopment Area	GC General Commercial	Office
East	N/A	N/A	Earl Rudder Freeway
West	General Suburban	GS General Suburban	Single-family

DEVELOPMENT HISTORY

Annexation: August 1958

Zoning: A-O Agricultural Open upon Annexation
O Office in February 2013

Final Plat: Property was platted as Plantation Oaks Addition Block 1, Lot 1 in 2013.

Site development: Property is currently vacant and undeveloped.

COMPARISON OF PERMITTED USES

Uses in **orange** indicate uses permitted in General Commercial and not Office.

“Permitted*” indicates uses subject to specific use standards.

USE TABLE	Zoning Districts	
Specific Uses	O Office	GC General Commercial
Extended Care Facility/Convalescent/Nursing Home		Permitted
Educational Facility, Indoor Instruction	Permitted	Permitted
Educational Facility, Outdoor Instruction		Permitted
Educational Facility, Primary and Secondary	Permitted	Permitted
Educational Facility, Tutoring	Permitted	Permitted
Educational Facility, Vocational/Trade	Permitted	Permitted
Governmental Facilities	Permitted	Permitted
Health Care, Hospitals		Permitted
Health Care, Medical Clinics	Permitted	Permitted
Parks	Permitted	Permitted
Places of Worship	Permitted	Permitted
Animal Care Facility, Indoor	Permitted	Permitted
Art Studio/Gallery	Permitted	Permitted
Car Wash		Permitted*
Commercial Garden/Greenhouse/Landscape Maint.		Permitted*
Commercial Amusements		Permitted*
Conference/Convention Center		Permitted
Country Club		Permitted
Day Care, Commercial	Permitted	Permitted
Drive-in/thru Window		Permitted
Dry Cleaners and Laundry	Permitted*	Permitted
Fraternal Lodge		Permitted
Fuel Sales		Permitted*
Funeral Homes		Permitted
Golf Course or Driving Range		Permitted*
Health Club/Sports Facility, Indoor		Permitted
Health Club/Sports Facility, Outdoor		Permitted
Hotels		Permitted
Mobile Food Court		Conditional Use Permit
Night Club, Bar or Tavern		Conditional Use Permit
Offices	Permitted	Permitted

USE TABLE	Zoning Districts	
Specific Uses	O Office	GC General Commercial
Parking as a Primary Use	Conditional Use Permit	Permitted
Personal Service Shop	Permitted	Permitted
Printing/Copy Shop	Permitted	Permitted
Radio/TV Station/Studios	Permitted	Permitted
Recreational Vehicle (RV) Park		Conditional Use Permit
Restaurants		Permitted
Retail Sales - Single Tenant over 50,000 SF		Permitted
Retail Sales and Service		Permitted*
Retail Sales and Service - Alcohol		Permitted*
Shooting Range, Indoor		Permitted
Theater		Permitted
Sexually Oriented Business	Permitted*	Permitted*
Storage, Self Service		Permitted
Vehicular Sales, Rental, Repair and Service		Permitted*
Wholesales/Services		Permitted*
Micro-Industrial		Permitted*
Utility	Permitted*	Permitted*
Wireless Telecommunication Facilities - Intermediate	Permitted*	Permitted*
Wireless Telecommunication Facilities -Major	Conditional Use Permit	Conditional Use Permit
Wireless Telecommunication Facilities - Unregulated	Permitted	Permitted

VICINITY MAP



REZ2017-000002
MILES CONTRUCTION
DEVELOPMENT

WILLIAM D FITCH PARKWAY

SH 6 SOUTH

WELLBORN ROAD

SH 41



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.



City of College Station

**PLANTATION OAKS ADDITION
BLOCK 1 LOT 1**

Case: REZ2017-000002

REZONING

0 385 770 Feet

NORTH

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 O OFFICE TO GC GENERAL COMMERCIAL ON APPROXIMATELY 1.3 ACRE BEING LOT 1, BLOCK 1, PLANTATION OAKS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11445, PAGE 161 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND LOCATED AT 1500 EARL RUDDER FREEWAY SOUTH, PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIING 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 24th day of August 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 properties are rezoned from O Office to GC General Commercial:

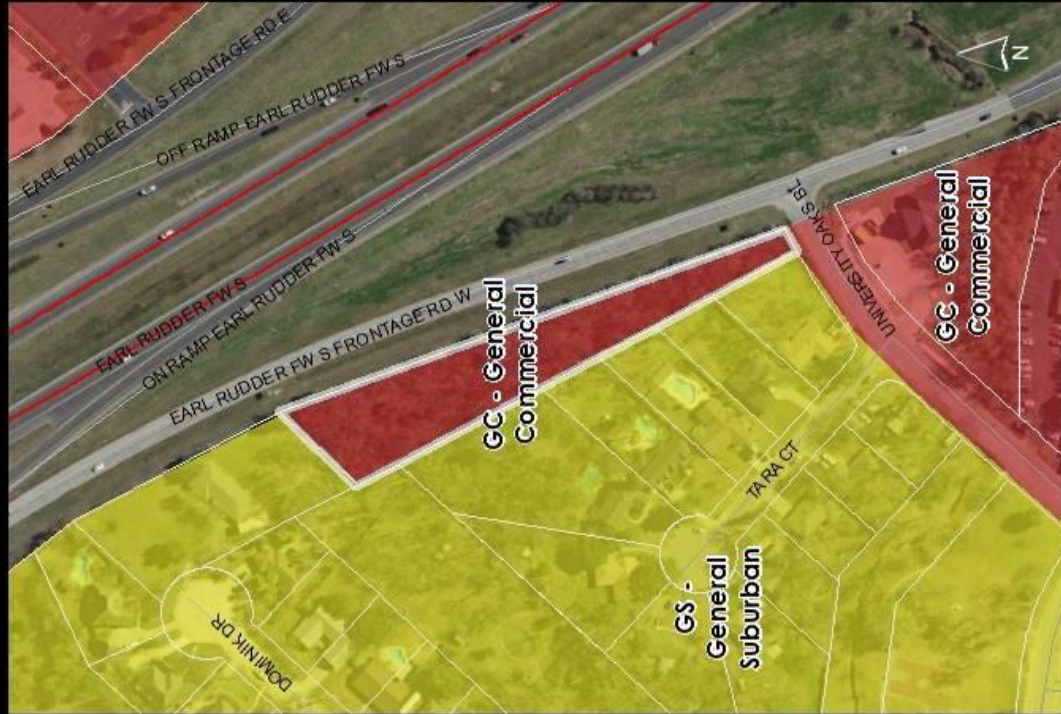
Plantation Oaks Addition Lot 1, Block 1

EXHIBIT "B"



EXHIBIT "C"

**PROPOSED
Zoning**



**EXISTING
Zoning**



Legislation Details (With Text)

File #:	17-0458	Version:	1	Name:	Comprehensive Plan Amendment – Koppe Bridge
Type:	Comprehensive Plan	Status:		Status:	Agenda Ready
File created:	8/9/2017	In control:		In control:	City Council Regular
On agenda:	8/24/2017	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 1.7 acres generally located at 12055 FM 2154.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	Background Information Aerial & Land Use Exhibit Comprehensive Plan Map Ordinance				

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 1.7 acres generally located at 12055 FM 2154.

Relationship to Strategic Goals:

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

Recommendation(s): The Planning & Zoning Commission heard this request at their August 3rd, 2017 meeting and voted unanimously to recommend approval of the request.

Summary: The applicant has requested an amendment to the Comprehensive Plan's Future Land Use and Character Map from Suburban Commercial to General Commercial in an effort to reflect the current land use of the property and in response to the recent zoning amendments on neighboring properties. The property and surrounding area are in Growth Area V and were designated as Suburban Commercial with the adoption of the current Comprehensive Plan.

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area or the City:** In 2016, City Council approved a rezoning on approximately 44 acres of the adjacent tract to GC General Commercial and approximately 21 acres be rezoned to MF Multi-Family. With the development of the adjacent property, Jones Crossing, Balcones Drive (2 lane Minor Collector) that will be constructed and

connect to FM 2154 (Wellborn Road). The subject tract will have access to the future right-of-way from the western boundary.

The subject tract and surrounding properties were identified in the Central College Station Neighborhood Plan adopted in 2010. The neighborhood plan states that the extension of Balcones Drive to Wellborn Road would allow opportunities for multi-family, urban style development. Although the request is not for a land use that would allow for multi-family, it would allow for more intense land uses, similar to the type of development intended by the neighborhood plan with the extension of Balcones Drive.

2. **Scope of the request:** The request is to amend the Comprehensive Plan Future Land Use and Character Map designation for approximately 1.7 acres from Suburban Commercial to General Commercial. If approved by City Council, the applicant intends to pursue a rezoning of the property from R Rural 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 serving the site. Additional infrastructure improvements may be needed with platting or redevelopment. The area of the subject site proposed as General Commercial was not enough warrant a Traffic Impact Analysis (TIA).
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 City's economic development goals 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 these goals is to promote and support new investments that serve regional market opportunities. With the development of the adjacent tract and the residential density within the vicinity, staff recognizes the value of having General Commercial on the Future Land Use and Character Map at this location. 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 west.

The current designation of Suburban Commercial is suitable for commercial uses that serve the nearby community and are compatible with residential uses. Since surrounding properties are currently entitled for a broader range of uses than would be allowed with Suburban Commercial, 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 Harvey Mitchell Parkway and FM 2154 (Wellborn Road).

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). The design of Suburban Commercial structures are intended 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).

FM 2154 (Wellborn Road) and Harvey Mitchell Parkway are designated as a Major Arterial on the City's Thoroughfare Plan. Given its location and close proximity to this major intersection a General Commercial land use designation would be appropriate.

6. **Compatibility with the surrounding area:** The proposed amendment is compatible with the surrounding area. Properties to the west, along FM 2154 are currently zoned GC General Commercial. To the northeast of this property are properties designated Suburban Commercial and zoned D Duplex and PDD Planned Development consisting of residential townhomes/condo and duplex developments. This density supports and is compatible with the proposed zoning district.
7. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** Water service is currently provided by College Station Utilities. There is an existing 3-inch waterline along FM 2154. Sewer service is available via existing 18-inch sewer main to the west of the property.

Additionally, the property is in the Bee Creek drainage basin and is generally drains to the Northeast. Drainage and other public infrastructure required with site redevelopment shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.
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 proposed amendment for the subject property does not negatively impact environmentally sensitive and natural areas or does not prevent the preservation of such 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 from Suburban Commercial to General Commercial on approximately 1.7 acres is in line with the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends approval.

Budget & Financial Summary: N/A

Legal Review: Yes

Attachments:

1. Background Information
2. Aerial and Amendment Exhibit
3. Comprehensive Plan Map
4. Ordinance

NOTIFICATIONS

Advertised Commission Hearing Date: August 3, 2017
Advertised Council Hearing Dates: August 24, 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:

None

Contacts in support: One (1)
Contacts in opposition: None
Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	R Rural	Single-family
South (across FM 2154)	Urban	R Rural	Single-family
East	Suburban Commercial	R Rural	Vacant
West	Urban	GC General Commercial	Future site of HEB Grocery Store

DEVELOPMENT HISTORY

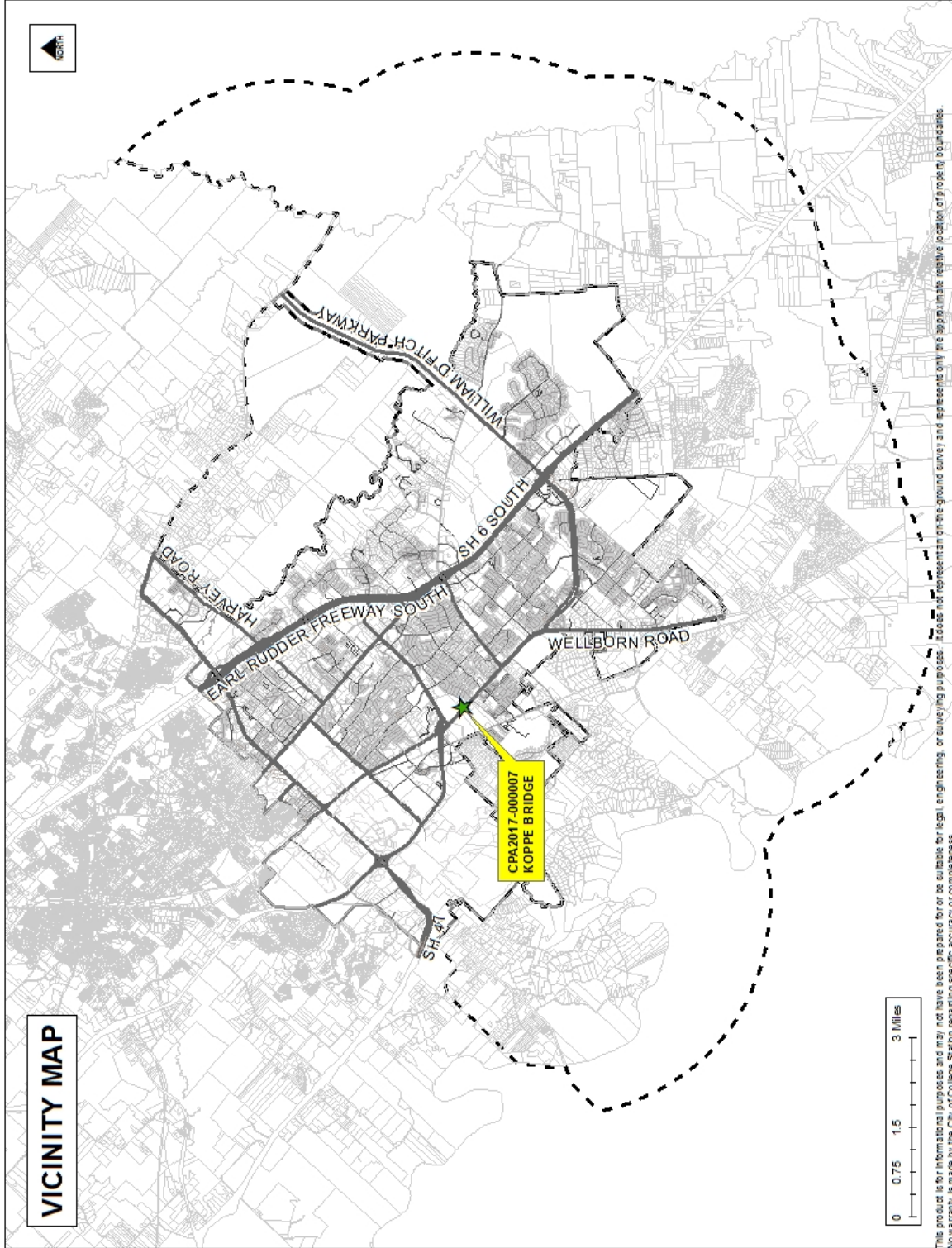
Annexation: June 1995

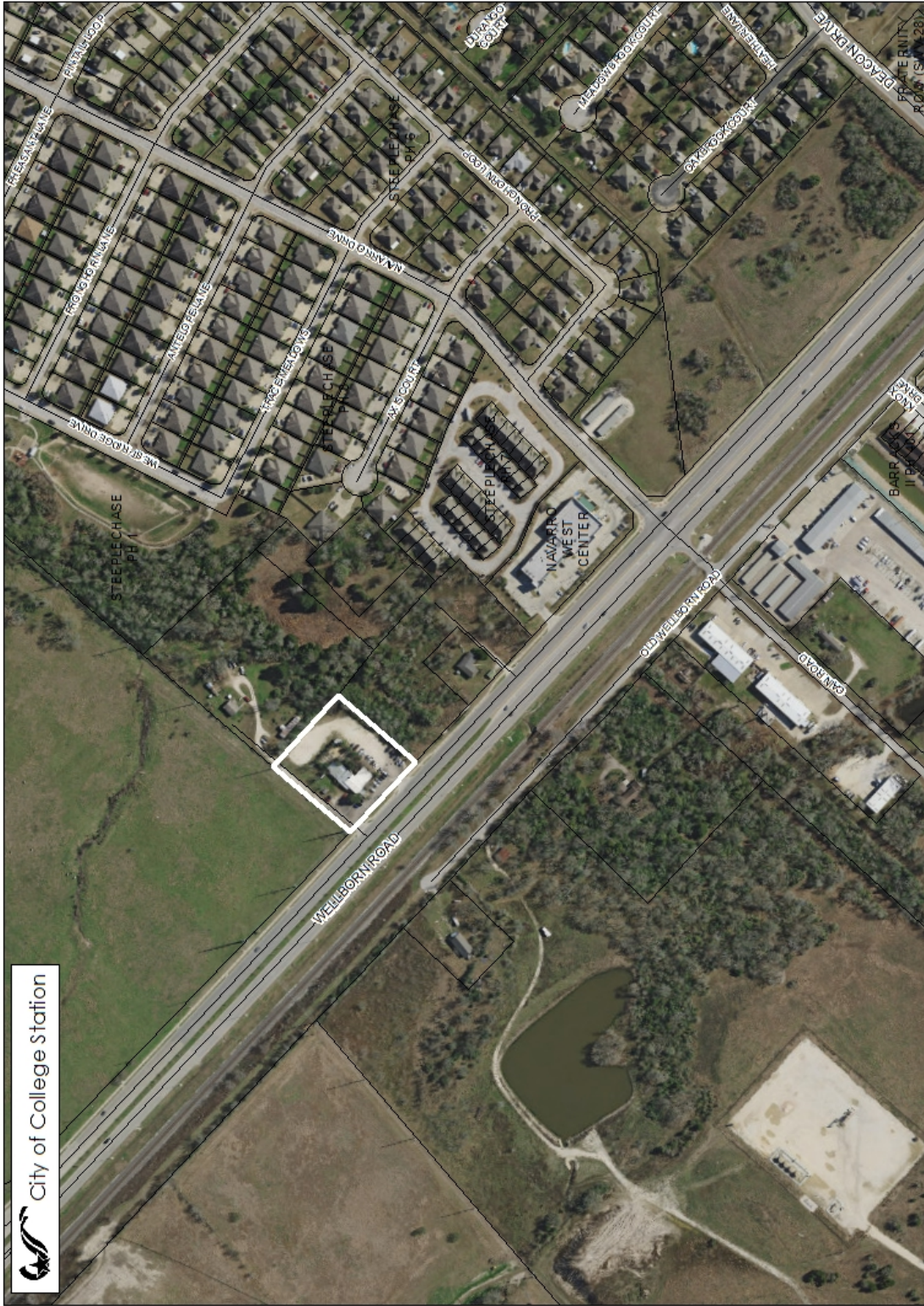
Zoning: A-O Agricultural Open upon Annexation
A-O Agricultural Open renamed to R Rural in 2014

Final Plat: Property is unplatted

Site development: Property is currently developed as Koppe Bridge Bar & Grill.

VICINITY MAP





City of College Station

Case: COMP PLAN AMENDMENT
CPA2017-000007

KOPPE BRIDGE



EXISTING

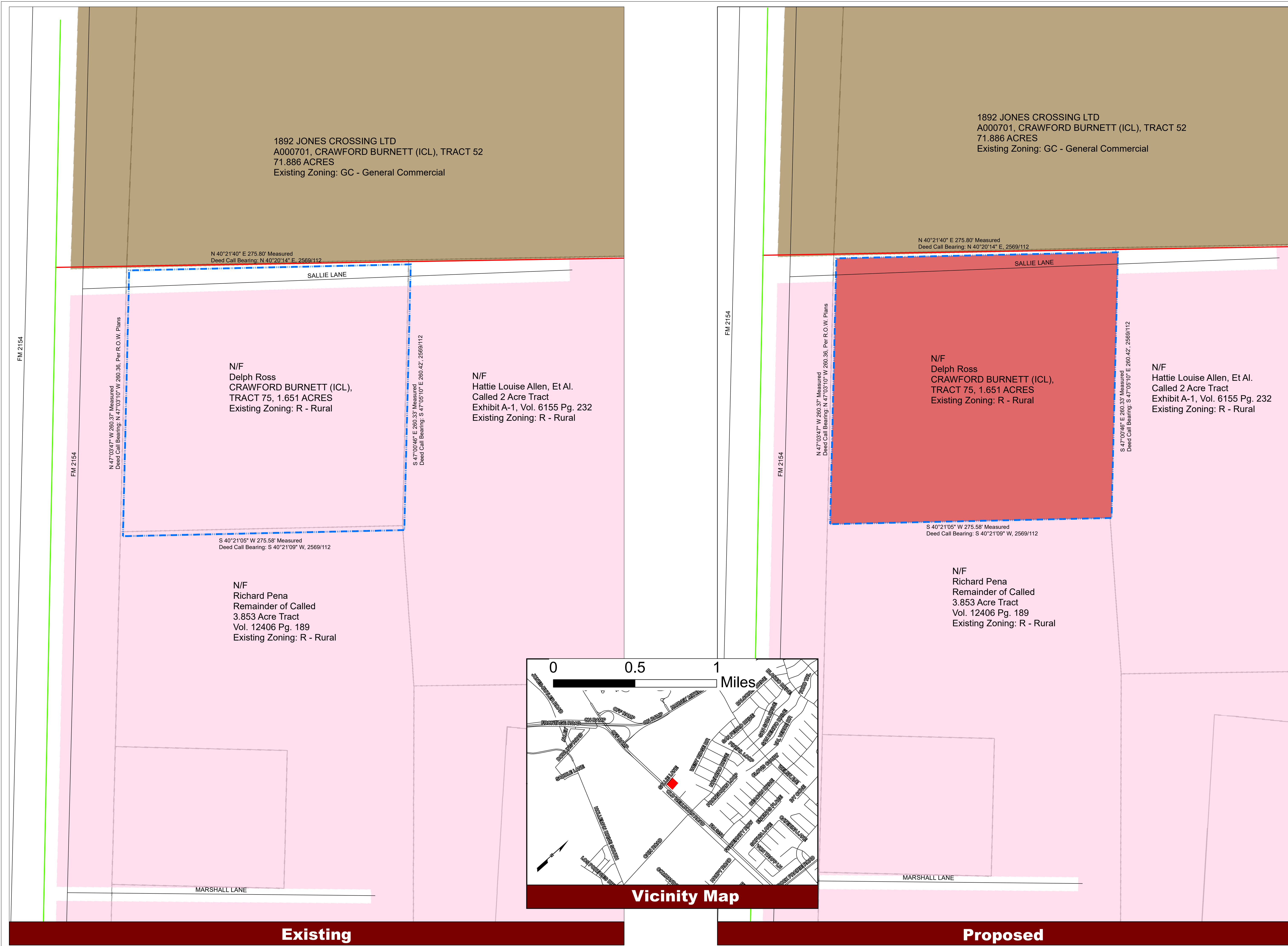
Future Land Use



PROPOSED

Future Land Use





02040

Feet

1 inch = 40 feet

2 Lane
Minor
Collector

6 Lane
Major
Arterial

Property Boundary

Suburban
Commercial

General
Commercial

Urban

Notes:
1. This tract does not lie within a designated 100-year floodplain according to FEMA FIRM Map Panel No. 48041C0305F Dated 04/02/2014
2. This tract is located within Growth Area V.

MITCHELL

M&M

MORGAN

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F. 979.260.3564
3204 Earl Rudder Fwy S
College Station, TX 77845
Plan & Design Specialists in
Civil - Engineering - Hydraulics
Hydrology - Utilities - Streets
Site Plans - Subdivisions
www.mitchellandmorgan.com

Comp Plan
Amendment Map

Koppe Bridge
12055 FM 2154
College Station, TX

June 2017

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 SUBURBAN COMMERCIAL TO GENERAL COMMERCIAL FOR APPROXIMATELY 1.7 ACRES GENERALLY LOCATED AT 12055 FM 2154; 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.gg of 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 this ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 24th day August, 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.gg 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 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 – Ordinance 3875, dated April 27, 2017.
- y. The approximately 232 acres of land generally located south of Rock Prairie Road - Ordinance 3877, 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. – Ordinance 3879, dated April 27, 2017.
- aa. The approximately 4.74 acres of land generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway – Ordinance 3882, dated May 11, 2017.

- bb. The approximately 3.2 acres of land generally located east of Copperfield Parkway and south of Harvey Road. – Ordinance 3884, dated May 11, 2017.
 - cc. The approximately 3.34 acres of land generally located north of Raintree Drive along Earl Rudder Freeway South – Ordinance 3901, dated July 27, 2017.
 - dd. The approximately 12.5 acres generally located west of Earl Rudder Freeway South along Harvey Mitchell Parkway – Ordinance 3902, dated July 27, 2017.
 - ee. The approximately 100 acres located along the east side of State Highway 6, south of The Business Park at College Station and north of the Texas World Speedway property- Ordinance 3906, dated July 27, 2017.
 - ff. The approximately 1.3 acres of land being generally situated in the Plantation Oaks Addition Block 1, Lot 1 located north of University Oaks Blvd. and west of Earl Rudder Freeway South – by an ordinance, dated August 24, 2017.
 - gg. Approximately 1.7 acres of land being generally located at 12055 FM 2154 – by this ordinance, dated August 24, 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.
 - k. Pavilion Avenue extension – by this ordinance dated May 11, 2017.
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 – Ordinance 3877, dated April 27, 2017.

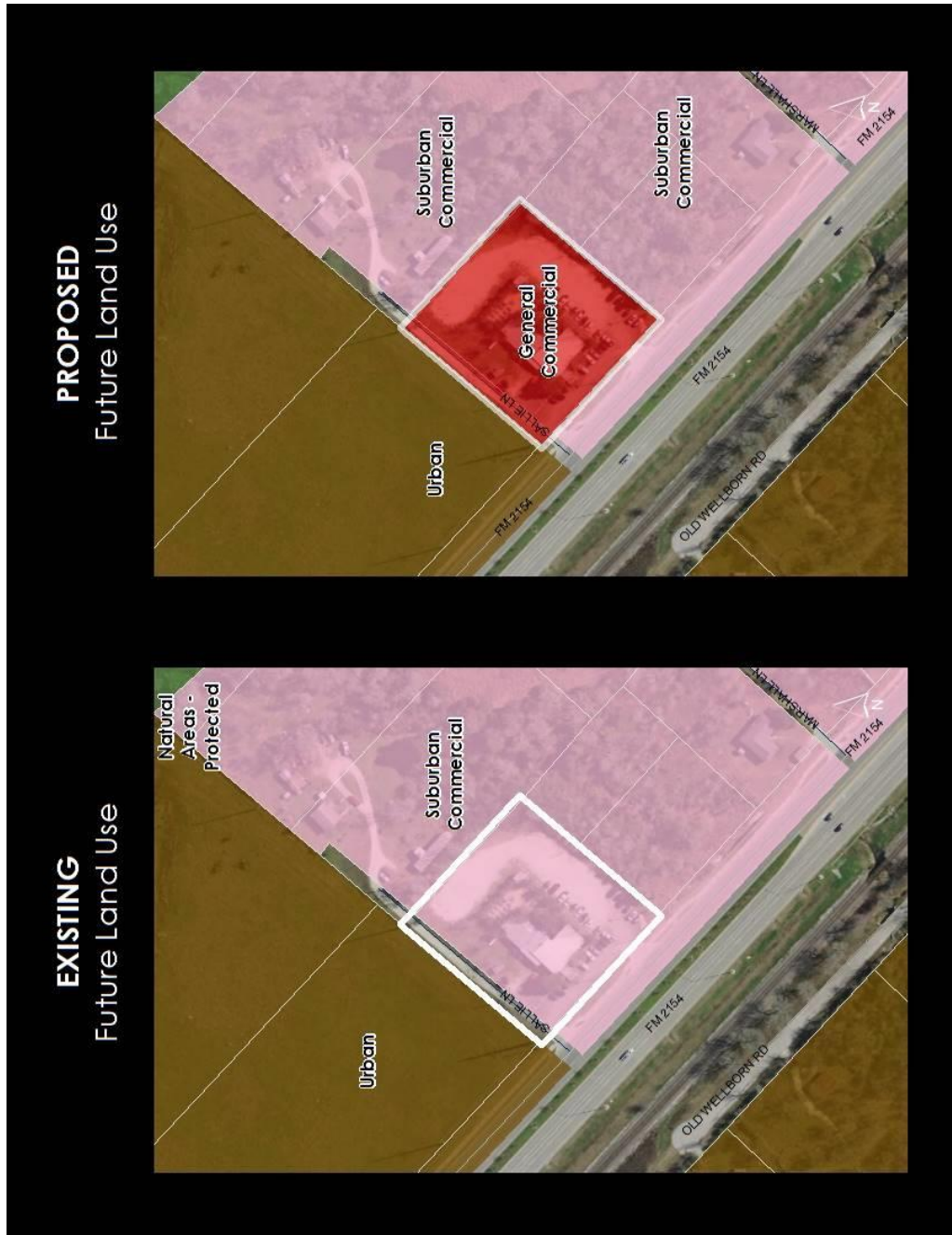
D. General

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 Suburban Commercial to General Commercial shown as follows:





Legislation Details (With Text)

File #:	17-0459	Version:	1	Name:	Rezoning – Koppe Bridge
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	8/9/2017	In control:		In control:	City Council Regular
On agenda:	8/24/2017	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 GC General Commercial on approximately 1.7 acres of land being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, said tract being the remainder of a 1.891 acre tract of land as described by a deed to Delph Ross recorded in Volume 2569, Page 112 of the Official Public Records of Brazos County, Texas, more generally located at 12055 FM 2154.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	Background Information SAM & Aerial Rezoning Map Ordinance				

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 GC General Commercial on approximately 1.7 acres of land being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas, said tract being the remainder of a 1.891 acre tract of land as described by a deed to Delph Ross recorded in Volume 2569, Page 112 of the Official Public Records of Brazos County, Texas, more generally located at 12055 FM 2154.

Relationship to Strategic Goals:

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

Recommendation(s): The Planning & Zoning Commission heard this request at their August 3rd, 2017 meeting and voted unanimously to recommend approval of the request.

Summary: This request is amending the zoning district boundaries on the property to rezone approximately 1.7 acres from R Rural to GC General Commercial. This request is in conjunction with a request to amend the Comprehensive Plan from Suburban Commercial to General Commercial as a future land use. The property is currently developed as Koppe Bridge Bar & Grill.

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject property is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The Suburban Commercial designation is intended for commercial activities that cater primarily to nearby residents and are areas that tend to be small in size and located adjacent to major roadways. The design of structures in this land use are intended to be compatible in size, roof type and pitch, architecture, and lot coverage with the surrounding single-family residential uses. As a part of the zoning request the applicant is also requesting an amendment to the Comprehensive Plan to change the future land use of the property designation to General Commercial. Should the land use amendment be approved the applicant's request to rezone the property to GC General Commercial would be consistent with the Comprehensive Plan. Should the request to amend the Comprehensive Plan be denied the rezoning request would no longer be consistent with the future land use designation and staff would not be supporting the request to rezone. It should be noted, that staff is recommending approval of the Comprehensive Plan amendment to the property.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property is currently zoned R Rural, which allows for agricultural type uses and large lot single-family. The current use of the property as Koppe Bridge Bar & Grill, built in 1992, is an existing nonconforming use to the current zoning district due to annexation of the property that occurred in 1995.

The property to the north and east, adjacent to the subject tract, are also zoned R Rural and are generally vacant and undeveloped with the exception of the two tracts that are developed as single-family residential. The property to the west, across future Balcones Drive, is zoned GC General Commercial, will allow for a broad range of commercial uses. This property is currently planned to be a HEB grocery store.

The proposed zoning district, GC General Commercial, is compatible with the zoning district to the west and would make the current use on the property conforming.

3. **Suitability of the property affected by the amendment for uses permitted by the districts that would be made applicable by the proposed amendment:** The proposed rezoning to GC General Commercial is suitable for this area due to its location on FM 2154 (Wellborn Road), a Major Arterial. Additionally, the property will be located at a signalized intersection when Balcones Drive is completed.

The property is currently developed as commercial. Koppe Bar & Grill has existed on the property prior to annexation, in 1992. The proposed zoning district will make the use on the property conforming and allow for redevelopment in the future.

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 developed with a use that is permitted in GC General Commercial, the proposed zoning district. By rezoning the property the owner has the opportunity to redevelop the site in the future.

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:** Although the property can be marketed if rezoned to zoning district that is consistent with the current Suburban Commercial land use, which allows for commercial uses, the marketability of the property will increase if rezoned to GC General Commercial. The marketability will further increase due to its location at a future signalized intersection of FM 2154 and the future Balcones Drive, a 2-lane minor collector that will be built with the Jones Crossing Development.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service is currently provided by College Station Utilities. There is an existing 3-inch waterline along FM 2154. Sewer service is available via existing 18-inch sewer main to the west of the property. Additionally, the property is in the Bee Creek drainage basin. The site generally drains to the northeast. Drainage and other public infrastructure required with site redevelopment shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject tract will take access from FM 2154 (Wellborn Road), a 6-lane Major Arterial, and will have access to Balcones Drive, 2-lane Minor Collector, when completed. Due to the size of the tract, a new Traffic Impact Analysis (TIA) was not warranted.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Aerial & Small Area Map
3. Rezoning Map
4. Ordinance

NOTIFICATIONS

Advertised Commission Hearing Date: August 3, 2017
Advertised Council Hearing Dates: August 24, 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:

None

Property owner notices mailed: Five (5)
Contacts in support: One (1)
Contacts in opposition: None
Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Commercial	R Rural	Single-family
South (across FM 2154)	Urban	R Rural	Single-family
East	Suburban Commercial	R Rural	Vacant
West	Urban	GC General Commercial	Future site of HEB Grocery Store

DEVELOPMENT HISTORY

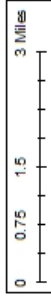
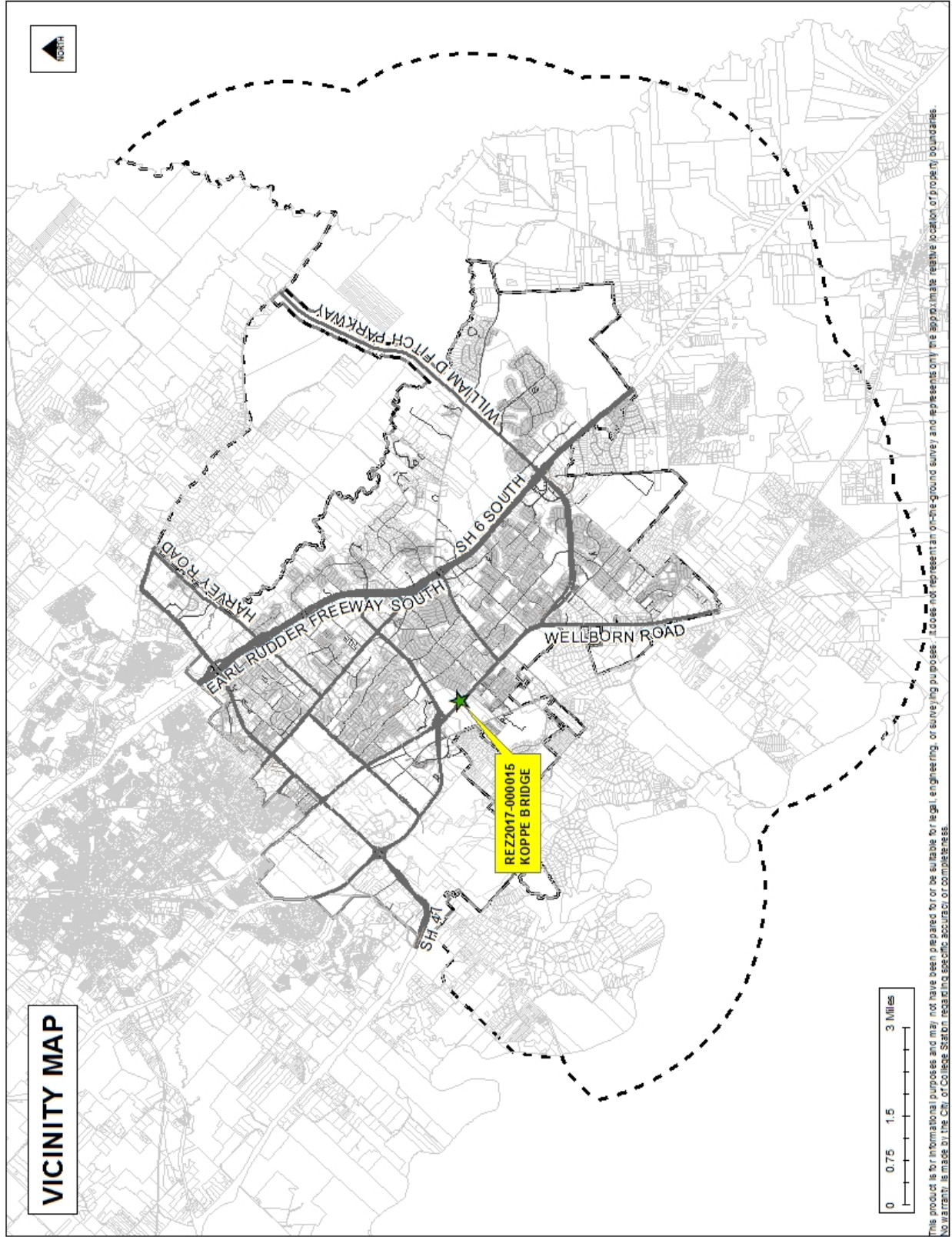
Annexation: June 1995

Zoning: A-O Agricultural Open upon Annexation
A-O Agricultural Open renamed to R Rural in 2014

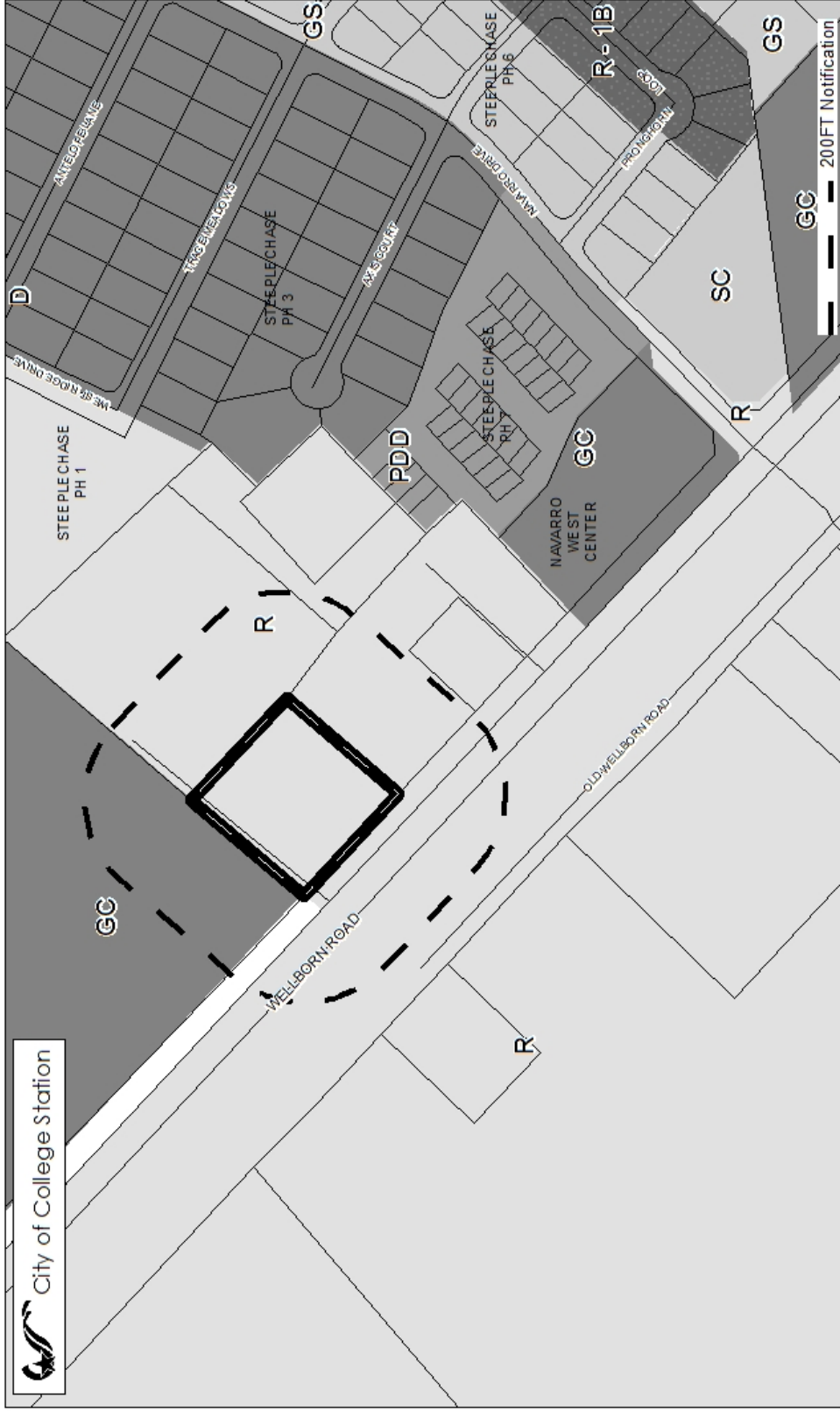
Final Plat: Property is unplatted

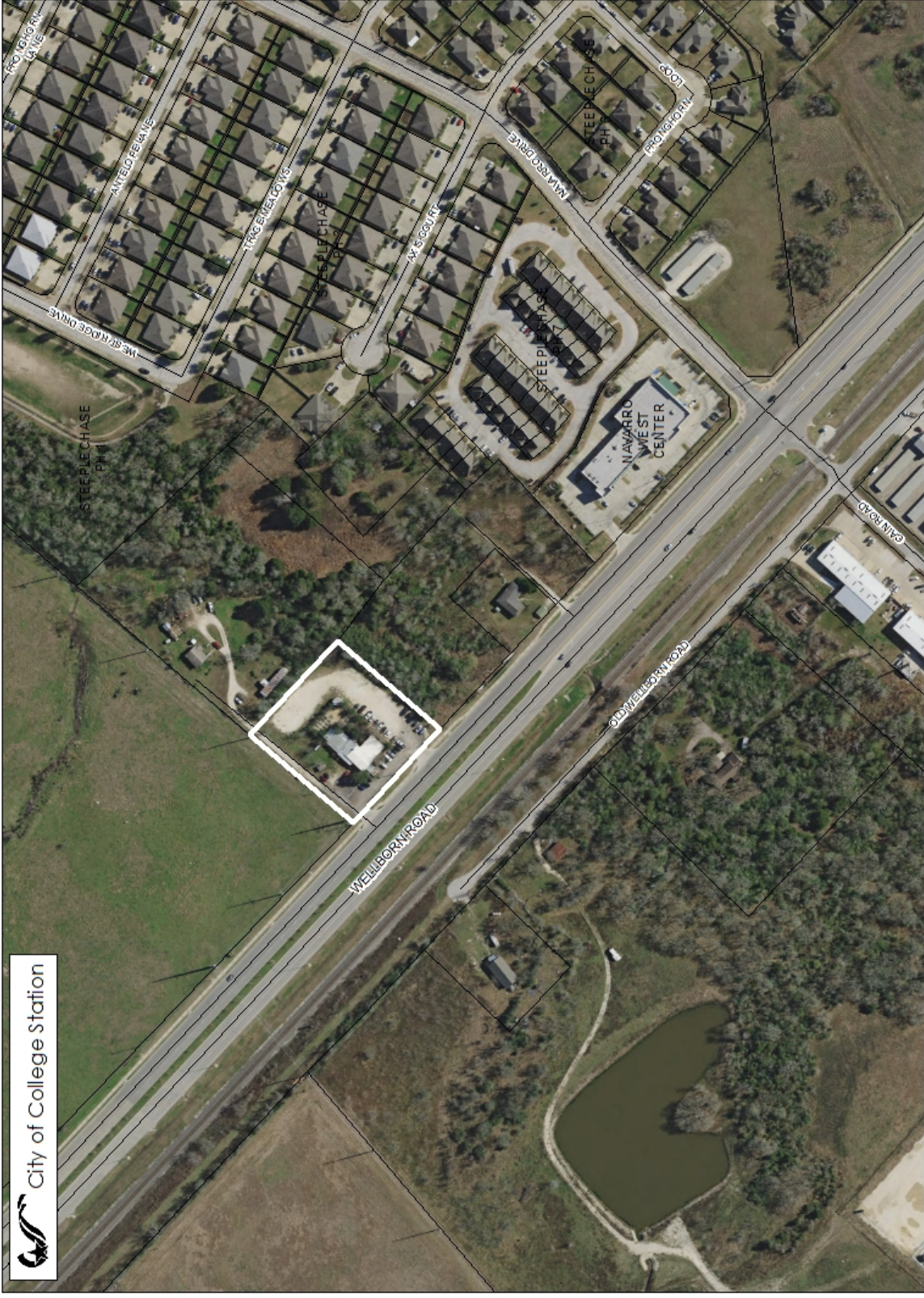
Site development: Property is currently developed as Koppe Bridge Bar & Grill.

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 project boundaries. No warranty is made by the City of College Station regarding the accuracy or completeness of this information.





City of College Station

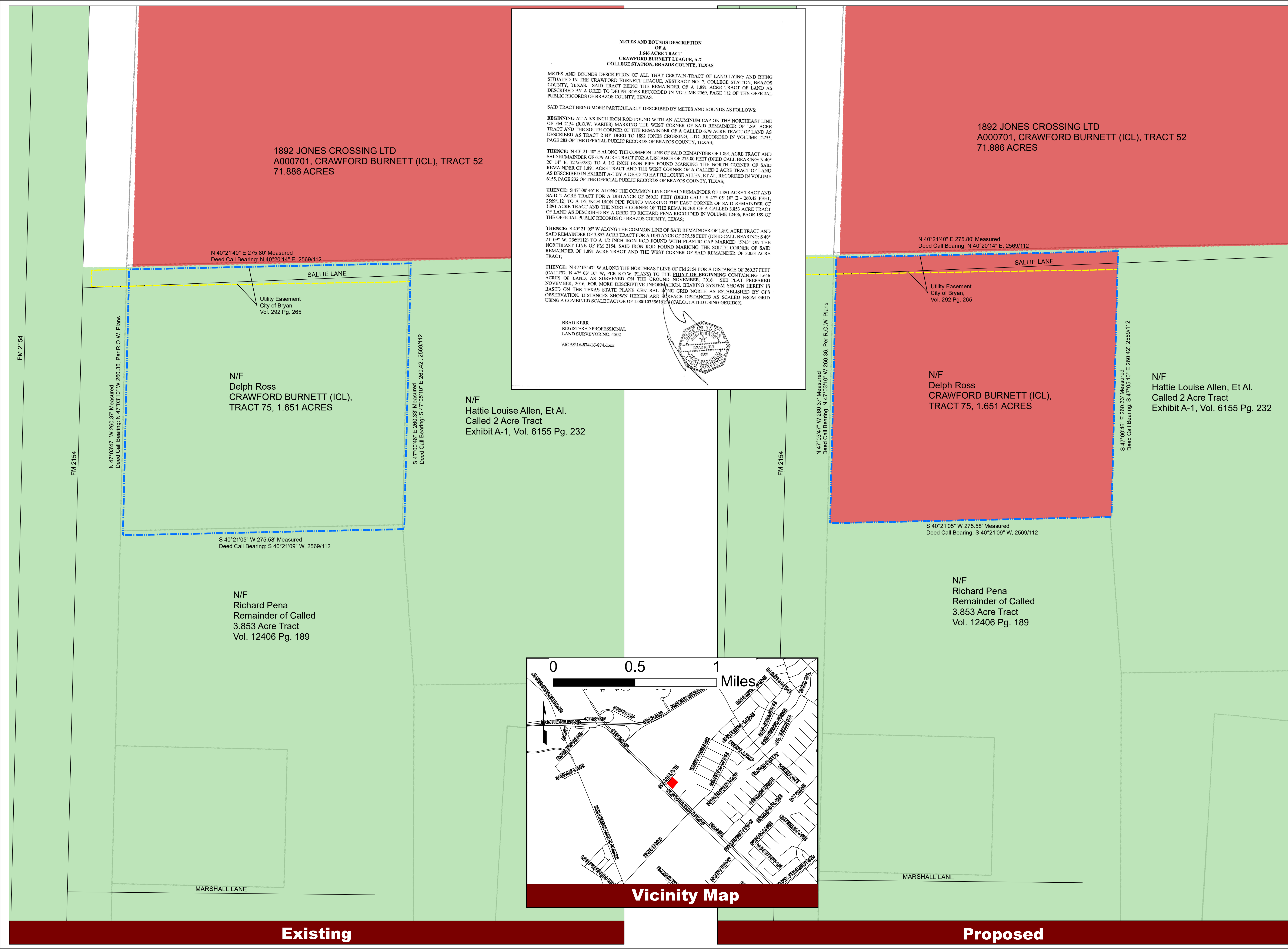
 NORTH	0 255 510 Feet	KOPPE BRIDGE	Case: REZ2017-000015	REZONING
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EXISTING Zoning



PROPOSED Zoning





METES AND BOUNDS DESCRIPTION
OF A
1.646 ACRE TRACT
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING
SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS
COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A 1.891 ACRE TRACT OF LAND AS
DESCRIBED BY A DEED TO DELPH ROSS RECORDED IN VOLUME 2569, PAGE 112 OF THE OFFICIAL
PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH AN ALUMINUM CAP ON THE NORTHEAST LINE
OF FM 2154 (R.O.W. VARIES) MARKING THE WEST CORNER OF SAID REMAINDER OF 1.891 ACRE
TRACT AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 6.79 ACRE TRACT OF LAND AS
DESCRIBED AS TRACT 2 BY DEED TO 1892 JONES CROSSING, LTD. RECORDED IN VOLUME 12755,
PAGE 283 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

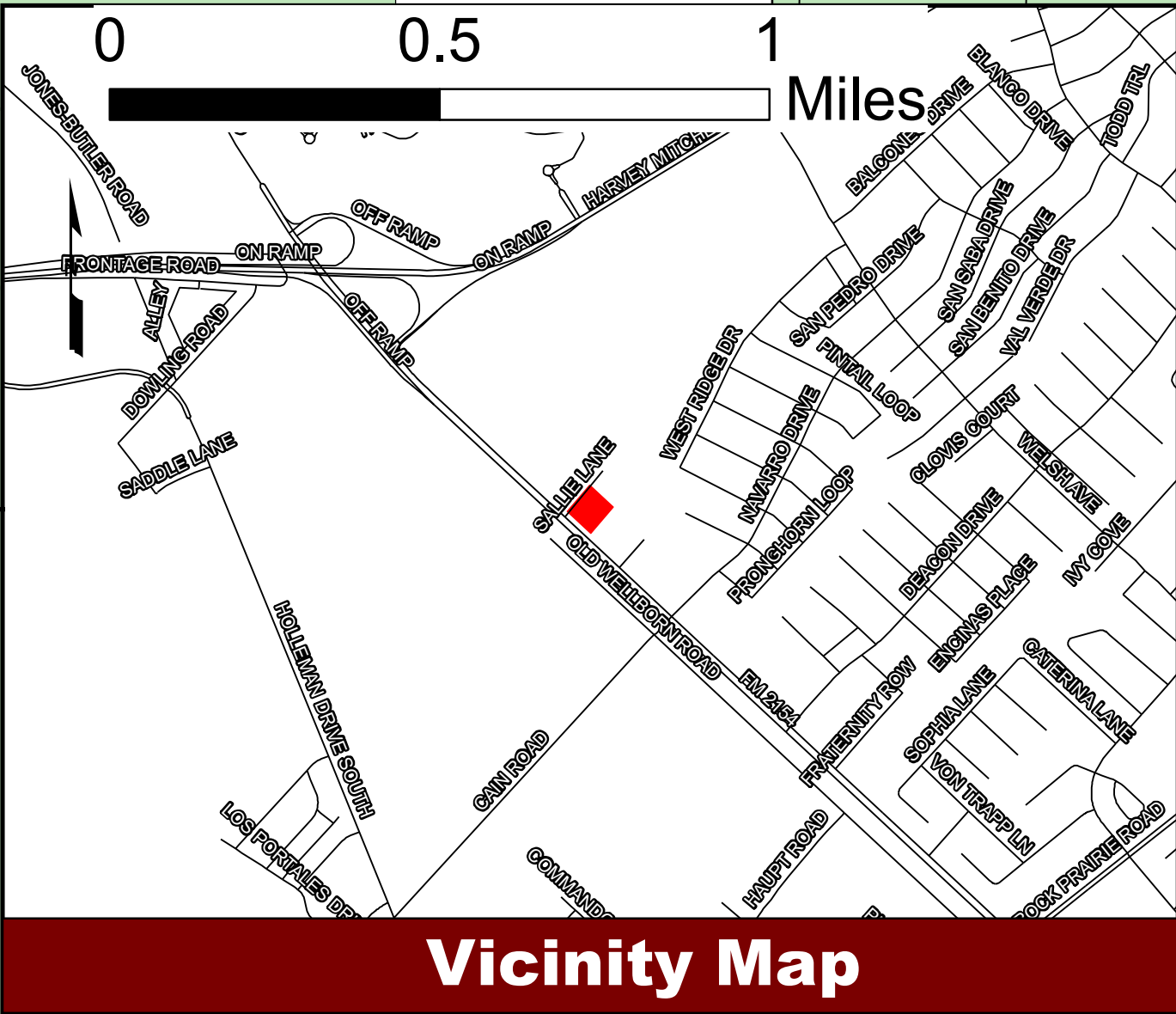
THENCE: N 40° 21' 40" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.891 ACRE TRACT AND
SAID REMAINDER OF 6.79 ACRE TRACT FOR A DISTANCE OF 275.80 FEET (DEED CALL BEARING: N 40°
20' 14" E, 12755/283) TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID
REMAINDER OF 1.891 ACRE TRACT AND THE WEST CORNER OF A CALLED 2 ACRE TRACT OF LAND
AS DESCRIBED IN EXHIBIT A-1 BY A DEED TO HATTIE LOUISE ALLEN, ET AL., RECORDED IN VOLUME
6155, PAGE 232 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 00' 46" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.891 ACRE TRACT AND
SAID 2 ACRE TRACT FOR A DISTANCE OF 260.33 FEET (DEED CALL: S 47° 05' 10" E - 260.42 FEET,
2569/112) TO A 1/2 INCH IRON PIPE FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF
1.891 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 3.853 ACRE TRACT
OF LAND AS DESCRIBED BY A DEED TO RICHARD PENA RECORDED IN VOLUME 12406, PAGE 189 OF
THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 21' 05" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.891 ACRE TRACT AND
SAID REMAINDER OF 3.853 ACRE TRACT FOR A DISTANCE OF 275.58 FEET (DEED CALL BEARING: S 40°
21' 09" W, 2569/112) TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "5745" ON THE
NORTHEAST LINE OF FM 2154. SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID
REMAINDER OF 1.891 ACRE TRACT AND THE WEST CORNER OF SAID REMAINDER OF 3.853 ACRE
TRACT;

THENCE: N 47° 03' 47" W ALONG THE NORTHEAST LINE OF FM 2154 FOR A DISTANCE OF 260.37 FEET
(CALLED: N 47° 03' 10" W, PER R.O.W. PLANS) TO THE **POINT OF BEGINNING** CONTAINING 1.646
ACRES OF LAND, AS SURVEYED ON THE GROUND NOVEMBER, 2016. SEE PLAT PREPARED
NOVEMBER, 2016, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS
BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS
OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES AS SCALED FROM GRID
USING A COMBINED SCALE FACTOR OF 1.000103556 (409) (CALCULATED USING GEOID99).

BRAD KFERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502
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0 20 40 Feet

1 inch = 40 feet

Property Boundary

R - Rural

GC - General Commercial

Easement Boundary

Note: This tract does not lie within a designated 100-year floodplain according to FEMA FIRM Map Panel No. 48041C0305F Dated 04/02/2014

MITCHELL
M&M
MORGAN

T. 979.260.6963
F. 979.260.3564

3204 Earl Rudder Fwy S
College Station, TX 77845

Plan & Design Specialists in
Civil - Engineering - Hydraulics
Hydrology - Utilities - Streets
Site Plans - Subdivisions

www.mitchellandmorgan.com

Rezoning Map

Koppe Bridge

May 2017

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 GC GENERAL COMMERCIAL ON APPROXIMATELY 1.7 ACRE BEING LOCATED AT 12055 FM 2154, 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 24th day of August 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 properties are rezoned from R Rural to GC General Commercial:

**METES AND BOUNDS DESCRIPTION
OF A
1.646 ACRE TRACT
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A 1.891 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DELPH ROSS RECORDED IN VOLUME 2569, PAGE 112 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH AN ALUMINUM CAP ON THE NORTHEAST LINE OF FM 2154 (R.O.W. VARIES) MARKING THE WEST CORNER OF SAID REMAINDER OF 1.891 ACRE TRACT AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 6.79 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 2 BY DEED TO 1892 JONES CROSSING, LTD. RECORDED IN VOLUME 12755, PAGE 283 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 40° 21' 40" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.891 ACRE TRACT AND SAID REMAINDER OF 6.79 ACRE TRACT FOR A DISTANCE OF 275.80 FEET (DEED CALL BEARING: N 40° 20' 14" E, 12755/283) TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID REMAINDER OF 1.891 ACRE TRACT AND THE WEST CORNER OF A CALLED 2 ACRE TRACT OF LAND AS DESCRIBED IN EXHIBIT A-1 BY A DEED TO HATTIE LOUISE ALLEN, ET AL, RECORDED IN VOLUME 6155, PAGE 232 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 00' 46" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.891 ACRE TRACT AND SAID 2 ACRE TRACT FOR A DISTANCE OF 260.33 FEET (DEED CALL: S 47° 05' 10" E - 260.42 FEET, 2569/112) TO A 1/2 INCH IRON PIPE FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF 1.891 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 3.853 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RICHARD PENA RECORDED IN VOLUME 12406, PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 21' 05" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.891 ACRE TRACT AND SAID REMAINDER OF 3.853 ACRE TRACT FOR A DISTANCE OF 275.58 FEET (DEED CALL BEARING: S 40° 21' 09" W, 2569/112) TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "5743" ON THE NORTHEAST LINE OF FM 2154. SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 1.891 ACRE TRACT AND THE WEST CORNER OF SAID REMAINDER OF 3.853 ACRE TRACT;

THENCE: N 47° 03' 47" W ALONG THE NORTHEAST LINE OF FM 2154 FOR A DISTANCE OF 260.37 FEET (CALLED: N 47° 03' 10" W, PER R.O.W. PLANS) TO THE **POINT OF BEGINNING** CONTAINING 1.646 ACRES OF LAND, AS SURVEYED ON THE GROUND NOVEMBER, 2016. SEE PLAT PREPARED NOVEMBER, 2016, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES AS SCALED FROM GRID USING A COMBINED SCALE FACTOR OF 1.00010355616194 (CALCULATED USING GEOID09).

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

\\JOBS\16-874\16-874.docx



EXHIBIT "B"

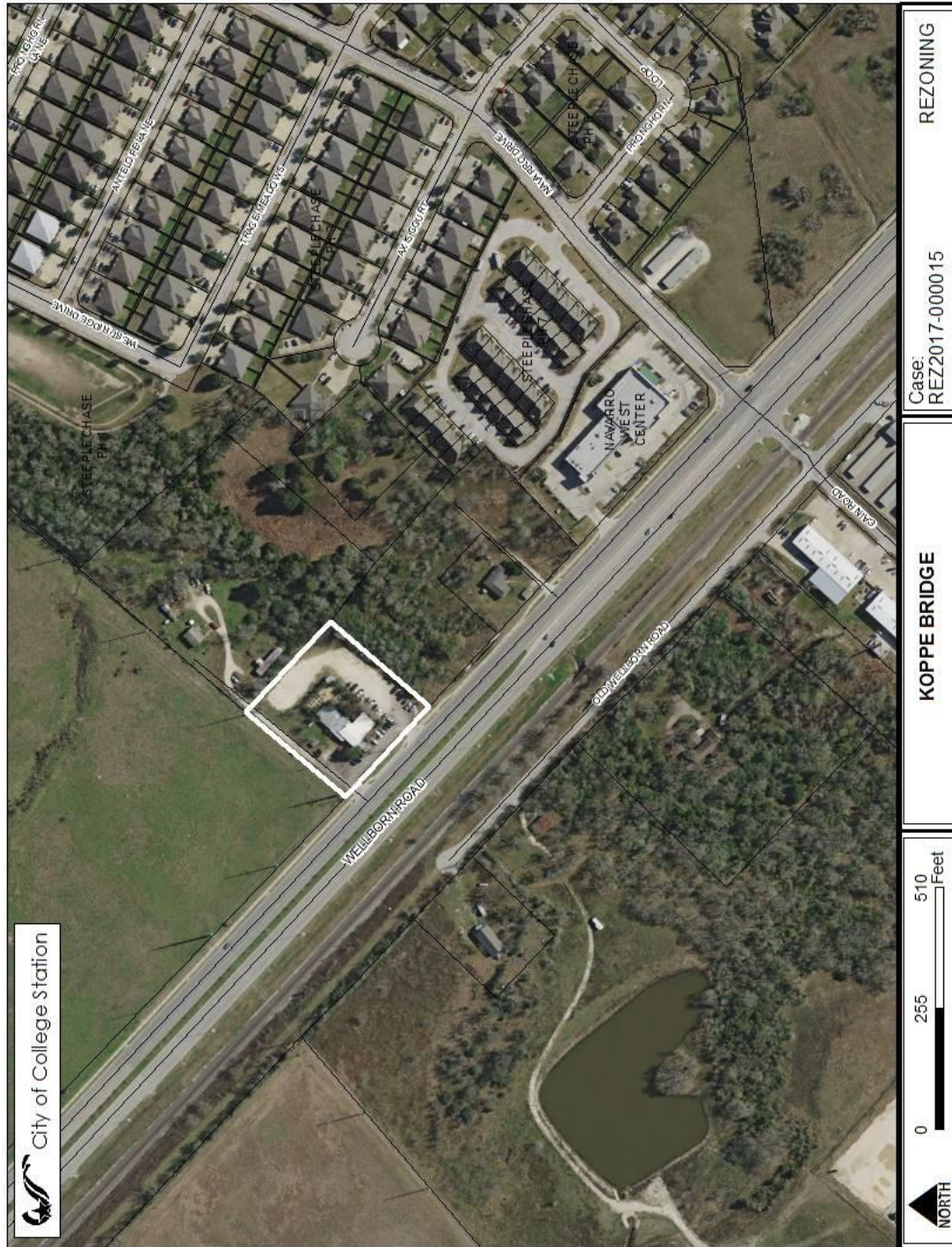


EXHIBIT "C"

**PROPOSED
Zoning**



**EXISTING
Zoning**





Legislation Details (With Text)

File #:	17-0455	Version:	1	Name:	UDO Amendment – Off-Street Parking Requirements
Type:	Unified Development Ordinance	Status:			Agenda Ready
File created:	8/9/2017	In control:			City Council Regular
On agenda:	8/24/2017	Final action:			
Title:	Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance", Section 7.3 of the Code of Ordinances of the City of College Station, Texas regarding off-street parking standards.				
Sponsors:	Justin Golbabai				
Indexes:					
Code sections:					
Attachments:	Redlined Version Ordinance				

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 7.3 of the Code of Ordinances of the City of College Station, Texas regarding off-street parking standards.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure
- Diverse Growing Economy

Recommendation(s): The Planning & Zoning Commission considered this item at their August 3, 2017 meeting and voted of 7-0 to recommend approval.

Summary: This amendment to the Unified Development Ordinance implements changes to the City's off-street parking regulations as directed as part of Planning and Zoning Commission's 2016 and 2017 Plan of Work. The purpose of these changes are to implement the following goals:

- Provide flexibility and parking alternatives for developing and redeveloping properties to increase their economic development viability and taxable value.
- Responsibly reduce regulatory barriers that contribute to underutilized parking areas while still protecting neighborhoods from overflow parking.
- Increase the discretion given to Administrator to consider alternative parking options.
- Eliminate parking requirements that add minimal value and would streamline staff processes.

To accomplish these goals, this ordinance amendment proposes the following changes:

- Allow shopping centers to have a set minimum parking ratio that is not dependent of the parking ratios of the tenants that occupy them.

- Extend the City's demand based parking option to all developments and remove the requirement that a balance of land be held in reserve in the event that more parking is needed.
- Change the distance eligibility requirements for shared and off-site parking option from 250 feet to 500 feet.
- Provide a general reduction of two parking spaces for certain non-residential uses in order to assist the development potential of smaller sites.
- Reduce the parking requirement for 2 bedroom multi-family units from 1.5 parking spaces per bedroom to 1.0 parking spaces per bedroom.
- Eliminate additional layout and landscaping requirements for large parking lots over 120 spaces.
- Allow curbs in parking areas to be omitted if pedestrian areas are adequately protected.

In addition to the items listed above, additional flexibility to the City's parking requirements for non-conforming sites are anticipated as part of broader revisions to for UDO Section 12-9 "Nonconformities" that will occur under the 2017 Plan of Work item "Evaluation of UDO Requirements".

STAFF RECOMMENDATION

Staff recommends approval.

Budget & Financial Summary: N/A

Attachments:

1. Red-Lined Version
2. Ordinance

- **Sec. 12-7.3. - Off-Street Parking Standards.**

A. Purpose.

The purpose of this Section is to establish the guidelines for off-street parking areas consistent with the proposed land use to:

- 1) ~~Eliminate~~ Reduce the occurrence of non-resident on-street parking in adjoining neighborhoods;
- 2) Avoid the traffic congestion and public safety hazards caused by a failure to provide such parking areas; ~~and~~
- 3) Expedite the movement of traffic on public thoroughfares in a safe manner, thus increasing the carrying capacity of the streets and reducing the amount of land required for streets, thereby lowering the cost to both the property owner and the City; ~~and~~
- 3) Provide flexibility and parking alternatives for developing and redeveloping properties to increase their viability.

B. Off-Street Parking Spaces Required.

- 1) In all districts, for all uses, at the time any building or structure is erected, enlarged, or increased in capacity, or at any time any other use is established, there shall be off-street parking spaces provided for motor vehicles in accordance with the requirements specified herein, except as noted below.

Exception:

- a. In all single-family residential and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed there shall be off-street parking spaces provided for motor vehicles in accordance with the requirements specified herein.
- 2) Where off-street parking facilities are provided in excess of the minimum amounts specified by this Section, or when off-street parking facilities are provided but not required, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space as specified in this Section.
- 3) It shall be unlawful to discontinue or dispense with, or cause the discontinuance or reduction of, the required parking facilities apart from the discontinuance of the building, use, or structure without establishing alternative off-street parking facilities that meet these requirements.

C. Dimensions, Access, and Location.

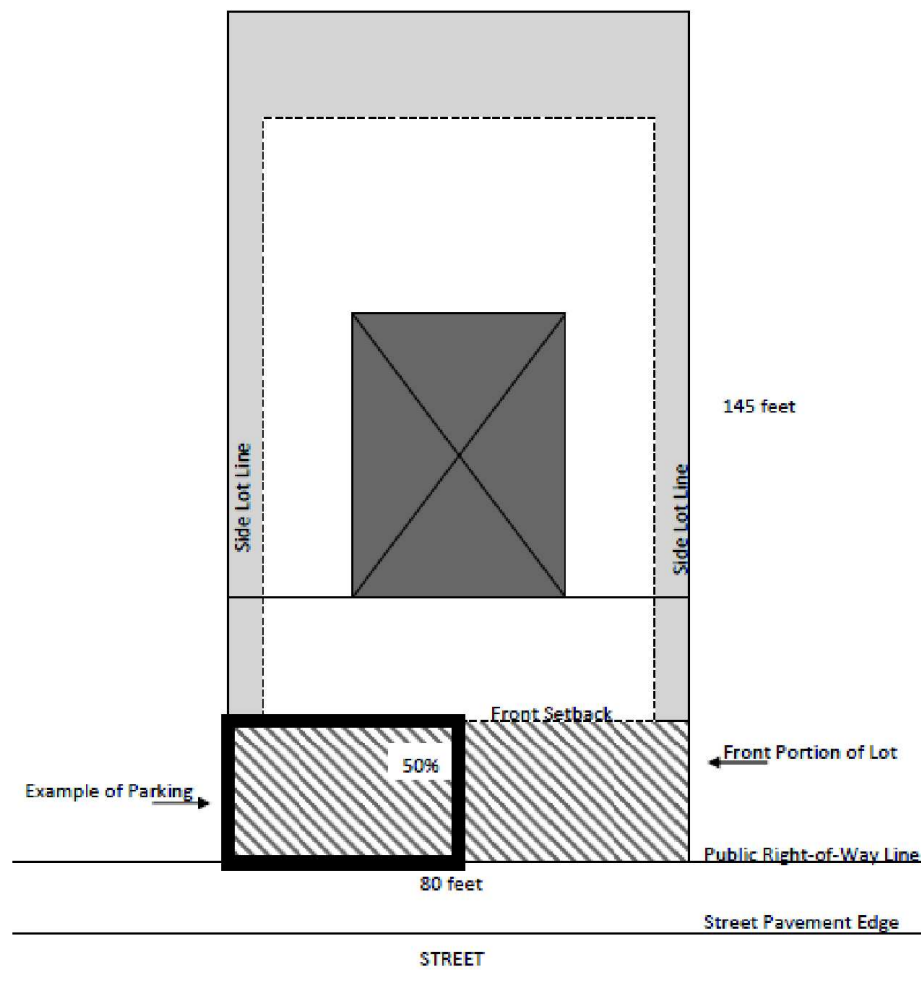
This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

- 1) Each off-street parking space for automobiles shall have an area of not less than nine (9) feet by twenty (20) feet and each stall shall be striped. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses. Single-family residential and townhouses are not required to stripe parking spaces.

- 2) For properties located within the area described as "Area V" in the Southside Area Neighborhood Plan, an amendment of the City's Comprehensive Plan (Ordinance No. 2012-3442), a new single-family structure may locate its parking, including both required and additional parking in the areas described below:

- a. Anywhere on the lot behind the structure with no limit on the size of the area;
- b. Anywhere in the side yards of the lot with no limit on the size of the area; and,
- c. An area located in front of the structure not to exceed a size equivalent to fifty (50) percent of the front portion of the property. The front portion of the property is the area of the lot within the side lot lines, the front setback, and the public right-of-way line (see graphic below). The square footage of parking allowed by this calculation may be located within or outside the boundary of the area used for calculations (see graphic below). The portion of the driveway located between the front property line and the structure shall be included in the maximum parking area square footage.

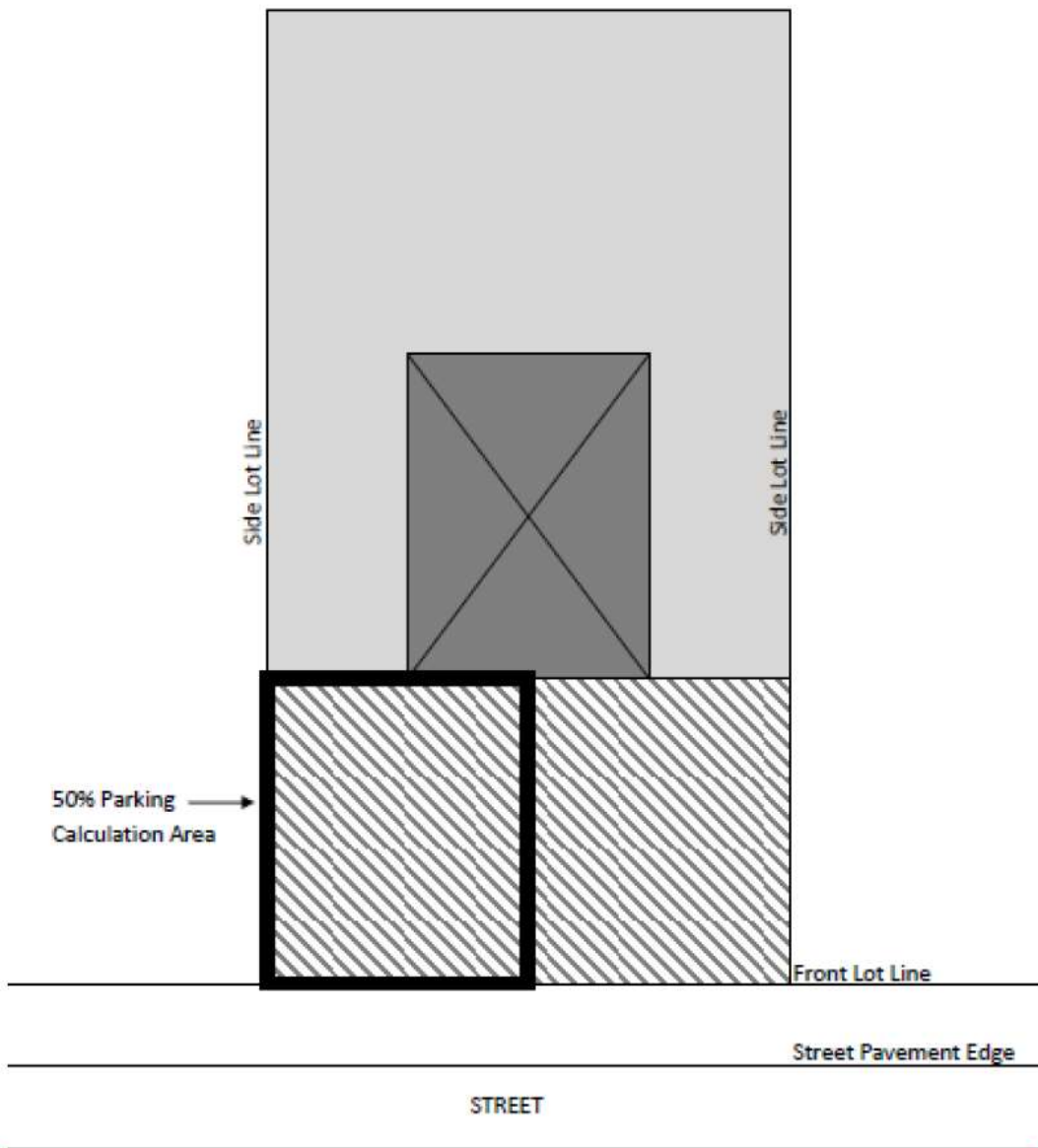
AREA V - ALLOWABLE LOCATION FOR PARKING



- 3) For all detached single-family uses other than as set forth in subsection 2 above., at the time of construction, reconstruction, or addition to the number of existing bedrooms, parking shall be located in the areas described below:

- a. Anywhere on the lot behind the structure with no limit on the size of the area. Parking located behind the structure shall be screened by a solid hedge wall, fence, or wall, at least six (6) feet in height. All solid hedge walls shall be one-hundred (100) percent opaque. All shrubs planted for a hedge wall shall be a minimum of 15 gallons each and evergreen;
- b. Anywhere in the side yards of the lot with no limit on the size of the area; and,
- c. Any area located in front of the primary structure not to exceed a size equivalent to fifty (50) percent of the front area. The front area is defined as the area of the lot within the side lot lines, the front plane of the primary structure and the public right-of-way (see graphic below). The driveway area shall be included in this calculation.

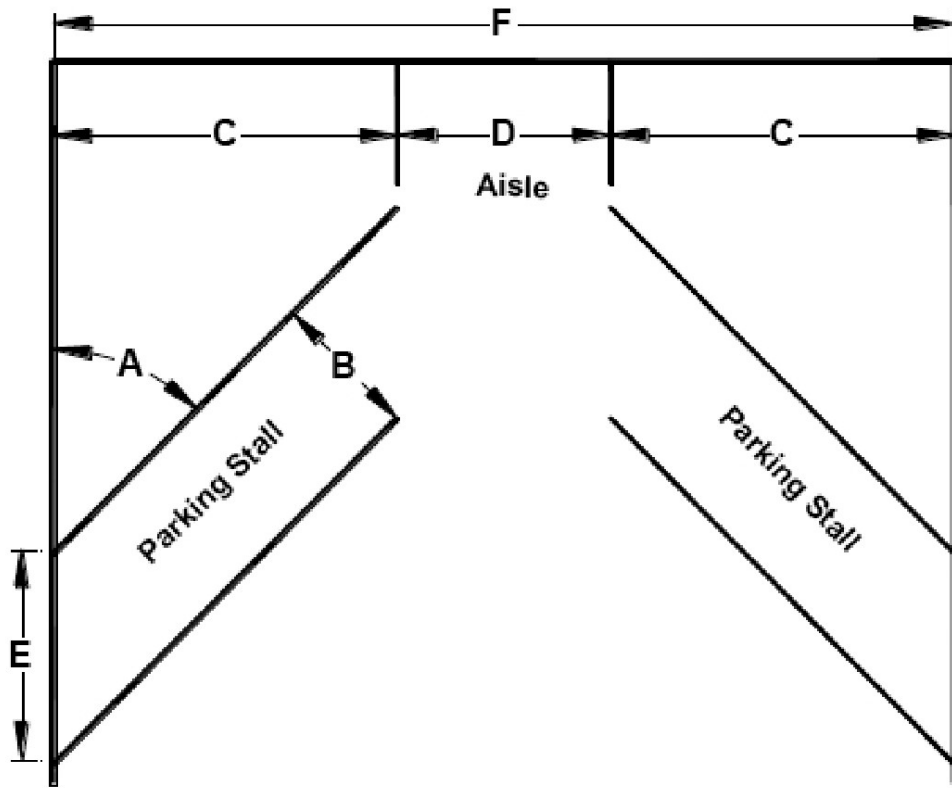
DETACHED SINGLE-FAMILY USES - ALLOWABLE LOCATION FOR PARKING



- 4) When existing detached single-family parking is expanded in front of the structure, it shall not exceed a size equivalent to fifty (50) percent of the front area as described above.
- 5) An eighteen-foot paved space (ninety-degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four (4) feet. An eighteen-foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six (6) feet. This standard shall also apply to off-street parking for single-family residential, duplexes, and townhouses.
- 6) The width of an alley may be assumed to be a portion of the maneuvering space requirement for off-street parking facilities located adjacent to a public alley. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses.
- 7) Each parking space intended for use by the handicapped shall be designed in accordance with the standards of the Texas Architectural Barriers Act (TABAA) administered by the Texas Department of License and Regulation.
- 8) Each parking space and the maneuvering area thereto shall be located entirely within the boundaries of the building plot except where shared parking is approved by the City.
- 9) All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from wall to wall.

PARKING SPACE AND AISLE DIMENSIONS

A	B	C	D		E	F	
Angle (degrees)	Width of stall	Depth of stall 90° to aisle	Width of aisle		Width of stall parallel to aisle	Module width	
			One way	Two way		One way	Two way
0	22 feet	10 feet	12.0 feet	20.0 feet	22.0 feet	22.0 feet	40.0 feet
45	9 feet	21.1 feet	12.0 feet	20.0 feet	12.7 feet	54.2 feet	62.2 feet
60	9 feet	22.3 feet	15.0 feet	22.0 feet	10.4 feet	59.6 feet	66.3 feet
90	9 feet	20.0 feet	23.0 feet	23.0 feet	9.0 feet	63.0 feet	63.0 feet



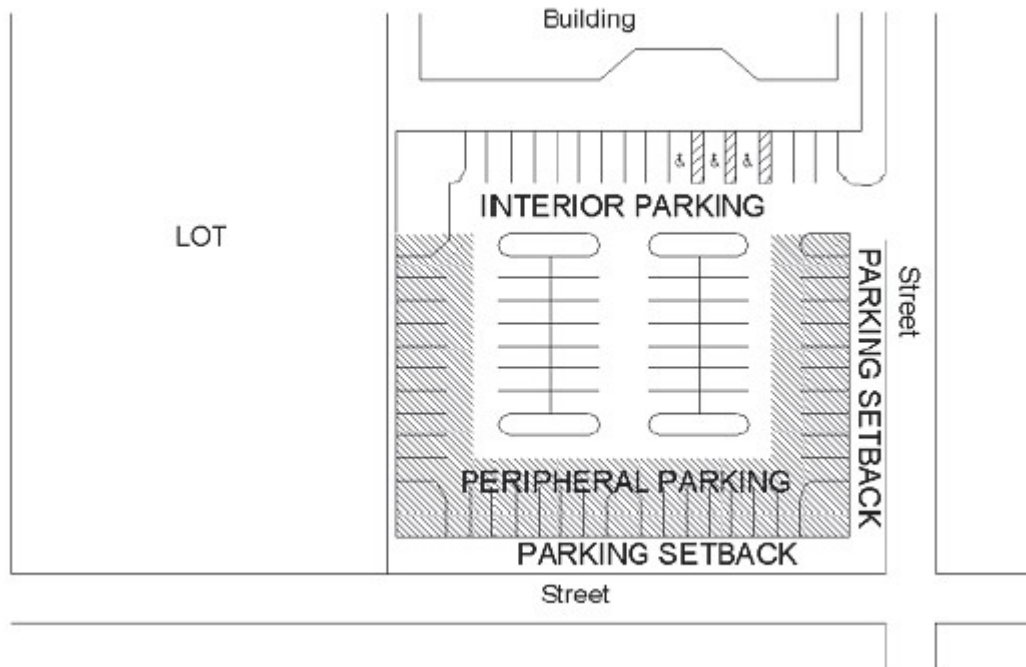
- 10) Parking lots located within fifteen (15) feet of a public right-of-way shall have a maximum of seven (7) contiguous spaces separated by an eighteen- by twenty-foot landscaped island.
- 11) All parking lots and drive aisles shall be setback a minimum of six (6) feet from any public right-of-way or public way. In sites subject to the Non-Residential Architectural Standards of this UDO, where parking or drive aisles are located between the building and the public right-of-way or public way, there shall be a minimum setback of ten (10) feet from the public right-of-way or public way to the parking area or drive aisle.
- 12) In SC Suburban Commercial and WC Wellborn Commercial districts, parking shall not be located between the structure and an adjacent single-family use or zoning district. Drive aisles and service aisles shall be permitted between the structures and an adjacent single-family use or zoning district.
- 13) Parking is discouraged along entrance drives and should be limited on major circulation aisles of large developments and major retail centers.
- 14) The Design Review Board may waive parking lot dimension requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

D. Landscape Islands.

1. End Islands.

- a. A raised island, encompassing not less than one hundred eighty (180) square feet in area, shall be located at both ends of every interior and peripheral parking row, regardless of

the length of the row. End islands may have sidewalks through them. Examples of interior and peripheral parking are shown in the figure below.



- b. All end islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

2. Interior Islands.

- a. All interior islands shall be evenly distributed throughout the interior of the parking area.
- b. For every fifteen (15) interior parking spaces, one hundred eighty (180) square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than one hundred eighty (180) square feet. Interior islands may have sidewalks through them.
- c. End island areas that exceed the minimum required may be counted toward the interior parking island requirement.
- d. All interior islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

3. Large Parking Lots.

~~This subsection shall apply only to sites subject to the Non-Residential Architectural Standards of this UDO except for MU Mixed Use districts:~~

- ~~a. In order to break up the parking lot area and minimize visual impact, one (1) of the following parking concepts is required on any parking lot with greater than one hundred twenty (120) parking spaces. Parking concepts shall be approved by the Administrator provided that it meets one (1) of the following minimum criteria. Pedestrian walkways are allowed within the below-described areas.~~

~~1. Concept 1.~~

~~Every one hundred twenty (120) parking spaces shall be a separate and distinct parking area connected by driving lanes but separated by landscaping strips a minimum of eight (8) feet wide and the full length of the parking row. Where pedestrian facilities are located within landscape strips or where vehicles would overhang these strips, the strip shall be a minimum of ten (10) feet wide;~~

~~2. Concept 2.~~

~~For every one hundred twenty (120) parking spaces, a one thousand eight hundred (1,800) square foot landscaped island shall be installed (Landscape Pods). Such island(s) shall be located internal to the parking lot and shall be located so as to visually break up each one hundred twenty (120) parking spaces. The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen (15) square feet of landscaping per parking space; or,~~

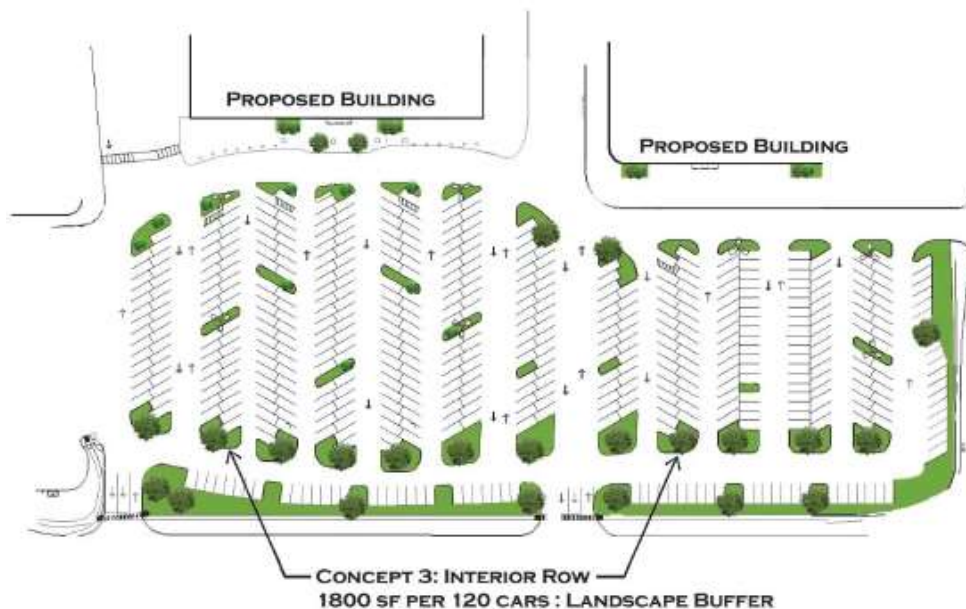
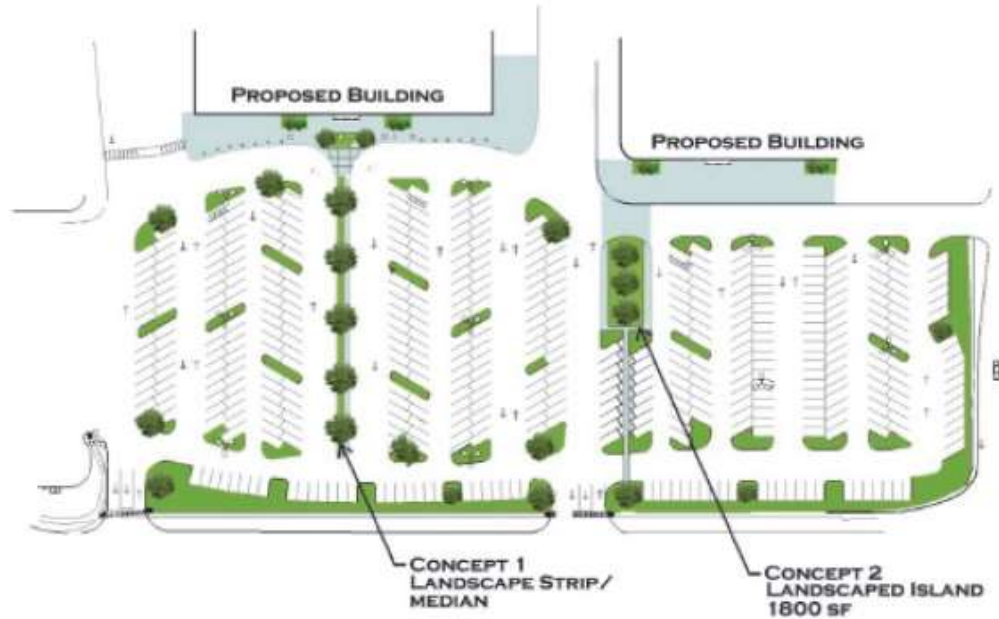
~~3. Concept 3.~~

~~For every one hundred twenty (120) parking spaces, an additional one thousand eight hundred (1,800) square feet of landscaped area shall be added/distributed to the interior row(s) end island(s) located closest to the right of way line (i.e. in conjunction with the minimum setback creating a double row of landscaping) but in no event shall the additional landscaped area be located farther than one hundred (100) feet from the right of way frontage. The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen (15) square feet of landscaping per parking space.~~

~~b. Interior island area requirements may be consolidated into end islands, landscape strips, and landscape pods.~~

~~c. Shopping cart storage spaces shall be identified on the site plan. These spaces shall not be located in landscape islands or any areas designed for plantings or pedestrian or bike access.~~

~~d. All landscaping strips, islands, pods, and areas used to segregate the one hundred twenty (120) space parking areas as provided for above under "Parking Lots" must include canopy trees or structural shading. This requirement shall not apply to auto sales lots.~~



E. Requirements Apply to All Parking Areas.

Every parcel of land hereafter used as a public parking area, including commercial parking lots, visitor parking areas for single-family and townhouse uses, and parcels used for open-air sales lots, shall be developed and maintained in accordance with the requirements in this Section and as described in the City of College Station Site Design Standards. The requirements in this Section do not apply to overflow parking for churches, nor to temporary overflow parking for City events and temporary parking for special events.

F. Surfacing.

1. General.

All surfacing of off-street parking areas shall be constructed of either asphalt or concrete as described in the City of College Station Site Design Standards. Alternatives to the standards may be approved by the Administrator if it is demonstrated that the materials and design are equal or

superior to the requirements in the Standards. All off-street parking areas shall be graded to drain and be maintained so as to dispose of surface water accumulated within the area. Parking spaces shall be ~~so~~ arranged and marked so as to provide for orderly and safe parking of vehicles.

2. Non-Public, All-Weather Drive Surfaces.

Temporary or permanent drive surfaces ~~that are~~ required for emergency access or turnaround for emergency vehicles must be constructed to function under all weather conditions. To accommodate a project during construction, phasing, or permanent installation, drive surfaces that do not meet the requirements for permanent pavement surfaces may be allowed at the discretion of the Administrator for the specific conditions stated below:

a. Temporary All-Weather Surface (During Construction).

A structure under construction must be accessible by an all-weather drive surface as specified in the City of College Station Site Design Standards. This temporary all-weather surface must be reworked or replaced to meet the permanent pavement standard as described in the City of College Station Site Design Standards prior to issuance of a Certificate of Occupancy;

b. Semi-Permanent All-Weather Surface (During Phasing).

In cases during phasing of a large project, emergency access and turnarounds often must be added as a temporary measure until additional phases are constructed. These emergency access areas may consist of permanent pavement surfaces s as specified in the City of College Station Site Design Standards. When the additional phase is constructed, these areas must be removed or reworked to meet the permanent pavement standards as described in the City of College Station Site Design Standards;

c. Permanent Surfaces.

1) All-Weather Surface (Permanent).

In some development scenarios, an emergency access or turnaround must be constructed to meet emergency access purposes and is not required for public traffic, service vehicles or sanitation vehicles. In these cases, the area required for emergency access only may ~~consist~~ meet of the permanent pavement standards surface as specified in the City of College Station Site Design Standards.

2) Permeable Surface.

- a. The use of porous materials (such as permeable concrete and pavers) to mitigate storm water sheeting and pooling of water may be used in off-street parking areas if the material meets vehicular loading standards and is approved by the Administrator.
- b. Fire lanes may ~~also~~ be constructed of porous materials such as permeable concrete and pavers to mitigate storm water sheeting and pooling of water, so long as it is demonstrated that the permeable surface can obtain sufficient load and compaction ratings for its application as approved by the City of College Station Fire and Sanitation Departments.
- c. Single-family and townhouse visitor parking areas, as required in Single-Family Residential Parking Requirements for Platting, may also be constructed of porous materials such as permeable concrete and pavers to mitigate storm water sheeting and pooling of water.
- d. Permeable surfaces approved as provided above shall be maintained in accordance with industry standards and to achieve mitigation of storm water sheeting and pooling of water. Failure to maintain permeable surfaces as required herein, shall

constitute a violation of ~~the~~this Section of the UDO for which penalty provisions may be involved.

G. Curbing Required.

1. General.

The perimeter of all paved surfaces shall be curbed as described in the City of College Station Site Design Standards. Unless otherwise required pursuant of this Section, curbs may be omitted where drive aisles or parking spaces are located adjacent to a building if bollards or other protective devices are installed to protect pedestrian areas. Alternatives to the standards may be approved by the Administrator if it is demonstrated that the materials and design are equal or superior to the requirements in the Standards.

2. Temporary Curbing.

A temporary curb may be permitted in lieu of the minimum standard stated in the City of College Station Site Design Standards, at the discretion of the Administrator, when a project is phased in such a way that a permanent, monolithic curb may preclude development of future phases or limit access to a recorded private or public access easement adjoining properties. Wheel stops shall not be permitted as a temporary curbing. Temporary curbing must have the appearance of permanent curbing and shall be temporarily attached to the pavement surfacing below and meet the minimum standards for dowelled-in curbs as described in the City of College Station Site Design Standards.

H. Number of Off-Street Parking Spaces Required.

In computing the number of parking spaces required, the following rules shall govern:

1. Parking requirements based on square footage shall be based upon the gross floor area, unless otherwise stated. Service areas such as mechanical rooms, restrooms, and closets shall be included in the calculation of "gross floor area" for determining required parking spaces;
2. Where fractional spaces result in computing required parking spaces, the required number of spaces must be increased to the nearest whole number. At least one (1) parking space must be provided unless otherwise specified in this UDO;
3. The parking space requirements for a use not specifically listed shall be the same as those for the most similar to the proposed use, as determined by the Administrator;
4. Whenever a building or use constructed or established after the effective date of this UDO is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, parking requirements shall be met on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this UDO is enlarged, the enlarged building or increased use shall then and thereafter comply with the parking requirements set forth herein;
5. Where requirements are established on the basis of the number of seats, such requirements shall be based on the seating capacity as determined by the Building Official;
6. Where a manufacturing/industrial use has more than one (1) working shift of employees, parking shall be provided to accommodate overlap requirements during transition periods; and

~~7. When the developer of a large-scale development can demonstrate that such development will require fewer parking spaces than required by the standards of this Section, the Administrator may permit a reduction in the number of required parking spaces for the development. Such a reduction in parking spaces shall be justified through the development of a~~

~~parking study prepared by a professional engineer or transportation planner and submitted to the Administrator. The balance of the land necessary to meet these requirements shall be held in reserve as an undeveloped area, to meet any future needs generated by an expansion of the business, a change in land use, or underestimated parking demand;~~

8.7. The Design Review Board may waive parking space requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

MINIMUM OFF-STREET PARKING REQUIREMENTS

Use	Unit	Spaces/ Unit	Plus Spaces For:
Airport		As determined by the Administrator	
Banks	250 s.f.	<u>Floor area over 500 s.f.: 1.0</u>	
Bowling Alley		As Determined by the Administrator	
Bus Depot		As Determined by the Administrator	
Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	
Convalescent Home/Hospital	Bed	0.5	
Duplex Dwelling:			
1 & 2 Bedroom	DU	2.0	
3+ Bedroom	BR	1.0	
Dormitory	Bed	0.75	
Day Care Center	250 s.f.	<u>Floor area over 500 s.f.: 1.0</u>	
Fraternal Lodge	75 s.f.	<u>Floor area over 150 s.f.: 1.0</u>	
Fraternity/Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station		As Determined by the Administrator	
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	<u>Floor area over 700 s.f.: 1.0</u>	
Golf Driving Range	Tee Station	1.0	
Health Club/Sports Facility		As Determined by the Administrator	
Gasoline and Fuel Service	300 s.f.	1.0	
Group Housing	BR	2.0	As Determined by the Administrator
Health Studio	150 s.f.	<u>Floor area over 300 s.f.: 1.0</u>	
Hospital		As Determined by the Administrator	
Hotel/Motel	DU	1.0	1/200 s.f. meeting room
HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	<u>Floor area over 300 s.f.: 1.0</u>	

Use	Unit	Spaces/ Unit	Plus Spaces For:
Motor Vehicle Sales/Service:			
Office/Sales Area	250 s.f.	1.0	
Service Area	200 s.f.	1.0	
Medical or Dental Clinic			
< 20,000 s.f.	200 s.f.	<u>Floor area over 500 s.f.:</u> 1.0	
Mixed-Use Structure****	250 s.f. of non-residential portion of structure	<u>Floor area over 500 s.f.:</u> 1.0	1/BR, including residential DU and hotel/motel DU
Multi-Family Dwelling:			
1 Bedroom	BR	1.5	
2+ Bedroom	BR	1.5 1.0	
2 Bedroom (ea. BR < 130 s.f.)	BR	1.25	
3+ Bedroom	BR	1.0	
Night Club	50 s.f.	1.0	
Office Building	250 s.f.	<u>Floor area over 500 s.f.:</u> 1.0	
Personal Service Shop	250 s.f.	<u>Floor area over 500 s.f.:</u> 1.0	
Priv. School or Comm. Studio	100 s.f.	<u>Floor area over 200 s.f.:</u> 1.0	
Retail Sales & Service:			
GC, SC, WC, C-3	250 s.f.	<u>Floor area over 500 s.f.:</u> 1.0	
CI	350 s.f.	<u>Floor area over 700 s.f.:</u> 1.0	
Restaurant (w/o drive-through)	65 s.f.	<u>Floor area over 130 s.f.:</u> 1.0	
Restaurant (w/drive-through)	100 s.f.	<u>Floor area over 200 s.f.:</u> 1.0	
Rooming/Boarding House	Person	1.0	
Sales Display	250 s.f.	<u>Floor area over 500 s.f.:</u> 1.0	
Single-Family Dwelling	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Single-Unit Dwelling	BR	1.0	
Shopping Center**:			
GC, SC, WC, C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Townhouse	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Theater	Seat	0.25	
Truck Terminal	As Determined by the Administrator		

Use	Unit	Spaces/ Unit	Plus Spaces For:
Two-Dwelling Unit	BR	1.0	
Veterinary Clinic	300 s.f.	<u>Floor area over 600 s.f.: 1.0</u>	
Warehouse	1,000 s.f.	1.0	

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

~~** The minimum number of parking spaces for a shopping center shall be calculated at a rate of No more than twenty five (25) percent of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in GC SC, or WC, and 1:350 in CI regardless of the composing uses unless otherwise determined by the Administrator that such composing uses require a modification to the applicable requirements, unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of twenty five (25) percent. Mixed-Use structures located in MU and MF districts are exempt from this requirement.~~

*** All single-family and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed, shall come into compliance with the minimum off-street parking requirements. Garages that meet minimum dimensional standards may be counted towards parking requirements.

**** Mixed-Use structures in the MU Mixed-Use and MF Multi-Family districts.

I. Drive-Through Facility Queuing Requirements.

1. Minimum Number of Spaces.

Drive-through queuing spaces shall be provided as indicated in the following table:

Minimum Off-Street Queuing Requirements		
Activity Type	Minimum Spaces	Measure From
Automated Teller Machine	3	Teller
Bank Teller Lane	4	Teller or Window
Car Wash Stall, Automatic	4	Service Position
Car Wash Stall, Self-Service	3	Service Position
Dry cleaning or Laundry	2	Window

Minimum Off-Street Queuing Requirements		
Activity Type	Minimum Spaces	Measure From
Oil-Change Station	3	Service Position
Photo Lab	4	Pick-Up Window
Restaurant Drive-Through	4	Order Box
Restaurant Drive-Through	3	Order Box to Pick-Up Window
Other	As determined by the Administrator	

2. Design and Layout.

Queuing spaces or queuing areas shall be designed in accordance with the following criteria:

- Queue spaces or queuing areas may not interfere with parking spaces, parking aisles, loading areas, internal circulation or driveway access.
- Each queue space shall consist of a rectangular area not less than ten (10) feet wide and eighteen and one-half (18.5) feet long with a vertical clearance as specified in the building code.
- Queue spaces are not interchangeable with parking spaces except for the following uses where the space providing services may count toward the parking requirement: bank teller, car wash, and oil-change station.
- A twelve-foot by-pass lane may be required adjacent to queue lines to allow vehicles an opportunity to circumvent the drive-through activity and exit the site.
- Queue areas and drive-through facilities shall be clearly identified with the appropriate signing and marking; and
- Spaces within a car-wash facility or drive-through oil-change station may be counted toward the queuing requirement.

J. Alternative Parking Plans.

1. Scope.

An “Alternative Parking Plan” represents a proposal to meet vehicle parking and transportation access needs by means other than providing parking spaces on-site in accordance with the ratios established in Section 12-7.3.I, Number of Off-Street Parking Spaces Required.

2. Applicability.

Applicants who wish to provide fewer or more off-street parking spaces than allowed above shall be required to secure approval of an Alternative Parking Plan, in accordance with the standards of this Section. The Administrator may require that an Alternative Parking Plan be submitted in cases where the Administrator deems the listed standard to be inappropriate based on the unique nature of the use or in cases where the applicable standard is unclear.’

3. **Contents.**

Alternative Parking Plans shall be submitted in a form established by the Administrator and made available to the public. At a minimum, such plans shall detail the type of alternative proposed and the rationale for such a proposal.

4. **Review and Approval Procedure.**

The Administrator shall be authorized to approve Alternative Parking Plans. Appeals of the Administrator's decision may be made to the Planning and Zoning Commission.

5. **Recording.**

An attested copy of an approved Alternative Parking Plan shall be submitted to the County Clerk's office for recordation on forms made available in the Department of Development Services. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. An approved Alternative Parking Plan may be amended by the Administrator.

6. **Eligible Alternatives.**

A number of specific parking and access alternatives are described below. The Administrator shall, however, be authorized to consider and approve any alternative to providing off-street parking spaces on the site of the subject development if the applicant demonstrates that the proposed plan shall result in a better situation with respect to surrounding neighborhoods, City-wide traffic circulation, and urban design than would strict compliance with otherwise applicable off-street parking standards.

~~a-~~

a. **Demand-Based Parking.**

When the developer of a non-residential or multi-family development can demonstrate that such development will require fewer parking spaces than required by the standards of this Section, the Administrator may permit a reduction in the number of required parking spaces for the development. Such a reduction in parking spaces shall be justified by the applicant through the development of a parking study prepared by a professional engineer or transportation planner and submitted to the Administrator. Duplex, townhomes and single family developments are not eligible for the demand-based parking option.

a.b. **Shared Parking.**

The Administrator may authorize a reduction in the number of required off-street parking spaces for multiple-use developments or for uses that are located near one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:

1. **Location.**

Shared off-street parking spaces shall be located no farther than ~~two hundred fifty five hundred (250500)~~ feet from the building site. The Administrator may waive this distance limitation, if adequate assurances are offered regarding the usability of the shared lot and the principle use (such as the operation of a van or shuttle service, etc.). ~~that van or shuttle service shall be operated between the shared lot and the principal use;~~

2. **Zoning Classification.**

Shared-parking areas shall be considered accessory uses of principal uses that the parking spaces are intended to serve. Shared parking areas shall require the same

or a more intensive zoning classification than that required for the most intensive of the uses served by the shared parking area;

3. Required Study and Analysis.

The applicant shall submit a shared parking analysis to the Administrator that clearly demonstrates the feasibility of shared parking. The study shall be provided in a form established by the Administrator and made available to the public. It shall address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that shall be sharing off-street parking spaces. The Administrator shall have the authority to require a revised study and analysis should conditions change that may result in a change in site parking conditions;

4. Shared Parking Agreement.

A shared parking plan shall be enforced through written agreement among the owners of record. An attested copy of the agreement shall be submitted to the County Clerk's office for recordation on forms made available in the Department of Development Services. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. ~~A-If a shared parking agreement may be is~~ revoked by the parties to the agreement ~~only if, either~~ off-street parking ~~ismust be~~ provided pursuant to this Section; ~~or if~~ an Alternative Parking Plan ~~ismust be~~ approved by the Administrator; and

5. Revocation.

Failure to comply with the shared parking provisions of this Section shall constitute a violation of this UDO and shall specifically be cause for revocation of a Certificate of Occupancy or Building Permit.

b. Off-Site Parking.

The Administrator may permit all or a portion of the required off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this Section.

1. Location.

No off-site parking space shall be located more than ~~two hundred fifty five hundred~~ (250500) feet from the building site. The Administrator may waive this distance limitation if adequate assurances are offered regarding the usability of the off-site lot and the principle use (such as the operation of a van or shuttle service, etc.). ~~that van or shuttle service shall be operated between the shared lot and the principal use;~~

2. Zoning Classification.

Off-site parking areas shall be considered accessory uses of principal uses that the parking spaces are intended to serve. Off-site parking areas shall require the same or a more intensive zoning classification than that required for the use served;

3. Off-Site Parking Agreement.

In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement among the owners of record shall be required. An attested copy of the agreement between the owners of record shall be submitted to the County Clerk's Office for recordation on forms made available in the office of the Administrator. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. If Aan off-site parking agreement ~~may be is~~ revoked by the parties to the agreement, ~~either only if~~

off-street parking ~~is-must be~~ provided on-site pursuant to this Section ~~12-7.3, Off-Street Parking Standards~~ or ~~if~~ an Alternative ~~Aceess and~~ Parking Plan ~~is-must be~~ approved by the Administrator.

c. Bicycle Parking.

The Administrator may authorize a reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of accommodations include bicycle lockers, employee shower facilities, and dressing areas for employees.

(Ord. No. [2012-3449](#), Pt. 1(Exh. I), 9-27-2012; Ord. No. [2012-3450](#), Pt. 1(Exh. E), 9-27-2012; Ord. No. [2012-3458](#), Pt. 1(Exh. B), 11-8-2012; Ord. No. [2013-3522](#), Pt. 1(Exh. C), 9-12-2013; Ord. No. [2014-3624](#), Pt. 1(Exh. J), 12-18-2014; Ord. No. [2015-3663](#), Pt. 1(Exh. E, F), 5-28-2015; Ord. No. [2016-3741](#), Pt. 1(Exh. A), 1-28-2016; Ord. No. [2016-3792](#), Pt. 1(Exh. E), 7-28-2016)

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX “A”, “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE SEVEN, “GENERAL DEVELOPMENT STANDARDS,” SECTION 7.3 “OFF-STREET PARKING STANDARDS” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS RELATING OF OFF-STREET PARKING REQUIREMENTS; 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 Appendix “A,” “Unified Development Ordinance,” Article 7, “General Development Standards,” Section 7.3, “Off-Street Parking Standards,” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”** 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, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance 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) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this 24 day of August, 2017.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT “A”

That Appendix “A,” “Unified Development Ordinance,” Article 7, “General Development Standards,” Section 7.3, “Off-Street Parking Standards,” of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

“APPENDIX A. UNIFIED DEVELOPMENT ORDINANCE.

. . . .

“Article 7. General Development Standards.

. . . .

“Sec. 12-7.3. - Off-Street Parking Standards.**A. Purpose.**

The purpose of this Section is to establish the guidelines for off-street parking areas consistent with the proposed land use to:

1. Reduce the occurrence of non-resident on-street parking in adjoining neighborhoods;
2. Avoid the traffic congestion and public safety hazards caused by a failure to provide such parking areas;
3. Expedite the movement of traffic on public thoroughfares in a safe manner, thus increasing the carrying capacity of the streets and reducing the amount of land required for streets, thereby lowering the cost to both the property owner and the City; and
4. Provide flexibility and parking alternatives for developing and redeveloping properties to increase their viability.

B. Off-Street Parking Spaces Required.

1. In all districts, for all uses, at the time any building or structure is erected, enlarged, or increased in capacity, or at any time any other use is established, there shall be off-street parking spaces provided for motor vehicles in accordance with the requirements specified herein, except as noted below.

Exception:

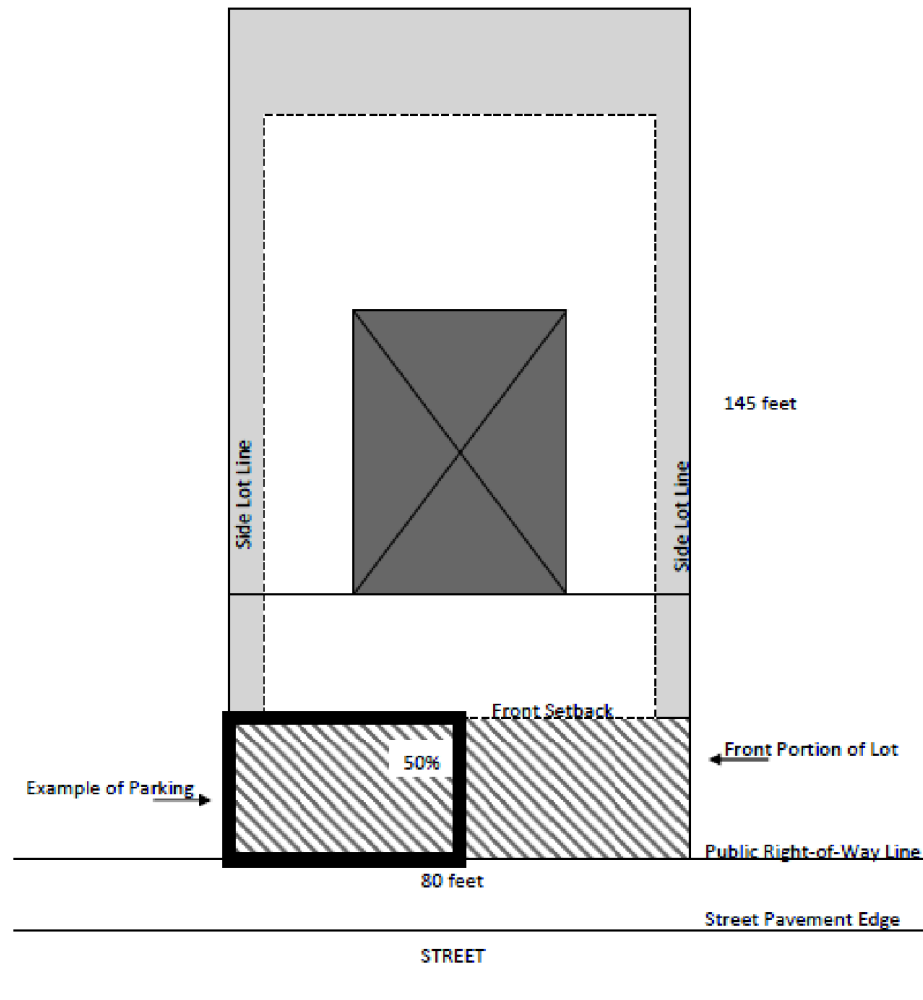
- a. In all single-family residential and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed there shall be off-street parking spaces provided for motor vehicles in accordance with the requirements specified herein.

2. Where off-street parking facilities are provided in excess of the minimum amounts specified by this Section, or when off-street parking facilities are provided but not required, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space as specified in this Section.
3. It shall be unlawful to discontinue or dispense with, or cause the discontinuance or reduction of, the required parking facilities apart from the discontinuance of the building, use, or structure without establishing alternative off-street parking facilities that meet these requirements.

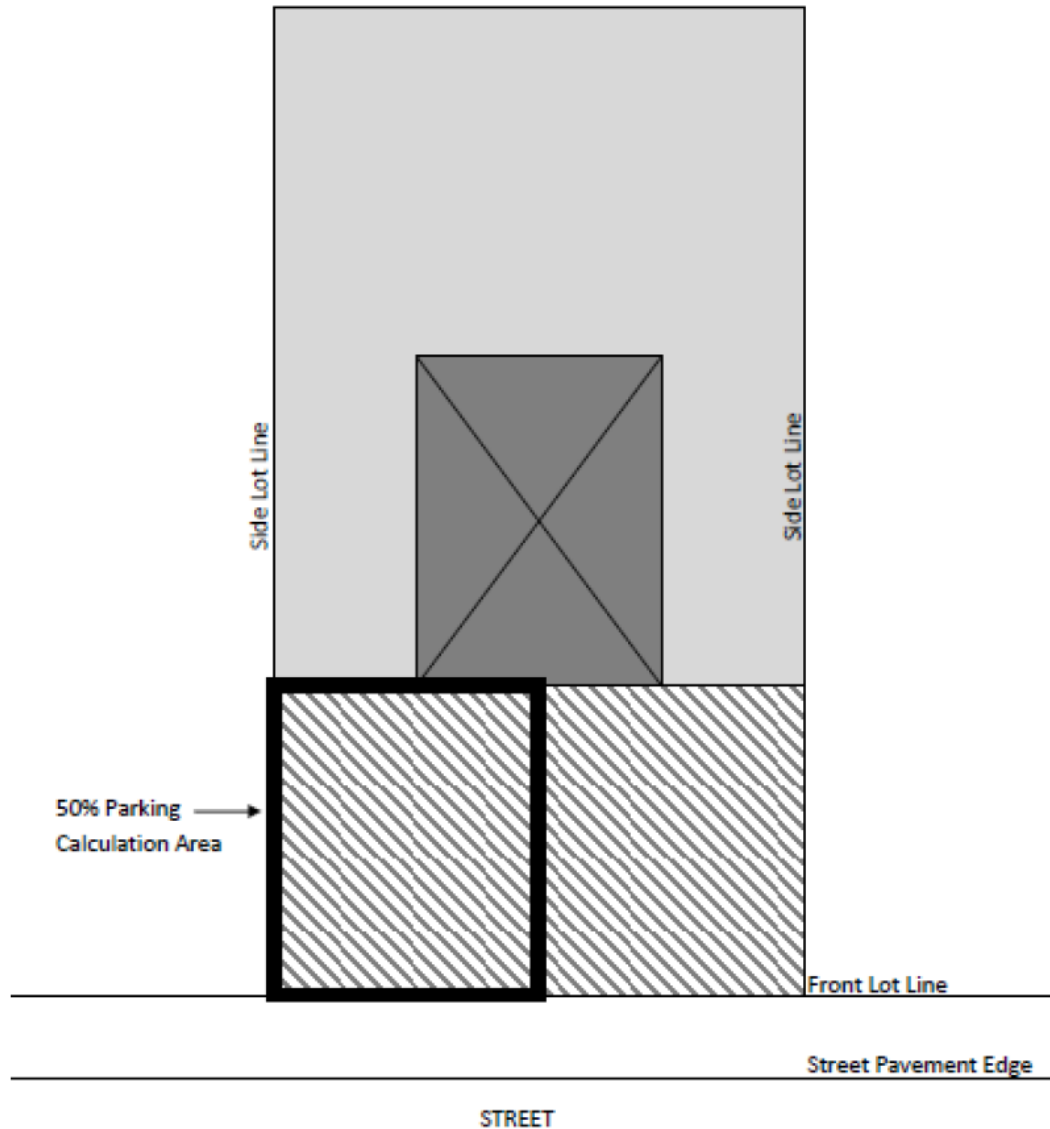
C. Dimensions, Access, and Location.

This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

1. Each off-street parking space for automobiles shall have an area of not less than nine (9) feet by twenty (20) feet and each stall shall be striped. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses. Single-family residential and townhouses are not required to stripe parking spaces.
2. For properties located within the area described as "Area V" in the Southside Area Neighborhood Plan, an amendment of the City's Comprehensive Plan (Ordinance No. 2012-3442), a new single-family structure may locate its parking, including both required and additional parking in the areas described below:
 - a. Anywhere on the lot behind the structure with no limit on the size of the area;
 - b. Anywhere in the side yards of the lot with no limit on the size of the area; and,
 - c. An area located in front of the structure not to exceed a size equivalent to fifty (50) percent of the front portion of the property. The front portion of the property is the area of the lot within the side lot lines, the front setback, and the public right-of-way line (see graphic below). The square footage of parking allowed by this calculation may be located within or outside the boundary of the area used for calculations (see graphic below). The portion of the driveway located between the front property line and the structure shall be included in the maximum parking area square footage.

AREA V - ALLOWABLE LOCATION FOR PARKING

3. For all detached single-family uses other than as set forth in subsection 2 above,, at the time of construction, reconstruction, or addition to the number of existing bedrooms, parking shall be located in the areas described below:
 - a. Anywhere on the lot behind the structure with no limit on the size of the area. Parking located behind the structure shall be screened by a solid hedge wall, fence, or wall, at least six (6) feet in height. All solid hedge walls shall be one-hundred (100) percent opaque. All shrubs planted for a hedge wall shall be a minimum of 15 gallons each and evergreen;
 - b. Anywhere in the side yards of the lot with no limit on the size of the area; and,
 - c. Any area located in front of the primary structure not to exceed a size equivalent to fifty (50) percent of the front area. The front area is defined as the area of the lot within the side lot lines, the front plane of the primary structure and the public right-of-way (see graphic below). The driveway area shall be included in this calculation.

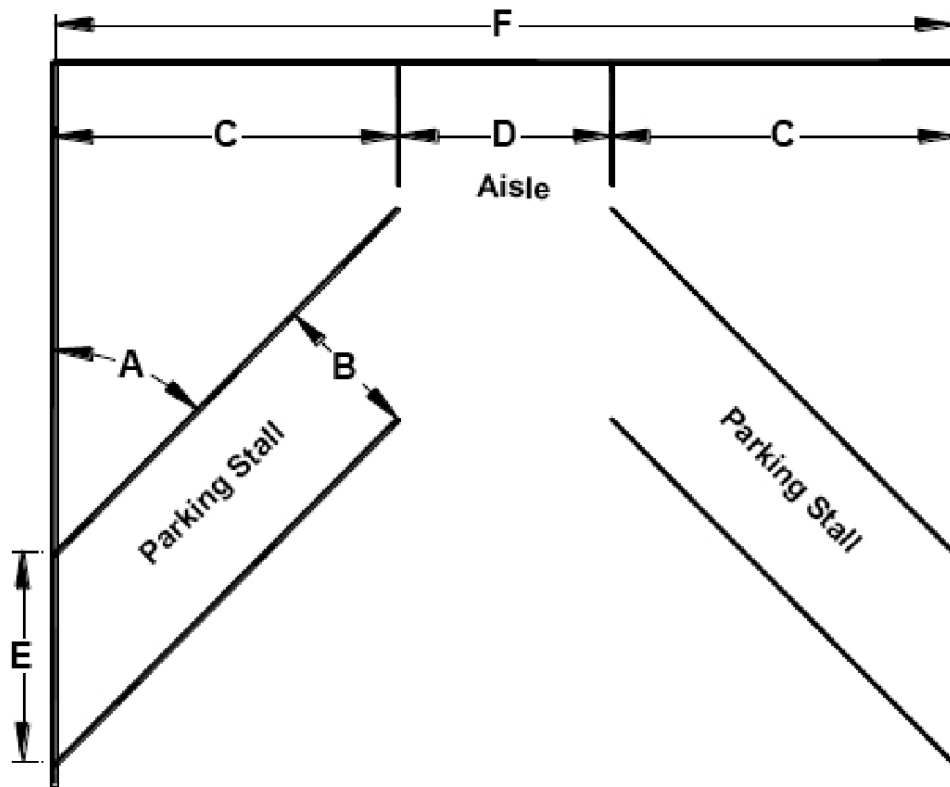
DETACHED SINGLE-FAMILY USES - ALLOWABLE LOCATION FOR PARKING

4. When existing detached single-family parking is expanded in front of the structure, it shall not exceed a size equivalent to fifty (50) percent of the front area as described above.
5. An eighteen-foot paved space (ninety-degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four (4) feet. An eighteen-foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six (6) feet. This standard shall also apply to off-street parking for single-family residential, duplexes, and townhouses.
6. The width of an alley may be assumed to be a portion of the maneuvering space requirement for off-street parking facilities located adjacent to a public alley. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, and townhouses.

7. Each parking space intended for use by the handicapped shall be designed in accordance with the standards of the Texas Architectural Barriers Act (TABAA) administered by the Texas Department of License and Regulation.
8. Each parking space and the maneuvering area thereto shall be located entirely within the boundaries of the building plot except where shared parking is approved by the City.
9. All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from wall to wall.

PARKING SPACE AND AISLE DIMENSIONS

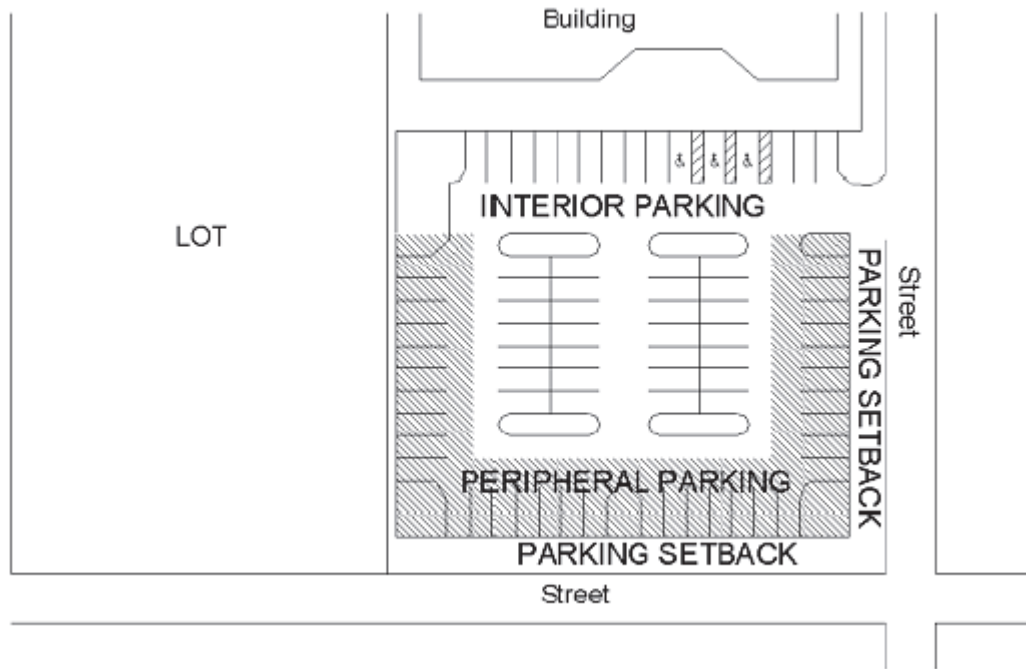
A	B	C	D		E	F	
Angle (degrees)	Width of stall	Depth of stall 90° to aisle	Width of aisle		Width of stall parallel to aisle	Module width	
			One way	Two way		One way	Two way
0	22 feet	10 feet	12.0 feet	20.0 feet	22.0 feet	22.0 feet	40.0 feet
45	9 feet	21.1 feet	12.0 feet	20.0 feet	12.7 feet	54.2 feet	62.2 feet
60	9 feet	22.3 feet	15.0 feet	22.0 feet	10.4 feet	59.6 feet	66.3 feet
90	9 feet	20.0 feet	23.0 feet	23.0 feet	9.0 feet	63.0 feet	63.0 feet



10. Parking lots located within fifteen (15) feet of a public right-of-way shall have a maximum of seven (7) contiguous spaces separated by an eighteen- by twenty-foot landscaped island.
11. All parking lots and drive aisles shall be setback a minimum of six (6) feet from any public right-of-way or public way. In sites subject to the Non-Residential Architectural Standards of this UDO, where parking or drive aisles are located between the building and the public right-of-way or public way, there shall be a minimum setback of ten (10) feet from the public right-of-way or public way to the parking area or drive aisle.
12. In SC Suburban Commercial and WC Wellborn Commercial districts, parking shall not be located between the structure and an adjacent single-family use or zoning district. Drive aisles and service aisles shall be permitted between the structures and an adjacent single-family use or zoning district.
13. Parking is discouraged along entrance drives and should be limited on major circulation aisles of large developments and major retail centers.
14. The Design Review Board may waive parking lot dimension requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

D. Landscape Islands.**1. End Islands.**

- a. A raised island, encompassing not less than one hundred eighty (180) square feet in area, shall be located at both ends of every interior and peripheral parking row, regardless of the length of the row. End islands may have sidewalks through them. Examples of interior and peripheral parking are shown in the figure below.



- b. All end islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.
- 2. Interior Islands.**
- a. All interior islands shall be evenly distributed throughout the interior of the parking area.
 - b. For every fifteen (15) interior parking spaces, one hundred eighty (180) square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than one hundred eighty (180) square feet. Interior islands may have sidewalks through them.
 - c. End island areas that exceed the minimum required may be counted toward the interior parking island requirement.
 - d. All interior islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

E. Requirements Apply to All Parking Areas.

Every parcel of land hereafter used as a public parking area, including commercial parking lots, visitor parking areas for single-family and townhouse uses, and parcels used for open-air sales lots, shall be developed and maintained in accordance with the requirements in this Section and as described in the City of College Station Site Design Standards. The requirements in this Section do not apply to overflow parking for churches, nor to temporary overflow parking for City events and temporary parking for special events.

F. Surfacing.**1. General.**

All surfacing of off-street parking areas shall be constructed of either asphalt or concrete as described in the City of College Station Site Design Standards. Alternatives to the standards may be approved by the Administrator if it is demonstrated that the materials and design are equal or superior to the requirements in the Standards. All off-street parking areas shall be graded to drain and be maintained so as to dispose of surface water accumulated within the area. Parking spaces shall be arranged and marked so as to provide for orderly and safe parking of vehicles.

2. Non-Public, All-Weather Drive Surfaces.

Temporary or permanent drive surfaces required for emergency access or turnaround for emergency vehicles must be constructed to function under all weather conditions. To accommodate a project during construction, phasing, or permanent installation, drive surfaces that do not meet the requirements for permanent pavement surfaces may be allowed at the discretion of the Administrator for the specific conditions stated below:

a. Temporary All-Weather Surface (During Construction).

A structure under construction must be accessible by an all-weather drive surface as specified in the City of College Station Site Design Standards. This temporary all-weather surface must be reworked or replaced to meet the permanent pavement standard as described in the City of College Station Site Design Standards prior to issuance of a Certificate of Occupancy;

b. Semi-Permanent All-Weather Surface (During Phasing).

In cases during phasing of a large project, emergency access and turnarounds often must be added as a temporary measure until additional phases are constructed. These emergency access areas may consist of permanent pavement surfaces as specified in the City of College Station Site Design Standards. When the additional phase is constructed, these areas must be removed or reworked to meet the permanent pavement standards as described in the City of College Station Site Design Standards;

c. Permanent Surfaces.**1) All-Weather Surface (Permanent).**

In some development scenarios, an emergency access or turnaround must be constructed to meet emergency access purposes and is not required for public traffic, service vehicles or sanitation vehicles. In these cases, the area required for emergency

access only may meet the permanent pavement standards as specified in the City of College Station Site Design Standards.

2) Permeable Surface.

- (a) The use of porous materials (such as permeable concrete and pavers) to mitigate storm water sheeting and pooling of water may be used in off-street parking areas if the material meets vehicular loading standards and is approved by the Administrator.
- (b) Fire lanes may be constructed of porous materials such as permeable concrete and pavers to mitigate storm water sheeting and pooling of water, so long as it is demonstrated that the permeable surface can obtain sufficient land and compaction ratings for its application as approved by the City of College Station Fire and Sanitation Departments.
- (c) Single-family and townhouse visitor parking areas, as required in Single-Family Residential Parking Requirements for Platting, may also be constructed of porous materials such as permeable concrete and pavers to mitigate storm water sheeting and pooling of water.
- (d) Permeable surfaces approved as provided above shall be maintained in accordance with industry standards and to achieve mitigation of storm water sheeting and pooling of water. Failure to maintain permeable surfaces as required herein, shall constitute a violation of this Section of the UDO for which penalty provisions may be involved.

G. Curbing Required.

1. General.

The perimeter of all paved surfaces shall be curbed as described in the City of College Station Site Design Standards. Unless otherwise required pursuant of this Section, curbs may be omitted where drive aisles or parking spaces are located adjacent to a building if bollards or other protective devices are installed to protect pedestrian areas. Alternatives to the standards may be approved by the Administrator if it is demonstrated that the materials and design are equal or superior to the requirements in the Standards.

2. Temporary Curbing.

A temporary curb may be permitted in lieu of the minimum standard stated in the City of College Station Site Design Standards, at the discretion of the Administrator, when a project is phased in such a way that a permanent, monolithic curb may preclude development of future phases or limit access to a recorded private or public access easement adjoining properties. Wheel stops shall not be permitted as a temporary curbing. Temporary curbing must have the appearance of permanent curbing and shall be temporarily attached to the pavement surfacing below and meet the minimum standards for dowelled-in curbs as described in the City of College Station Site Design Standards.

H. Number of Off-Street Parking Spaces Required.

In computing the number of parking spaces required, the following rules shall govern:

1. Parking requirements based on square footage shall be based upon the gross floor area, unless otherwise stated. Service areas such as mechanical rooms, restrooms, and closets shall be included in the calculation of "gross floor area" for determining required parking spaces;
2. Where fractional spaces result in computing required parking spaces, the required number of spaces must be increased to the nearest whole number. At least one (1) parking space must be provided unless otherwise specified in this UDO;
3. The parking space requirements for a use not specifically listed shall be the same as those for the most similar to the proposed use, as determined by the Administrator;
4. Whenever a building or use constructed or established after the effective date of this UDO is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, parking requirements shall be met on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this UDO is enlarged, the enlarged building or increased use shall then and thereafter comply with the parking requirements set forth herein;
5. Where requirements are established on the basis of the number of seats, such requirements shall be based on the seating capacity as determined by the Building Official;
6. Where a manufacturing/industrial use has more than one (1) working shift of employees, parking shall be provided to accommodate overlap requirements during transition periods; and
7. The Design Review Board may waive parking space requirements in the Northgate and Wolf Pen Creek districts if the development meets the goals of the master plan for the respective district.

MINIMUM OFF-STREET PARKING REQUIREMENTS

Use	Unit	Spaces/ Unit	Plus Spaces For:
Airport	As determined by the Administrator		
Banks	250 s.f.	Floor area over 500 s.f.: 1.0	
Bowling Alley	As Determined by the Administrator		
Bus Depot	As Determined by the Administrator		
Car Wash (Self-Serve)	Wash Bay	1.0	1.0 space per vacuum bay
Church	Seat	0.33*	
Convalescent Home/Hospital	Bed	0.5	
Duplex Dwelling:			
1 & 2 Bedroom	DU	2.0	
3+ Bedroom	BR	1.0	
Dormitory	Bed	0.75	
Day Care Center	250 s.f.	Floor area over 500 s.f.: 1.0	
Fraternal Lodge	75 s.f.	Floor area over 150 s.f.: 1.0	

Use	Unit	Spaces/ Unit	Plus Spaces For:
Fraternity/Sorority House	Person	1.0	1/30 s.f. meeting room
Freight Station	As Determined by the Administrator		
Funeral Parlor	Seat	0.33	
Furniture Sales, Freestanding	350 s.f.	Floor area over 700 s.f.: 1.0	
Golf Driving Range	Tee Station	1.0	
Health Club/Sports Facility	As Determined by the Administrator		
Gasoline and Fuel Service	300 s.f.	1.0	
Group Housing	BR	2.0	As Determined by the Administrator
Health Studio	150 s.f.	Floor area over 300 s.f.: 1.0	
Hospital	As Determined by the Administrator		
Hotel/Motel	DU	1.0	1/200 s.f. meeting room
HUD-Code Manu. Home	DU	2.0	
Laundry	150 s.f.	Floor area over 300 s.f.: 1.0	
Motor Vehicle Sales/Service:			
Office/Sales Area	250 s.f.	1.0	
Service Area	200 s.f.	1.0	
Medical or Dental Clinic			
< 20,000 s.f.	200 s.f.	Floor area over 500 s.f.: 1.0	
Mixed-Use Structure****	250 s.f. of non-residential portion of structure	Floor area over 500 s.f.: 1.0	1/BR, including residential DU and hotel/motel DU
Multi-Family Dwelling:			
1 Bedroom	BR	1.5	
2+ Bedroom	BR	1.0	
Night Club	50 s.f.	1.0	
Office Building	250 s.f.	Floor area over 500 s.f.: 1.0	
Personal Service Shop	250 s.f.	Floor area over 500 s.f.: 1.0	
Priv. School or Comm. Studio	100 s.f.	Floor area over 200 s.f.: 1.0	
Retail Sales & Service:			
GC, SC, WC, C-3	250 s.f.	Floor area over 500 s.f.: 1.0	
CI	350 s.f.	Floor area over 700 s.f.: 1.0	
Restaurant (w/o drive-through)	65 s.f.	Floor area over 130 s.f.: 1.0	
Restaurant (w/drive-through)	100 s.f.	Floor area over 200 s.f.: 1.0	
Rooming/Boarding House	Person	1.0	
Sales Display	250 s.f.	Floor area over 500 s.f.: 1.0	
Single-Family Dwelling	BR***	1.0*** (minimum of 2 with no more than 4 total spaces required per dwelling)	
Single-Unit Dwelling	BR	1.0	
Shopping Center**:			
GC, SC, WC, C-3	250 s.f.	1.0	
CI	350 s.f.	1.0	
Townhouse	BR****	1.0**** (minimum of 2 with no more than 4 total spaces required per dwelling)	

Use	Unit	Spaces/ Unit	Plus Spaces For:
Theater	Seat	0.25	
Truck Terminal	As Determined by the Administrator		
Two-Dwelling Unit	BR	1.0	
Veterinary Clinic	300 s.f.	Floor area over 600 s.f.: 1.0	
Warehouse	1,000 s.f.	1.0	

"s.f." = square footage. "DU" = Dwelling Unit. "BR" = Bedroom.

* Overflow parking above required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

** The minimum number of parking spaces for a shopping center shall be calculated at a rate of 1:250 in GC SC, or WC, and 1:350 in CI regardless of the composing uses unless otherwise determined by the Administrator that such composing uses require a modification to the applicable requirements.

*** All single-family and townhouse uses, at the time of construction, redevelopment, or when an addition to the number of existing bedrooms is completed, shall come into compliance with the minimum off-street parking requirements. Garages that meet minimum dimensional standards may be counted towards parking requirements.

**** Mixed-Use structures in the MU Mixed-Use and MF Multi-Family districts.

I. Drive-Through Facility Queuing Requirements.

1. Minimum Number of Spaces.

Drive-through queuing spaces shall be provided as indicated in the following table:

Minimum Off-Street Queuing Requirements		
Activity Type	Minimum Spaces	Measure From
Automated Teller Machine	3	Teller
Bank Teller Lane	4	Teller or Window
Car Wash Stall, Automatic	4	Service Position
Car Wash Stall, Self-Service	3	Service Position
Dry cleaning or Laundry	2	Window
Oil-Change Station	3	Service Position
Photo Lab	4	Pick-Up Window
Restaurant Drive-Through	4	Order Box
Restaurant Drive-Through	3	Order Box to Pick-Up Window
Other	As determined by the Administrator	

2. Design and Layout.

Queuing spaces or queuing areas shall be designed in accordance with the following criteria:

- a. Queue spaces or queuing areas may not interfere with parking spaces, parking aisles, loading areas, internal circulation or driveway access;

- b. Each queue space shall consist of a rectangular area not less than ten (10) feet wide and eighteen and one-half (18.5) feet long with a vertical clearance as specified in the building code;
- c. Queue spaces are not interchangeable with parking spaces except for the following uses where the space providing services may count toward the parking requirement: bank teller, car wash, and oil-change station;
- d. A twelve-foot by-pass lane may be required adjacent to queue lines to allow vehicles an opportunity to circumvent the drive-through activity and exit the site;
- e. Queue areas and drive-through facilities shall be clearly identified with the appropriate signing and marking; and
- f. Spaces within a car-wash facility or drive-through oil-change station may be counted toward the queuing requirement.

J. Alternative Parking Plans.

1. Scope.

An "Alternative Parking Plan" represents a proposal to meet vehicle parking and transportation access needs by means other than providing parking spaces on-site in accordance with the ratios established in Section 12-7.3.I, Number of Off-Street Parking Spaces Required.

2. Applicability.

Applicants who wish to provide fewer or more off-street parking spaces than allowed above shall be required to secure approval of an Alternative Parking Plan, in accordance with the standards of this Section. The Administrator may require that an Alternative Parking Plan be submitted in cases where the Administrator deems the listed standard to be inappropriate based on the unique nature of the use or in cases where the applicable standard is unclear.'

3. Contents.

Alternative Parking Plans shall be submitted in a form established by the Administrator and made available to the public. At a minimum, such plans shall detail the type of alternative proposed and the rationale for such a proposal.

4. Review and Approval Procedure.

The Administrator shall be authorized to approve Alternative Parking Plans. Appeals of the Administrator's decision may be made to the Planning and Zoning Commission.

5. Recording.

An attested copy of an approved Alternative Parking Plan shall be submitted to the County Clerk's office for recordation on forms made available in the Department of Development Services. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. An approved Alternative Parking Plan may be amended by the Administrator.

6. Eligible Alternatives.

A number of specific parking and access alternatives are described below. The Administrator shall, however, be authorized to consider and approve any alternative to providing off-street

parking spaces on the site of the subject development if the applicant demonstrates that the proposed plan shall result in a better situation with respect to surrounding neighborhoods, City-wide traffic circulation, and urban design than would strict compliance with otherwise applicable off-street parking standards.

a. Demand-Based Parking.

When the developer of a non-residential or multi-family development can demonstrate that such development will require fewer parking spaces than required by the standards of this Section, the Administrator may permit a reduction in the number of required parking spaces for the development. Such a reduction in parking spaces shall be justified by the applicant through the development of a parking study prepared by a professional engineer or transportation planner and submitted to the Administrator. Duplex, townhomes and single family developments are not eligible for the demand-based parking option.

b. Shared Parking.

The Administrator may authorize a reduction in the number of required off-street parking spaces for multiple-use developments or for uses that are located near one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:

1) Location.

Shared off-street parking spaces shall be located no farther than five hundred (500) feet from the building site. The Administrator may waive this distance limitation, if adequate assurances are offered regarding the usability of the shared lot and the principle use (such as the operation of a van or shuttle service, etc.).

2) Zoning Classification.

Shared-parking areas shall be considered accessory uses of principal uses that the parking spaces are intended to serve. Shared parking areas shall require the same or a more intensive zoning classification than that required for the most intensive of the uses served by the shared parking area;

3) Required Study and Analysis.

The applicant shall submit a shared parking analysis to the Administrator that clearly demonstrates the feasibility of shared parking. The study shall be provided in a form established by the Administrator and made available to the public. It shall address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that shall be sharing off-street parking spaces. The Administrator shall have the authority to require a revised study and analysis should conditions change that may result in a change in site parking conditions;

4) Shared Parking Agreement.

A shared parking plan shall be enforced through written agreement among the owners of record. An attested copy of the agreement shall be submitted to the County Clerk's office for recordation on forms made available in the Department of Development Services. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. If a shared parking agreement is revoked by the parties to the agreement, either off-street parking must be provided pursuant to this Section or an Alternative Parking Plan must be approved by the Administrator; and

5) Revocation.

Failure to comply with the shared parking provisions of this Section shall constitute a violation of this UDO and shall specifically be cause for revocation of a Certificate of Occupancy or Building Permit.

c. Off-Site Parking.

The Administrator may permit all or a portion of the required off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this Section.

1) Location.

No off-site parking space shall be located more than five hundred (500) feet from the building site. The Administrator may waive this distance limitation if adequate assurances are offered regarding the usability of the off-site lot and the principle use (such as the operation of a van or shuttle service, etc.).

2) Zoning Classification.

Off-site parking areas shall be considered accessory uses of principal uses that the parking spaces are intended to serve. Off-site parking areas shall require the same or a more intensive zoning classification than that required for the use served;

3) Off-Site Parking Agreement.

In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement among the owners of record shall be required. An attested copy of the agreement between the owners of record shall be submitted to the County Clerk's Office for recordation on forms made available in the office of the Administrator. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a Building Permit. If an off-site parking agreement is revoked by the parties to the agreement, either off-street parking must be provided on-site pursuant to this Section or an Alternative Parking Plan must be approved by the Administrator.

d. Bicycle Parking.

The Administrator may authorize a reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of accommodations include bicycle lockers, employee shower facilities, and dressing areas for employees.”