



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Regular

Monday, November 25, 2019

6:00 PM

City Hall Council Chambers

1. Call to Order, Pledge of Allegiance, Invocation, Consider Absence Request.

Presentation

- Presentation proclaiming November 30th of 2019 as Small Business Saturday.
- Presentation proclaiming December 2019 as National Influenza Vaccination Month.
- Recognition to the Planning and Development Services Department for achieving the American Planning Association's "Program for Planning Excellence" award.

Speaker Protocol: An individual who wishes to address the City Council regarding any item on the Regular Agenda shall register with the City Secretary prior to the meeting being called to order. Registration forms are available in the Office of the City Secretary. 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. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three (3) minutes. An individual speaking on multiple Consent Agenda items must speak on all items when the speaker is called to the podium. Speakers on multiple Consent Agenda items will have three (3) minutes to speak on the first item and one (1) additional minute to speak per each additional item regardless of the number of items they wish to address. Any speaker addressing the Council through the use of a translator may speak for six (6) minutes, and in the case of Consent Agenda items an additional two (2) minutes per item. An individual may speak for ten (10) minutes on behalf of a group of five (5) or more. The five (5) or more individuals must sign the registration form and must be present when the speaker is introduced. Those signing may not speak individually. A speaker who wishes to include computer-based information while addressing the Council must provide the electronic file to the City Secretary by noon on the day of the Council meeting. During each speaker's remarks a timer light will change from green to yellow when there is thirty seconds remaining. The speaker must conclude their remarks when the timer light changes from yellow to red.

Hear Visitors

During Hear Visitors an individual may address the City Council on any item which does not appear on the posted agenda. 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 concern shall be directed to the City Manager.

Consent Agenda

During the Consent Agenda an individual may address the City Council on any Consent Agenda item.

2. Presentation, discussion, and possible action on 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. [19-0636](#) Presentation, discussion, and possible action on minutes for:
- November 12, 2019 Special
 - November 14, 2019 Workshop
 - November 14, 2019 Regular

Sponsors:

Smith

Attachments:

[SM111219 DRAFT Minutes](#)

[WKSHP111419 DRAFT Minutes](#)

[RM111419 DRAFT Minutes](#)

- 2b. [19-0559](#) Presentation, discussion, and possible action regarding approval of Change Order No. 2 deducting \$78,292.81 from the professional services contract with Freese & Nichols for the Drainage Master Plan.

Sponsors:

Fisher

Attachments:

[Signed CO](#)

- 2c. [19-0564](#) Presentation, discussion, and possible action on an ordinance amending Chapter 38 "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1005 "Traffic Schedule V, School Zones," of the Code of Ordinances by amending the school zone operational times for Greens Prairie Elementary School, Pecan Trail Intermediate School, Spring Creek Elementary School, and Riverbend Elementary School.

Sponsors:

Rother

Attachments:

[Clean School Zone Ord](#)

[Redline School Zone Ord](#)

- 2d. [19-0605](#) Presentation, discussion, and possible action regarding the approval of an annual blanket order for the purchase of Cement Stabilized Flex Base and Type D Grade 1 Cement Stabilized Recycled Crushed Concrete Base with Brazos Paving, Inc. for an amount not to exceed \$592,500.

Sponsors:

Harmon

Attachments:

[19-106 Annual Price Agreement Cement Stabilized Rock](#)

- 2e. [19-0606](#) Presentation, discussion, and possible action regarding revisions to the resolution authorizing the City Manager or their designee to be the signatory authority for all standard agreement documents related to the

Electric Reliability Council of Texas (ERCOT); Congestion Revenue Rights (CRR); gas hedging bids; and any other power supply related transactions, excluding power supply contracts; for the City of College Station.

Sponsors:

Crabb

Attachments:

[20191007-ELECTRIC-SIGNATORY AUTHORITY RESOLUTION-CMO_v2-redli](#)

2f. [19-0609](#)

Presentation, discussion, and possible action regarding approving a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt relating to information technology infrastructure purchases..

Sponsors:

Leonard

Attachments:

[IT Revolver DRR FY20](#)

2g. [19-0610](#)

Presentation, discussion, and possible action regarding the revised City of College Station Historical Marker Application guidelines.

Sponsors:

Schmitz

Attachments:

[HPC College Station Historic Marker Application--final redlined from CSO.. \(00](#)

[HPC College Station Historic Marker Application--final from CSO.. \(003\)](#)

Regular Agenda

During the Regular Agenda an individual may address the City Council on any Regular Agenda item including those items not posted for a Public Hearing. For those items posted for a Public Hearing, if the City Council needs additional information from the general public after the Public Hearing is closed some limited comments may be allowed at the discretion of the Mayor.

1. [19-0624](#)

Public Hearing, presentation, discussion, and possible action 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 and R Rural to PDD Planned Development District for approximately 3 acres being a portion of Jackson Estates Phase One, Block 1, Lot 1 generally located southwest of the intersection of Rock Prairie Road West and Holleman Drive South.

Sponsors:

Broadnax

Attachments: [Ordinance Circle T](#)
[Background Information](#)
[Vicinity, Aerial, Small Area Map](#)
[Conceptual Plan](#)
[Landscape Plan](#)
[Applicant's Supporting Information](#)
[Rezoning Map](#)

2. [19-0616](#) Presentation, discussion, and possible action regarding a change order decreasing the amount of the Construction Manager at Risk Contract with Vaughn Construction, LLC by \$762,010 for the New Police Station Project.

Sponsors: Fisher

Attachments: [CO 3 rev](#)

3. [19-0626](#) Presentation, discussion, and possible action regarding an appointment to the board of Experience Bryan-College Station.

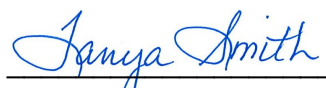
Sponsors: Smith

4. Presentation, discussion, and possible action 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.

5. 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.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 21, 2019 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 #:	19-0636	Version:	1	Name:	Minutes
Type:	Minutes	Status:		Status:	Consent Agenda
File created:	11/13/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action on minutes for: • November 12, 2019 Special • November 14, 2019 Workshop • November 14, 2019 Regular				
Sponsors:	Tanya Smith				
Indexes:					
Code sections:					
Attachments:	SM111219 DRAFT Minutes WKSH111419 DRAFT Minutes RM111419 DRAFT Minutes				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action on minutes for:

- November 12, 2019 Special
- November 14, 2019 Workshop
- November 14, 2019 Regular

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Approval

Summary: N/A

Budget & Financial Summary: None

Attachments:

- November 12, 2019 Special
- November 14, 2019 Workshop
- November 14, 2019 Regular

MINUTES OF THE CITY COUNCIL SPECIAL
CITY OF COLLEGE STATION
NOVEMBER 12, 2019

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Elianor Vessali (Arrived Late)
John Nichols
Dennis Maloney

City Staff:

Bryan Woods, City Manager
Jeff Capps, Deputy City Manager
Jeff Kersten, Assistant City Manager
Carla Robinson, City Attorney
Ian Whittenton, Deputy City Secretary

Student Liaison:

Alex Cagle, Municipal Affairs

1. Call to Order and Announce a Quorum is Present

With a quorum present, the Special of the College Station City Council was called to order by Mayor Mooney at 4:00 p.m. on Tuesday, November 12, 2019 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 §551.074-Personnel, the College Station City Council convened into Executive Session at 4:00 p.m. on Tuesday, November 12, 2019 in order to continue discussing matters pertaining to:

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

- City Attorney
- City Manager
- Council Self-Evaluation

Executive Session recessed at 6:47 p.m.

3. Reconvene from Executive Session and take action, if any.

No vote or action was taken in Executive Session.

CONSENT AGENDA

4a. Presentation, discussion, and possible action on approval of the 2019 Property Tax Roll in the amount of \$52,020,670.30.

4b. Presentation, discussion, and possible action approving Resolution No. 11-12-19-4b authorizing expenditures to the Aggieland Humane Society, Inc. in the amount of \$261,600.

4c. Presentation, discussion, and possible action on approving the budget of Easterwood Airport and presentation, discussion, and possible action on a funding agreement between the City of College Station and the Easterwood Airport for FY20 in the amount of \$145,000.

4d. Presentation, discussion, and possible action on approving the budget of the Arts Council of the Brazos Valley, and; presentation, discussion, possible action on approving the agreement between the City of College Station and the Arts Council of the Brazos Valley for operations and maintenance FY20 totaling \$325,000.

4e. Presentation, discussion, and possible action on approving the budget of the Bryan/College Station Chamber of Commerce and presentation, discussion, and possible action on a funding agreement between the City of College Station and the Bryan/College Station Chamber of Commerce for FY20 in the amount of \$25,000.

4f. Presentation, discussion, and possible action on approving the agreement between the City of College Station and the Arts Council of the Brazos Valley for FY20 in the amount of \$397,976 for Affiliate funding and art and tourism marketing.

4g. Presentation, discussion, and possible action on a funding agreement between the City of College Station and College Station Noon Lions Club for FY20 in the amount of \$17,500.

4h. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Brazos Valley Economic Development Corporation (BVEDC) for FY20 in the amount of \$350,000.

4i. Presentation, discussion, and possible action on approving the budget of Experience Bryan College Station (EBCS); and presentation, discussion, and possible action on a tri-party funding agreement between the City of College Station, City of Bryan and Experience Bryan College Station for FY20 in the amount of \$2,561,073, with the College Station portion being \$1,962,904 and the Bryan portion being \$598,169.

4j. Presentation, discussion, and possible action on approving a funding agreement between the City of College Station and Keep Brazos Beautiful for FY20 in the amount of \$49,190.

4k. Presentation, discussion, and possible action on approving a funding agreement between the City of College Station and Experience Bryan College Station (EBCS) for FY20 in the amount of \$669,114 to administer the Experience Bryan College Station Grant Program.

4l. Presentation, discussion, and possible action on approving the budget of the Memorial for all Veterans of the Brazos Valley; and presentation, discussion, and possible action on a

funding agreement between the City of College Station and the Memorial for All Veterans of the Brazos Valley for FY20 in the amount of \$25,000.

4m. Presentation, discussion, and possible action on approval of Resolution No. 11-12-19-4m authorizing banners for the annual Christmas Parade.

4n. Presentation, discussion, and possible action on approving the award of an annual contract for gasoline and diesel fuel to Fikes Wholesale Inc. for the amount of \$1,400,000.

4o. Presentation, discussion, and possible action on the renewal of an Annual Price Agreement for the purchase of Electric Distribution Poles, to Techline INC. The electrical distribution poles will be maintained in electrical inventory and expended as necessary. The total recommended renewal is for an amount not to exceed \$912,608.

4p. Presentation, discussion, and possible action on the renewal of the award of RFP No. 18-001 for the purchase of City Branded uniforms (T-Shirts, Caps, and Polos) for Parks athletic programs and for other city departments with C.C. Creations for \$65,000 and M&M Apparel for \$65,000 for combined annual estimated expenditures of \$130,000.

4q. Presentation, discussion, and possible action regarding the approval of contract #19300814 with AESI, Inc. in the amount not to exceed \$292,973.00 for three years for NERC compliance consulting.

4r. Presentation, discussion, and possible action on Resolution No. 11-12-19-4r authorizing the City Manager or designee as authorized officials to execute documents necessary for the release of grant funds from the Office of the Governor Homeland Security Division for police bomb squad EOD enhancements and presentation, discussion, and possible action on Resolution No. 11-12-19-4r-a authorizing the City Manager or designee as authorized officials to execute documents necessary for the release of grant funds from the Office of The Governor from The U.S. Department of Justice's Edward Byrne Memorial Justice Assistance Grant (JAG) Program for Police Patrol Bicycles.

4s. Presentation, discussion, and possible action regarding Resolution No. 11-12-19-4s Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt relating to capital vehicle purchases.

4t. Presentation, discussion, and possible action regarding approval of the City's participation in an interlocal cooperative purchasing program with National Cooperative Purchasing Alliance (NCPA) and authorization for the City Manager to execute an Interlocal Agreement with the cooperative's lead agency.

4u. Presentation, discussion, and possible action regarding approval of the first one year renewal of the athletic field maintenance materials agreements with BWI Companies and Helena Agri for a total not to exceed \$188,360.95 with the following breakdown: BWI Companies \$97,498.87 and Helena Agri \$90,862.08.

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

5. **Adjournment**

There being no further business, Mayor Mooney adjourned the workshop of the College Station City Council at 6:49 p.m. on Tuesday, November 12, 2019.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
NOVEMBER 14, 2019

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Elianor Vessali
John Nichols
Dennis Maloney

City Staff:

Bryan Woods, City Manager
Jeff Capps, Deputy City Manager
Jeff Kersten, Assistant City Manager
Carla Robinson, City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

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 4:04 p.m. on Tuesday, November 14, 2019 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

2. Presentation, discussion, and possible action of Ordinance No. 2019-4136 of the City Council of the City of College Station, Texas, canvassing returns and declaring results of the General Election, for the purpose of electing a Mayor and a City Councilmember, Place 2, held on November 5, 2019. Presentación, posible acción, y discusión de una ordenanza 2019-4136 del Consejo de la Ciudad de College Station, Texas, sondeando el recuento de votos y declarando los resultados de las Elecciones Generales, para el propósito de elegir a un Alcalde y a un Miembro del Consejo, Puesto número 2, el 5 de noviembre de 2019.

Tanya Smith, City Secretary, presented the results of the election to the Mayor and Council:

Mayor (Unopposed)

Karl P. Mooney 5,453

Councilmember, Place 2

John L. Crompton 3,287
Jerome Rektorik 2,881

Karl Mooney and John Crompton received a majority of the votes cast for the respective race and were declared elected.

MOTION: Upon a motion made by Councilmember Harvell and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2019-4136, canvassing returns and declaring results of the general election, held on November 5, 2019, for the purpose of electing a Mayor and a City Councilmember Place 2. The motion carried unanimously.

3. Issuance of Certificate of Election to elected Mayor; and administer Oath of Office. Entrega del Certificado de Eleccion al Alcalde electo y administrar los Juramentos de Oficina.

Mayor Mooney stated that Item #3 will not be done at this time.

Mayor Mooney recessed the Workshop at 4:09 p.m.

The Workshop reconvened at 4:16 p.m.

Mayor, Council, and staff honored Jerome Rektorik for his service.

The Workshop recessed at 4:25 p.m. for a reception honoring Jerome Rektorik, Councilmember Place 2 and moved into Executive Session.

4. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, and §551.074-Personnel, the College Station City Council convened into Executive Session at 5:00 p.m. on Thursday, November 14, 2019 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
 - 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
 - City of College Station v. Gerry Saum, Individually, and as Independent Executrix of the Estate of Susan M. Wood, Deceased; Cause No. 17-002742-CV-361; In the 361st District Court, Brazos County, Texas
 - Carrie McIver v. City of College Station; Cause No. 18-003271-CV-85; In the 85th District Court, Brazos County, Texas
- B. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:
- Council Self-Evaluation
 - City Manager

Executive Session recessed at 5:39 p.m.

5. Reconvene from Executive Session and take action, if any.

No vote or action was taken in Executive Session.

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

Item 2d will be pulled from Consent for separate vote and no other items were pulled for discussion.

7. Council Calendar

Council reviewed the calendar.

8. Discussion, review, and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Architectural Advisory Committee, 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, Brazos Valley Economic Development Corporation, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Comprehensive Plan Evaluation Committee, Experience Bryan-College Station, Design Review Board, Economic Development Committee, FBT/Texas Aggies Go to War, Gulf Coast Strategic Highway Coalition, 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 Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Spring Creek Local Government Corporation, 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, (Notice of Agendas posted on City Hall bulletin board).

Mayor Mooney reported on the Brazos Valley Council of Governments (BVCOG).

Councilmember Brick reported on the Arts Council.

9. Adjournment

There being no further business, Mayor Mooney adjourned the workshop of the College Station City Council at 5:46 p.m. on Thursday, November 14, 2019.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
NOVEMBER 14, 2019

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Karl Mooney, Mayor

Council:

Bob Brick
Jerome Rektorik
Linda Harvell
Elianor Vessali
John Nichols
Dennis Maloney

City Staff

Bryan Woods, City Manager
Jeff Capps, Deputy City Manager
Jeff Kersten, Assistant City Manager
Carla Robinson, City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

Student Liaison

Jacquelyn Askew, Municipal Affairs

Call to Order and Announce a Quorum is Present

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Mooney at 6:01 p.m. on Thursday, November 14, 2019 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 of Historic Business Marker 13 by the Historic Preservation Committee to A&M United Methodist Church located at 417 University Drive.

Gerald Burgner, Historic Preservation Committee Chairperson, provided a brief overview of the Historic Marker program. Mayor Mooney, Linda Harvell, and Dennis Maloney presented Historical Business Marker No. 13 to A&M United Methodist Church located at 417 University Drive. Also present were members of the Historical Preservation Committee.

Hear Visitors Comments

Elianor Vessali, College Station, came before Council to honor the service and sacrifice of Army Chief Warrant Officer 4 Clarence E. Boone.

CONSENT AGENDA

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

- **October 7, 2019 Workshop Meeting**
- **October 7, 2019 Regular Meeting**

2b. Presentation, discussion, and possible action regarding a Professional Services Contract with Stantec Consulting Services, Inc. in the amount of \$296,971, for the design and construction phase services for the Carters Creek Blower Buildings Nos. 2 & 3 Project.

2c. Presentation, discussion, and possible action regarding the Master Agreement between the City of College Station and The Reynolds Company for the purchase of Rockwell Automation products and services for maintenance of Water Services Department SCADA infrastructure for a not to exceed amount of \$150,000.

2d. Presentation, discussion, and possible action regarding the approval of The First Restated Economic Development Agreement with StataCorp LLC.

2e. Presentation, discussion, and possible action regarding a Groundwater Return Flow Option Agreement and a Groundwater Return Flow Purchase Agreement with Blanchard Refining Company, L.L.C.

2f. Presentation, discussion, and possible action regarding the third and final renewal of a contract between the City of College Station and Andrews Building Service, Inc. in the amount of \$278,996.44 for Annual Janitorial Services for City Facilities.

2g. Presentation, discussion, and possible action on the BVWACS annual operations and maintenance and capital budget.

Item (2d) was pulled for a separate vote.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Nichols, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda, with the exception of item 2d. The motion carried unanimously.

(2d)MOTION: Upon a motion made by Councilmember Maloney and a second by Councilmember Harvell, the City Council voted six (6) for and none (0) opposed, with Councilmember Brick abstaining, to approve Consent Item 2d. The motion carried unanimously.

REGULAR AGENDA

1. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2019-4137 amending the Comprehensive Plan Future Land Use and Character Map from Urban to General Commercial for approximately 2.3 acres, being an unplatted portion of the M Rector Survey, Tract 53, generally located on the south side of Harvey Mitchell Parkway South, approximately 80 feet east of the intersection with Dartmouth Street.

Laura Gray, Planning and Development, stated that the applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Urban to General Commercial to better align with the surrounding area and to prepare the property for future commercial development. This request is in conjunction with a request to rezone the subject property from T Townhouse to GC General Commercial. Ms. Gray explained that 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 General Commercial future land use encourages compatible growth by matching the context of the surrounding properties. The proposed land use change will contribute to the future commercial corridor along Harvey Mitchell Parkway South. Staff recommends approval of the Comprehensive Plan Future Land Use amendment.

The Planning and Zoning Commission considered this item at their October 17, 2019 meeting unanimously recommended approval (5-0). Staff also recommends approval of the request.

At approximately 6:22 p.m., Mayor Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 6:23 p.m.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Rektorik, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2019-4137, amending the Comprehensive Plan Future Land Use and Character Map from Urban to General Commercial for approximately 2.3 acres, being an unplatted portion of the M Rector Survey, Tract 53, generally located on the south side of Harvey Mitchell Parkway South, approximately 80 feet east of the intersection with Dartmouth Street. The motion carried unanimously.

2. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2019-4138 amending Appendix "A", "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from T Townhouse to GC General Commercial with OV Corridor Overlay for approximately 2.3 acres, being an unplatted portion of the M Rector Survey Tract 53, generally located on the south side of Harvey Mitchell Parkway South, approximately 80 feet east of the intersection with Dartmouth Street.

Laura Gray, Planning and Development, stated that the applicant has requested to rezone the subject property from T Townhouse to GC General Commercial. Staff recommends adding the OV Corridor Overlay to the proposed General Commercial rezoning request for consistency with the surrounding properties and to enhance the image of a significant entry corridor into the City, in compliance with the Comprehensive Plan Planning Area XIII: Harvey Mitchell District. The rezoning request was submitted in conjunction with a request to amend the Comprehensive Plan Future Land Use and Character Map from Urban to General Commercial. The applicant had previously rezoned the property in 2014 from R&D Research and Development to T Townhouse to pursue a townhome development, but now desires to rezone for future commercial development. Staff also recommends approval of the GC request with OV.

The Planning and Zoning Commission considered this item at their October 17, 2019 meeting and recommended approval of the rezoning to GC General Commercial with the OV Overlay (5-0).

At approximately 6:29 p.m., Mayor Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 6:29 p.m.

MOTION: Upon a motion made by Councilmember Rektorik and a second by Councilmember Brick, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2019-4138, amending Appendix “A”, “Unified Development Ordinance,” Section 4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from T Townhouse to GC General Commercial with OV Corridor Overlay for approximately 2.3 acres, being an unplatted portion of the M Rector Survey Tract 53, generally located on the south side of Harvey Mitchell Parkway South, approximately 80 feet east of the intersection with Dartmouth Street. The motion carried unanimously.

3. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2019-4139 amending Appendix “A”, “Unified Development Ordinance,” Section 4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial and NAP Natural Areas Protected for approximately 1.6 acres, being the Gandy Subdivision, Block 1, Lot 2, generally located at the south corner of the intersection of Graham Road and Longmire Drive.

Justin Constantino, Planning and Development, stated that the applicant has requested to rezone the subject property from R Rural to SC Suburban Commercial and NAP Natural Areas Protected. The subject property is bounded on the northwest by Graham Road, on the east by Longmire Drive, and on the south by the International Leadership of Texas public charter school. Lick Creek runs along the south side of the subject property and the adjacent charter school. A significant portion of the subject property contains an existing private drainage easement that covers the 100-year water surface elevation of Lick Creek. The proposed NAP Natural Areas Protected zoning designation follows the boundary line of the drainage easement. It is the applicant’s intent to develop the SC Suburban Commercial portion of the subject property as an optometry office.

Mr. Constantino explained that the proposed rezoning would allow for SC Suburban Commercial uses at the south intersection of Graham Road and Longmire Drive (Two-Lane Major Collectors), which are compatible with the surrounding neighborhoods. This rezoning request is anticipated to increase the marketability of the property. While the SC Suburban Commercial zoning district allows for a variety of uses, the applicant plans to develop the property as an optometrist office.

The Planning and Zoning Commission heard this item at their October 3, 2019 meeting and voted 6-0 to recommend approval of the amendment. Staff recommends approval.

At approximately 6:37 p.m., Mayor Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 6:37 p.m.

MOTION: Upon a motion made by Councilmember Maloney and a second by Councilmember Brick, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2019-4139, amending Appendix “A”, “Unified Development Ordinance,” Section 4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to SC Suburban Commercial and NAP Natural Areas Protected for

approximately 1.6 acres, being the Gandy Subdivision, Block 1, Lot 2, generally located at the south corner of the intersection of Graham Road and Longmire Drive. The motion carried unanimously.

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 Maloney requested staff to look into the possibility of overlays on significant entryways into the City.

5. Adjournment.

There being no further business, Mayor Mooney adjourned the Regular Meeting of the City Council at 6:41 p.m. on Thursday, November 14, 2019.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

Legislation Details (With Text)

File #:	19-0559	Version:	1	Name:	Drainage Master Plan close out change order
Type:	Change Order	Status:		Status:	Consent Agenda
File created:	10/7/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding approval of Change Order No. 2 deducting \$78,292.81 from the professional services contract with Freese & Nichols for the Drainage Master Plan.				
Sponsors:	Emily Fisher				
Indexes:					
Code sections:					
Attachments:	Signed CO				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action regarding approval of Change Order No. 2 deducting \$78,292.81 from the professional services contract with Freese & Nichols for the Drainage Master Plan.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval.

Summary: In 2012, Freese and Nichols began work on the Drainage Master Plan which provided a report on the City's drainage systems. The scope of work included data collection, evaluating existing models, creating new models for approximately 25 miles of streams, field surveying, review of existing flooding concerns, identifying and ranking possible alternatives. This project provided the City with a list of prioritized projects for the Capital Drainage Plan. This change order closes out the purchase order for the contract.

Budget & Financial Summary: A budget in the amount of \$458,000 is included in the Drainage Fund for this project. The project incurred total expenses of \$456,634, leaving a balance of \$1,366 to be used on future Drainage capital projects. This change order will close out the currently open Drainage Master Plan.

Attachments:

1. Signed Change Order

CHANGE ORDER NO. 2 10/7/2019 Contract No. 12-076
P.O.# 120932 PROJECT: Drainage Master Plan

OWNER:
City of College Station
P.O. Box 9960
College Station, Texas 77842

CONTRACTOR: Freese and Nichols, Inc
4055 International Pkwy, Plaza 200
Fort Worth, Tx 76109
Ph: 735-7391
Fax: 735-7480

PURPOSE OF THIS CHANGE ORDER:
Closes out the project

ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
1	LS	Change Order Closeout	\$78,292.81	1	0	(\$78,292.81)
					TOTAL	(\$78,292.81)

THE NET AFFECT OF THIS CHANGE ORDER IS 13% DECREASE.

LINE 1 (91291119753010/)
TOTAL CHANGE ORDER

(\$78,292.81)
(78,292.81)

ORIGINAL CONTRACT AMOUNT
CHANGE ORDER NO. 1
CHANGE ORDER NO. 2
REVISED CONTRACT AMOUNT

\$482,032.00
\$17,000.00
(78,292.81)
\$420,739.19

4% % CHANGE
-16% % CHANGE
-13% % TOTAL CHANGE

ORIGINAL CONTRACT TIME
Time Extension No. 1
Revised Contract Time

Days
Days
0 Days

SUBSTANTIAL COMPLETION DATE
REVISED SUBSTANTIAL COMPLETION DATE

APPROVED

 10/14/19
A/E CONTRACTOR Date

 10/21/2019
DEPARTMENT DIRECTOR Date

-NA-
CONSTRUCTION CONTRACTOR Date

ASST CITY MGR - CFO Date

 10/15/19
PROJECT MANAGER Date

CITY ATTORNEY Date

N/A
CITY ENGINEER Date

CITY MANAGER Date



Legislation Details (With Text)

File #:	19-0564	Version:	1	Name:	School Zone Time Changes
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	10/9/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action on an ordinance amending Chapter 38 "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1005 "Traffic Schedule V, School Zones," of the Code of Ordinances by amending the school zone operational times for Greens Prairie Elementary School, Pecan Trail Intermediate School, Spring Creek Elementary School, and Riverbend Elementary School.				
Sponsors:	Troy Rother				
Indexes:					
Code sections:					
Attachments:	Clean School Zone Ord Redline School Zone Ord				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action on an ordinance amending Chapter 38 "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1005 "Traffic Schedule V, School Zones," of the Code of Ordinances by amending the school zone operational times for Greens Prairie Elementary School, Pecan Trail Intermediate School, Spring Creek Elementary School, and Riverbend Elementary School.

Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

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

Summary: This item will amend Traffic Schedule V, School Zones by changing the Operational Time and Posted Hours of several school zones to better align with the crossing guard's presence. Recent changes were made to make the times for all elementary schools more consistent with the exemption of elementary school zones that overlap with other school zones. With that update, some of the times were inadvertently changed, and this ordinance makes the necessary corrections. Staff within legal, Public Works, and the Police Department have reviewed these changes. School zone speed limits are kept as consistent as possible between similar schools while not exceeding a 15 M.P.H. reduction from the roadway's posted speed limit.

Budget & Financial Summary: Funds are available in the Traffic Operations Fund.

Attachments:

1. Ordinance
2. Redline Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 38, “TRAFFIC AND VEHICLES,” ARTICLE VI “TRAFFIC SCHEDULES”, SECTION 38-1005 “TRAFFIC SCHEDULE V, SCHOOL ZONES,” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING SCHOOL ZONE OPERATIONAL TIMES AT THE FOLLOWING SCHOOLS: GREENS PRAIRIE, PECAN TRAIL, SPRING CREEK AND RIVERBEND, BY 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 38-1005 “Traffic Schedule V, School Zones,” 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.
- 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 _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Chapter 38, “Traffic and Vehicles,” Article VI “Traffic Schedules,” Section 38-1005 “Traffic Schedule V, School Zones,” of the Code of Ordinances of the City of College Station, Texas, be amended to read as follows:

Schedule V – School Zones Revised [11/25/19]					
Location	Posted Hours	Posted Speed Limit	Operational Time (School Days)	Ord. No./Date Adopted	BASE MAP NO.
School Name					
College Hills Elementary					
1. Francis Drive, West of Ashburn Avenue - East of Williams Street.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1986 Nov. 12, 1992	1998-01
2. Francis Drive, West of Walton Drive - East of James Parkway.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1986 Nov. 12, 1992	1998-01
3. Gilchrist Avenue, West of Ashburn Avenue - East of Williams Street.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-01
4. Gilchrist Avenue, West of Williams Street - East of Walton Drive.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-01
5. Walton Drive, South of Nunn Street - North of Francis Drive.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1986 Nov. 12, 1992	1998-01
6. Walton Drive, South of Francis Drive - North of Bolton Avenue.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1986 Nov. 12, 1992	1998-01

South Knoll Elementary					
7. Southwest Parkway, East of Langford Street - West of Laura Lane.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
8. Southwest Parkway, East of Lawyer Place - West of Sabine Court.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
9. Langford Street, South of S. Ridgefield Court - North of Boswell Street.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
10. Langford Street, South of Boswell Street - North of Southwest Parkway.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
11. Boswell Street, East of Lawyer Street - West of Langford Street.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
Southwood Valley Elementary					
12. Deacon Drive, East of San Felipe Drive - West of Brothers Boulevard.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
13. Deacon Drive, East of Pierre Place - West of Celinda Circle.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
14. Brothers Boulevard, South of Todd Trail - North of Deacon Drive (intersection of Deacon and Brothers).	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02

15. Brothers Boulevard, South of Todd Trail - North of Deacon Drive (intersection of Todd Trail and Brothers).	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
Pebble Creek Elementary					
47. Parkview Drive, West of Bogey Court - East of Birdie Court.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2198 Aug. 29, 1996	1998-05
48. Venture Drive, West of Lakeway Drive - East of S.H. 6 East Frontage Road.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2198 Aug. 29, 1996	1998-05
49. Lakeway Drive, South of Greens Prairie Road - North of Parkview Drive.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2198 Aug. 29, 1996	1998-05
50. Lakeway Drive, North of Quality Circle - South of Venture Drive.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2198 Aug. 29, 1996	1998-05
Forest Ridge Elementary					
51. Greens Prairie Road, West of Arrington - East of Castlegate Drive.	When Flashing	25 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2868 Feb. 9, 2006	N/A
Greens Prairie Elementary School & Pecan Trail Intermediate School					
56. Greens Prairie Trail - beginning 210 feet east of the intersection with Royder Road and extending west until 200 feet west of the intersection with Flagstone Court.	When Flashing	25 mph	7:15—8:30 a.m. 2:45— 4:15 p.m.	Aug. 10, 2017	N/A

57. Royder Road - beginning 400 feet north of the intersection with Greens Prairie Trail and extending 850 feet from the south side of the intersection to the City Limit.	When Flashing	25 mph	7:15—8:30 a.m. 2:45— 4:15 p.m.	Aug. 10, 2017	N/A
58. Ledgestone Trail - beginning 220 feet north of the intersection with Greens Prairie Trail and Extending south to the intersection.	When Flashing	25 mph	7:15—8:30 a.m. 2:45— 4:15 p.m.	Aug. 10, 2017	N/A
59. Flagstone Court - beginning 220 feet north of the intersection with Greens Prairie Trail and Extending south to the intersection.	When Flashing	25 mph	7:15—8:30 a.m. 2:45— 4:15 p.m.	Aug. 10, 2017	N/A
Spring Creek Elementary					
62. WS Phillips Parkway - beginning 1,050 feet northwest of the intersection with Brewster Drive and extending southwest to 50 feet northwest of the intersection with Haines Lane	When Flashing	20 mph	7:05—8:00 a.m. 2:45— 3:30 p.m.	July 23, 2015	N/A
63. Brewster Drive - beginning at the intersection with WS Phillips Parkway and extending northeast to 1,150 feet northeast of the intersection with WS Philips Parkway	When Flashing	20 mph	7:05—8:00 a.m. 2:45— 3:30 p.m.	July 23, 2015	N/A
64. Dunlap Loop - beginning at the property line between 4007 and 4009 Dunlap Loop and extending southeast to the intersection with Brewster Drive.	7:15—8:45 a.m. 2:45—4:15 p.m.	20 mph	7:05—8:00 a.m. 2:45— 3:30 p.m.	July 23, 2015	N/A
Riverbend Elementary					
Rock Prairie Road, 640 feet West of Holleman Drive.	When Flashing	25 mph	7:05 - 8:00 a.m. 2:45 – 3:30 p.m.	September 26, 2019	N/A
Rock Prairie Road, 265 feet East of Holleman Drive.	When Flashing	25 mph	7:05 - 8:00 a.m. 2:45 - 3:30 p.m.	September 26, 2019	N/A

Holleman Drive, 475 feet South of Rock Prairie Road.	When Flashing	25 mph	7:05 - 8:00 a.m. 2:45 - 3:30 p.m.	September 26, 2019	N/A
Holleman Drive, 460 feet South of Deacon W Drive.	When Flashing	25 mph	7:05 - 8:00 a.m. 2:45 - 3:30 p.m.	September 26, 2019	N/A

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 38, “TRAFFIC AND VEHICLES,” ARTICLE VI “TRAFFIC SCHEDULES”, SECTION 38-1005 “TRAFFIC SCHEDULE V, SCHOOL ZONES,” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING SCHOOL ZONE OPERATIONAL TIMES AT THE FOLLOWING SCHOOLS: GREENS PRAIRIE, PECAN TRAIL, SPRING CREEK AND RIVERBEND, BY 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 38-1005 “Traffic Schedule V, School Zones,” 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.
- 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 _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Chapter 38, “Traffic and Vehicles,” Article VI “Traffic Schedules,” Section 38-1005 “Traffic Schedule V, School Zones,” of the Code of Ordinances of the City of College Station, Texas, be amended to read as follows:

Schedule V – School Zones Revised [11/25/19]					
Location	Posted Hours	Posted Speed Limit	Operational Time (School Days)	Ord. No./Date Adopted	BASE MAP NO.
School Name					
College Hills Elementary					
1. Francis Drive, West of Ashburn Avenue - East of Williams Street.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1986 Nov. 12, 1992	1998-01
2. Francis Drive, West of Walton Drive - East of James Parkway.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1986 Nov. 12, 1992	1998-01
3. Gilchrist Avenue, West of Ashburn Avenue - East of Williams Street.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-01
4. Gilchrist Avenue, West of Williams Street - East of Walton Drive.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-01
5. Walton Drive, South of Nunn Street - North of Francis Drive.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1986 Nov. 12, 1992	1998-01
6. Walton Drive, South of Francis Drive - North of Bolton Avenue.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1986 Nov. 12, 1992	1998-01

South Knoll Elementary					
7. Southwest Parkway, East of Langford Street - West of Laura Lane.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
8. Southwest Parkway, East of Lawyer Place - West of Sabine Court.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
9. Langford Street, South of S. Ridgefield Court - North of Boswell Street.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
10. Langford Street, South of Boswell Street - North of Southwest Parkway.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
11. Boswell Street, East of Lawyer Street - West of Langford Street.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
Southwood Valley Elementary					
12. Deacon Drive, East of San Felipe Drive - West of Brothers Boulevard.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
13. Deacon Drive, East of Pierre Place - West of Celinda Circle.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
14. Brothers Boulevard, South of Todd Trail - North of Deacon Drive (intersection of Deacon and Brothers).	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02

15. Brothers Boulevard, South of Todd Trail - North of Deacon Drive (intersection of Todd Trail and Brothers).	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#1441 Aug. 11, 1983	1998-02
Pebble Creek Elementary					
47. Parkview Drive, West of Bogey Court - East of Birdie Court.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2198 Aug. 29, 1996	1998-05
48. Venture Drive, West of Lakeway Drive - East of S.H. 6 East Frontage Road.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2198 Aug. 29, 1996	1998-05
49. Lakeway Drive, South of Greens Prairie Road - North of Parkview Drive.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2198 Aug. 29, 1996	1998-05
50. Lakeway Drive, North of Quality Circle - South of Venture Drive.	When Flashing	20 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2198 Aug. 29, 1996	1998-05
Forest Ridge Elementary					
51. Greens Prairie Road, West of Arrington - East of Castlegate Drive.	When Flashing	25 mph	7:05—8:00 a.m. 2:45—3:30 p.m.	#2868 Feb. 9, 2006	N/A
Greens Prairie Elementary School & Pecan Trail Intermediate School					
56. Greens Prairie Trail - beginning 210 feet east of the intersection with Royder Road and extending west until 200 feet west of the intersection with Flagstone Court.	When Flashing	25 mph	7:15—8:30 a.m. 2:45—4:15 p.m.	Aug. 10, 2017	N/A

57. Royder Road - beginning 400 feet north of the intersection with Greens Prairie Trail and extending 850 feet from the south side of the intersection to the City Limit.	When Flashing	25 mph	7:15—8:30 a.m. 2:45— 4:15 p.m.	Aug. 10, 2017	N/A
58. Ledgestone Trail - beginning 220 feet north of the intersection with Greens Prairie Trail and Extending south to the intersection.	When Flashing	25 mph	7:15—8:30 a.m. 2:45— 4:15 p.m.	Aug. 10, 2017	N/A
59. Flagstone Court - beginning 220 feet north of the intersection with Greens Prairie Trail and Extending south to the intersection.	When Flashing	25 mph	7:15—8:30 a.m. 2:45— 4:15 p.m.	Aug. 10, 2017	N/A
Spring Creek Elementary					
62. WS Phillips Parkway - beginning 1,050 feet northwest of the intersection with Brewster Drive and extending southwest to 50 feet northwest of the intersection with Haines Lane	When Flashing	20 mph	7:05—8:00 a.m. 2:45— 3:30 p.m.	July 23, 2015	N/A
63. Brewster Drive - beginning at the intersection with WS Phillips Parkway and extending northeast to 1,150 feet northeast of the intersection with WS Philips Parkway	When Flashing	20 mph	7:05—8:00 a.m. 2:45— 3:30 p.m.	July 23, 2015	N/A
64. Dunlap Loop - beginning at the property line between 4007 and 4009 Dunlap Loop and extending southeast to the intersection with Brewster Drive.	7:15—8:45 a.m. 2:45—4:15 p.m.	20 mph	7:05—8:00 a.m. 2:45— 3:30 p.m.	July 23, 2015	N/A
Riverbend Elementary					
Rock Prairie Road, 640 feet West of Holleman Drive.	When Flashing	25 mph	7:05 - 8:00 a.m. 2:45 – 3:30 p.m.	September 26, 2019	N/A
Rock Prairie Road, 265 feet East of Holleman Drive.	When Flashing	25 mph	7:05 - 8:00 a.m. 2:45 - 3:30 p.m.	September 26, 2019	N/A

Holleman Drive, 475 feet South of Rock Prairie Road.	When Flashing	25 mph	7:05 - 8:00 a.m. 2:45 - 3:30 p.m.	September 26, 2019	N/A
Holleman Drive, 460 feet South of Deacon W Drive.	When Flashing	25 mph	7:05 - 8:00 a.m. 2:45 - 3:30 p.m.	September 26, 2019	N/A



Legislation Details (With Text)

File #:	19-0605	Version:	1	Name:	Cement Stabilized Base Material Bid Award
Type:	Bid Award	Status:		Status:	Consent Agenda
File created:	11/5/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:			
Title:	Presentation, discussion, and possible action regarding the approval of an annual blanket order for the purchase of Cement Stabilized Flex Base and Type D Grade 1 Cement Stabilized Recycled Crushed Concrete Base with Brazos Paving, Inc. for an amount not to exceed \$592,500.				
Sponsors:	Donald Harmon				
Indexes:					
Code sections:					
Attachments:	19-106 Annual Price Agreement Cement Stabilized Rock				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action regarding the approval of an annual blanket order for the purchase of Cement Stabilized Flex Base and Type D Grade 1 Cement Stabilized Recycled Crushed Concrete Base with Brazos Paving, Inc. for an amount not to exceed \$592,500.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approving an annual blanket order for the purchase of Cement Stabilized Flex Base and Type D Grade 1 Cement Stabilized Recycled Crushed Concrete Base.

Summary: One bid was received in response to ITB 19-106 on October 1, 2019. Staff recommends awarding the total annual estimated purchase of Cement Stabilized Flex Base and Type D Grade 1 Cement Stabilized Recycled Crushed Concrete Base to Brazos Paving, Inc. as the lowest responsible bidder. This original contract is for (1) year and it may be renewed for up to two (2) additional one (1) year terms, for a total of three (3) years.

Budget & Financial Summary: Funds are available in the Roadway Maintenance Fund.

Attachments:

Bid#19-106**ANNUAL PRICE AGREEMENT FOR CEMENT STABILIZED ROCK**

				Brazos Paving, Inc.	
Line #	Description	QTY	UOM	Unit	Extended
1	Cement Stabilized Base (4%) FOB :To be Picked up by City Crews	2000	TONS	\$33.00	\$66,000.00
2	Cement Stabilized Base (4%) FOB: Delivered to job site as requested.	2000	TONS	\$39.00	\$78,000.00
3	Type D Grade 1 Cement Stabilized (4%) Recycled Crushed Concrete Base. FOB: To be Picked up by City Crews	7500	TONS	\$26.90	\$201,750.00
4	Type D Grade 1 Cement Stabilized (4%) Recycled Crushed Concrete Base. FOB: Delivered to job site as requested.	7500	Tons	\$32.90	\$246,750.00
BID#19-106 ANNUAL PRICE AGREEMENT FOR CEMENT STABILIZED ROCK					\$592,500.00



ITB 19-106 Addendum 1

Brazos Paving, Inc.

Supplier Response

Event Information

Number: ITB 19-106 Addendum 1
Title: ANNUAL PRICE AGREEMENT FOR CEMENT STABILIZED ROCK
Type: COCS - Invitation to Bid - Electronic
Issue Date: 9/16/2019
Deadline: 10/1/2019 02:00 PM (CT)
Notes: Bids are solicited for Annual Purchase of Cemen Stabilized Rock.

Addendum #1

The following modification to Bid#19-106 are hereby made a part of the invitation to Bid Documents.

Items 3 & 4 described as Type D Grade 1 Cement Stabilized (4%) Recycled Concrete Base to be picked up or delivered

Estimated Quantity will change from **5,000 tons each item to 7,500 tons** for each item.

Brazos Paving, Inc. Information

Contact: Billy Prewitt
Address: PO Box 714
7601 W. Hwy 21
Bryan, TX 77806
Phone: (979) 822-7605 x109
Fax: (979) 823-2659
Email: b.prewitt@bpitx.com

By submitting your response, you certify that you are authorized to represent and bind your company.

Billy Prewitt

Signature

Submitted at 10/1/2019 7:15:45 AM

b.prewitt@bpitx.com

Email

Bid Attributes

1 Payment Terms

The City of College Station's standard payment terms are Net 30. All invoices are to be paid in full within 30 days after satisfactory delivery and billing, whichever occurs last. Please refer to **Payment Terms** in the bid specifications for additional information.

2 Prompt Pay Discount (Optional)

Specify the discount percentage to be applied to invoice(s) paid within ten (10) days from the date of satisfactory completion of order or date of receipt of invoice, whichever occurs last.

0%

3 Check the box indicating your acknowledgement of the City's PO Terms, Conditions and Insurance Requirements

Acknowledged

4 Delivery Cost

Unit price(s) must include all costs associated with delivery.

5 Certification of Bid

I certify this bid has not been prepared in collusion with any other bidder, and that the contents of this bid have not been communicated to any other bidder prior to the official opening of this bid. Additionally, I affirm the firm is willing to sign the enclosed Standard Form of Agreement (*if applicable*).

*Enter the full name and title of the submitting firm's authorized representative in the Response field.

Billy Prewitt/ Vice President

6 Check the box indicating your acknowledgement of Addendum No. 1

Acknowledged

Bid Lines

1**Cement Stabilized Base (4%)****FOB : To be Picked up by City Crews**Quantity: 2000 UOM: TONS Price: Total: Item Notes: **Per 2014 TXDOT Specifications, Item #203A.2 and 203A.3****2****Cement Stabilized Base (4%)****FOB: To be Delivered to job site as requested.**Quantity: 2000 UOM: TONS Price: Total: Item Notes: **Per 2014 TXDOT Specifications, 203A.2 and 203A.3****3****Type D Grade 1 Cement Stabilized (4%) Recycled Crushed Concrete Base.****FOB: To be Picked up by City Crews**Quantity: 7500 UOM: TONS Price: Total: Item Notes: **Per 2014 TXDOT Specifications 247.2.A3.b****4****Type D Grade 1 Cement Stabilized (4%) Recycled Crushed Concrete Base.****FOB: To be Delivered to job site as requested.**Quantity: 7500 UOM: Tons Price: Total: Item Notes: **Per 2014 TXDOT Specifications 247.2.A3.b****Response Total: \$592,500.00**



Legislation Details (With Text)

File #:	19-0606	Version:	1	Name:	Signatory Authority for ERCOT
Type:	Resolution	Status:		Status:	Consent Agenda
File created:	11/6/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding revisions to the resolution authorizing the City Manager or their designee to be the signatory authority for all standard agreement documents related to the Electric Reliability Council of Texas (ERCOT); Congestion Revenue Rights (CRR); gas hedging bids; and any other power supply related transactions, excluding power supply contracts; for the City of College Station.				
Sponsors:	Timothy Crabb				
Indexes:					
Code sections:					
Attachments:	20191007-ELECTRIC-SIGNATORY AUTHORITY RESOLUTION-CMO v2-redlines accepted				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action regarding revisions to the resolution authorizing the City Manager or their designee to be the signatory authority for all standard agreement documents related to the Electric Reliability Council of Texas (ERCOT); Congestion Revenue Rights (CRR); gas hedging bids; and any other power supply related transactions, excluding power supply contracts; for the City of College Station.

Relationship to Strategic Goals: (Select all that apply)

- Financially Sustainable City
- Core Services and Infrastructure

Recommendation(s):

Staff recommends approval of the revisions to the resolution.

Summary:

College Station is currently registered with ERCOT as a Load Serving Entity (LSE) and Transmission and Distribution Service Provider (TDSP). Because of these registrations, College Station is required by ERCOT to complete standard form agreements as ERCOT Protocols are revised. The documents are not negotiable and cannot be amended except through changes in ERCOT Protocols. Also, the management of the City of College Station's power supply contracts requires ongoing bids and commitments executed by the City of College Station's authorized individual. Since timeliness is required, it is prudent to have an individual designated as the contact who is authorized to execute agreements on behalf of the City of College Station.

Reviewed and Approved by Legal: Yes

Budget & Financial Summary: N/A

Attachments:

1. Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, AUTHORIZING THE CITY MANAGER OR THEIR DESIGNEE, TO BE THE SIGNATORY AUTHORITY FOR ALL STANDARD AGREEMENT DOCUMENTS RELATED TO THE ELECTRIC RELIABILITY COUNCIL OF TEXAS (ERCOT); CONGESTION REVENUE RIGHTS (CRR); GAS HEDGING BIDS; AND ANY OTHER POWER SUPPLY RELATED TRANSACTIONS, EXCLUDING POWER SUPPLY CONTRACTS; FOR THE CITY OF COLLEGE STATION.

WHEREAS, The City of College Station is required by ERCOT to complete standard form agreements as ERCOT Protocols are revised; and

WHEREAS, the City of College Station is required by ERCOT to designate an individual authorized to bind the City of College Station; and

WHEREAS, the City of College Station is a Transmission and Distribution Service Provider (TDSP) and a Load Serving Entity (LSE) as defined in the ERCOT Protocols; and

WHEREAS, all standard form agreements from ERCOT cannot be amended except through changes in the ERCOT Protocols; and

WHEREAS, ERCOT is the Independent Organization certified under §39.151 of the Texas Public Utility Regulatory Act for the ERCOT Region; and

WHEREAS, the management of the City of College Station's Power Supply contracts requires ongoing bids and commitments executed by the City of College Station's authorized individual; now therefore,

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

PART 1: The matters set forth in the preamble are true and correct.

PART 2: The City Council of the City of College Station hereby authorizes the City Manager, or their designee, to execute standard form agreement documents with ERCOT; CRR; gas hedging bids; and any other power supply related transactions, excluding Power Supply Contracts; for the City of College Station, Texas.

PART 3: This Resolution shall be effective immediately upon its adoption.

ADOPTED this the _____ day of _____, 2019.

ATTEST:

APPROVED:

City Secretary

MAYOR

APPROVED:

City Attorney

Legislation Details (With Text)

File #:	19-0609	Version:	1	Name:	Debt Reimbursement Resolution for Information Technology Infrastructure Purchases
Type:	Presentation	Status:		Status:	Consent Agenda
File created:	11/6/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding approving a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt relating to information technology infrastructure purchases..				
Sponsors:	Mary Ellen Leonard				
Indexes:					
Code sections:					
Attachments:	IT Revolver DRR FY20				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action regarding approving a Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt relating to information technology infrastructure purchases..

Relationship to Strategic Goals: (Select all that apply)

1. Core Services and Infrastructure

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

Summary: The City replaces Information Technology infrastructure when it reach its useful lives or becomes obsolete. A revolver amount of debt has been set aside to fund those critical infrastructure needs in the General Government CIP Fund. The "Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt" is necessary for this item because the long term debt that is projected to be issued for this project has not yet been issued. The debt for this project is scheduled to be issued later this fiscal year.

Budget & Financial Summary: Budget in the General Government CIP Fund was \$250,000 of debt proceeds used to purchase security hardware and data storage equipment and software.

Reviewed and Approved by Legal: Yes

Attachments:

1. Debt Reimbursement Resolution

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 \$250,000, for the purpose of paying the aggregate costs of the Project.

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 25th DAY OF November, 2019.

Karl Mooney, Mayor

ATTEST:

Tanya Smith, City Secretary

(Seal)

APPROVED:

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

Exhibit "A"

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

Information Technology Replacement Revolver Project FY 2020 (\$250,000)

These funds are planned to be used for purchase of Information Technology infrastructure critical to the operations of the Technology requirements for the City including security hardware and data storage equipment.

Legislation Details (With Text)

File #:	19-0610	Version:	1	Name:	Historical Marker Packet Application Guidelines
Type:	Presentation	Status:		Status:	Consent Agenda
File created:	11/7/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding the revised City of College Station Historical Marker Application guidelines.				
Sponsors:	David Schmitz				
Indexes:					
Code sections:					
Attachments:	HPC_College Station Historic Marker Application--final redlined from CSO.. (003) HPC_College Station Historic Marker Application--final from CSO.. (003)				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action regarding the revised City of College Station Historical Marker Application guidelines.

Relationship to Strategic Goals:

1. Providing Core Services and Infrastructure
2. Neighborhood Integrity

Recommendation(s): Staff recommends approval of the revised Historical Marker Application guidelines.

Summary: Last reviewed in August 2014, the Historical Preservation Committee is submitting the attached Historical Marker application guidelines for Council approval. The committee revised the document to reflect current practice and policy regarding the application and follow up processes. The red-lined version from Legal has been reviewed and approved by the committee and staff.

Budget & Financial Summary: NA

Reviewed and Approved by Legal: Yes

Attachments:

- ☐ City of College Station Historical Marker application red-lined
- ☐ City of College Station Historical Marker application final



City of College Station Historical Marker Packet

Revised ~~August~~
~~2014~~October~~July~~ 2019

Table of Contents

Guidelines	1
The Marker Process	2
Structure Marker Criteria	3
Subject Marker Criteria	5
Contact Information	6
College Station Historical al Marker Application, general	7
College Station Historical al Marker Application, details	8
<u>Retraction of a Designated Historical Marker</u>	<u>9</u> 10
College Station Historical al Marker Application, supporting documentation	<u>9</u>
<u>Retraction of a Designated Historical Marker</u>	<u>10</u>



City of College Station Historical Marker Guidelines

Revised- ~~2014~~2019

Thank you for your interest in the College Station Historical Marker Program! This program is a project of the College Station Historic Preservation Committee. ~~Though our city is relatively young, the~~ The Committee created this program ~~in order~~ to recognize sites, persons, objects, events, or buildings which are significant to the history of College Station, yet do not meet the criteria for historical al marker designation at the State or Federal level. ~~It is important to note that the College Station Historical Marker Program is separate from the federal inventory of historic properties (National Register of Historic Places), and separate from the state marker program (Official Texas Historical Markers). Information about the federal marker program, as well as the state marker program, may be obtained through the College Station Historic Preservation Committee, or by contacting either the Local History Programs Office or the National Register Programs Office of the Texas Historical Commission.~~

The Historic Preservation Committee requires that certain criteria be met ~~in order~~ to receive approval for a College Station Historical Mmarker. Applications for markers, ~~with payment of the appropriate fees,~~ may be filed submitted in ~~in any one either~~ of two categories: structure/site or subject.

The following information ~~is intended to provide~~ s you ~~with information regarding the~~ criteria ~~and to aid you in the marker application process.~~ ~~Keep in mind when filling out the application that the~~ The purpose of this program is ~~not to be burdensome to the applicant,~~ ~~but~~ to identify and preserve as much information as possible about the history of our city for future generations.

~~We are always here to provide assistance if questions arise.~~

The Marker Process....

~~Nominations~~ Applications may be submitted for a structure/site (home, building, site) or a subject (business, event, topic, person). ~~Interested parties wishing to submit a nomination should complete a~~ An application detailing the significance of the structure/site or subject should provide ~~Supporting documentation, should be collected, and would include including~~ such things as:

- a narrative of the structure/site or subject's importance to the history of College Station
- photographs
- dates of events related to the structure/site or subject
- locations in the city related to the structure/site or subject
- sources from which you obtained your information
- collected oral histories, or any interesting stories associated with the nomination.

The ~~purpose of the~~ documentation ~~is to~~ should provide an accurate, thorough, and lasting record of the history behind the subject of the proposed marker nomination historical marker, ~~and it is important that this be as complete as possible.~~

Once Submit the completed application ~~is completed it will need to be submitted with all~~ supporting documents to the Historic Preservation Committee for approval review.

To mail application: **Historic Preservation Committee
c/o Historic Records Coordinator
P.O. Box 9960
1101 Texas Avenue —
College Station, Texas 77842**

To drop off application: **Municipal Court Building
300 Krennek Tap Road
College Station, Texas 77842
Historic Records Coordinator's Office
Monday through Friday, 8 am- 5 pm.**

~~Once the completed application is received by t~~ The submitted application is reviewed by the
~~The Historic Records Coordinator processes the application is then logged in the system and forwarded forwards it to the~~ to the Staff Liaison for the Historic Preservation Committee for review.
~~The Staff Liaison scans and emails the packet to the Historic Preservation Committee and places on the agenda for consideration. After t~~ The Historic Preservation Committee considers reviews the application, the applicant will be notified of the final decision, and either approves, denies, or requests additional information in order to be considered at a later meeting. If approved, the Staff Liaison orders the Marker, and prepares a letter from the Historic Preservation Committee chair informing the applicant of approval and when to expect the Marker. If denied, the Staff Liaison prepares a letter from the Historic Preservation Committee chair informing the applicant of the denial and why. If more information is requested, the Historic Records Coordinator will provide the necessary research to the Historic

~~Preservation Committee at a later meeting. All applicants will be notified by the committee as soon as a decision is made. If approved, the information submitted will be preserved in the city archives for the future, and to act as a lasting resource for information on why the marker was deemed eligible. Once approved After approval, the Staff Liaison will schedule with the City Secretary the Historic Marker presentation by the Historic Preservation Committee to will normally schedule a presentation of the proposed marker at a the applicant at a regularly scheduled City Council meeting.~~

Please be aware that College Station Historical Markers are for historical interest and educational purposes, and obtaining a marker will not ~~affect~~impose a legal impediment on, in any way, affect your ability to alter or add improvements -to your property or ~~property or~~ structure in compliance with city regulations. ~~In light of this, However,~~ should the City determine the structure/site or structure no longer meets the criteria for which it received historical designation~~future developments compromise the appropriateness of a marker~~, the College Station Historic Preservation Committee may recommend that the historical designation be retracted. reserves the right to retract a marker previously granted. (See Structure Criteria, Item 5.)

Once Approved....

~~Upon approval of a marker application for a structure (home or building), payment for the plaque will be required. The fee for the home or building plaque which you affix to your structure is \$255 and prices are subject to change as vendor costs rise. Once payment is received, a date will be set for you to receive your plaque from the Mayor at a future monthly city council meeting. Your numbered plaque, which is made of cast aluminum and bears the likeness of one of the early College Station depots, can then be affixed to the front of your home or building, and is large enough to be easily visible from the street. Upon approval of a subject marker (event, topic, person, or object), arrangements should be made for the creation of the marker. The text for the marker will be written by a subcommittee of the Historic Preservation Committee. The final text must then be approved by the committee and any city officials that may need to be involved in order for markers to be placed on city property. Subject markers are also numbered and bear the likeness of the early College Station depot. These markers are available in both free-standing or attachable plaque form. The determination of whom should bear the cost of the marker and where the marker will be placed will be determined by the Historic Preservation Committee.~~

Structure/Site Marker e-Criteria

A ~~home-structure~~ or site must be fifty years old or older, ~~AND~~ and meet one of the following requirements:

a. Have historical al significance to the University or to the community

OR

b. Have architectural significance.

Any ~~house or other~~ structure or site over fifty years old and meeting one of the above criteria is eligible for consideration. Structures that are rResidences, businesses, and/or non-profit organizations (including churches) fit within this category. Any site determined to have historical significance fits within this category.

Every house moved from the Texas A&M University campus automatically qualifies for a marker and designation as a historical house.

Approval for a structure/site marker will be based on several areas of significance:

1. **Historical Significance:** A structure/site which has been the site of significant events, or which has hosted the life and labors of important community personalities, whether or not it is of significant architectural importance. Was the structure/site associated with an event or a person important to the local scene?
2. **Architectural Significance:** A structure which is an excellent example of a certain architectural style at a certain time. Is the structure a good example of College Station's architectural style at a given period? Does it display unique architectural details from that period?

3. **Intrinsic Significance:** A structure that was designed or constructed by an important architect or builder, or that utilizes a local building material or product. Was it designed by an important local architect, or built by an important local builder? Did the brick, wood, or windows, etc., come from local sources?

4. **Social Significance:** A structure/site that demonstrates a particular lifestyle in College Station, the A&M community, or Texas. Does the structure/site show a characteristic way in which people lived in this area in the past?

Information ~~you would want to~~ that should be included in ~~you r~~ the documentation: ~~would be:~~

- o _____ the name of the architect and the builder (if known),
- o a description of the building materials used, ~~and~~
- o the year built, ~~and~~
- o ~~Any any~~ interesting stories associated with the structure/site ~~are also welcome.~~

Preservation and Maintenance: The structure must be preserved and maintained in accordance with its historic character. If alterations to the historic structure impact its historic character, then the Historic Preservation Committee may review and ~~reseind retract~~ the historical designation. ~~The marker will remain with the structure, regardless of change in ownership.~~

Upon approval of a marker application for a structure/site (home or building), a non-refundable fee for the marker will be required. The current fee for the marker can be obtained from the offices of the City Parks and Recreation Department. Once payment is received, a date will be set for a presentation of the marker at a city council meeting.

Subject Marker Criteria....

~~A nomination~~An application for a subject marker should meet one or more of the following criteria:

1. **Enterprise:** Must have been in operation at least 20 years although it may have ceased current operations. This will include commercial enterprises, ~~churches, public buildings (city hall, school buildings, cemeteries),~~ and non-profit organizations.
2. ~~_____~~ **Persons:** Must have been deceased at least 20 years, and must be demonstrated to have played a significant part in the development of some aspect of the ~~C~~city's history, including, but not limited to education, government, business, religion, cultural institutions, ethnic or civic leadership, or other aspects of the community that make that person stand out as an historic figure.
3. **Events:** Must have occurred at least 20 years ago. Events slated for historical designation with a marker must be shown to have a lasting impact on the community, or to have been significant in some way to the community beyond trivial interest.
2. ~~**Objects:** Objects can be justified as worthy of marker designation if they in some way contribute to the goals of historic preservation and the promotion of historic interests in the city. An example might be a trolley car that once served the Interurban Railway between College Station and Bryan. Objects that are historic but that do not have intrinsic value to the city's history, are generally not deemed eligible. To be considered, an object must be at least fifty years old, relevant to the city's history, and reasonably permanent to the site.~~
- 3.4. **Topics:** The topic must date back at least ~~fifty~~20 years, and can commemorate a number of historic concerns for the ~~C~~city. Examples might cover such topics as Aggie Muster, Bonfire, or the old Zoo, social, political, ethnic, or religious congregations, clubs, neighborhoods, business districts, early activities, early settlers, Native American presence in the area, etc. The primary criteria for granting a topical marker would be that the topic has played a meaningful part to members of the community in the city's past or present.

Upon approval of a ~~marker application for a subject marker. (person, event, or topic).~~ ~~arrangements should be made for the creation of the marker.~~ a non-refundable fee for the marker will be required. The current fee for the marker can be obtained from the offices of the City Parks and Recreation Department. Once payment is received, a date will be set for a presentation of the marker at a city council meeting.

~~the text of the marker will be determined by~~ The Historic Preservation Committee. ~~The determination of whom should bear the cost of the marker and will determine where the marker will be placed will be determined by the Historic Preservation Committee.~~

The City may on occasion in its sole discretion determine that the historical significance to the community at large is such that the City may justify expending public funds to purchase the historical marker.

Retraction of a Designated Historical Marker

In the event that a designated historical structure is demolished or destroyed, or if it undergoes significant redesign in appearance, or in the event that circumstances are such that the historical significance of a subject marker is compromised, then the City may remove the historical designation and remove the supporting materials from the City's archives. In this case, it is requested that the historical marker be returned to the City of College Station.

~~***If you have a subject or structure which you feel is important enough to warrant historical designation, but does not meet certain criteria, please contact the committee. The subject may be significant enough that approval could be granted regardless.***~~ **Contact Information**

If you have any questions or need help completing your application, please contact:

~~Historic Records~~ Administrator~~Coordinator~~
City Staff Liaison
College Station Historic Preservation Committee
Office: 979-764-3491
Email: HeritageProgram@cstx.gov

To mail application:

Historic Preservation Committee
c/o Historic Records Administrator~~Coordinator~~
Box 9960
1101 Texas Avenue
College Station, Texas 77842

To drop off application:

Historic Records ~~Coordinator~~Administrator's Office
Municipal Court Building
300 Krenek Tap Road
College Station, Texas 77842

~~Again, thank you for your interest, and good luck~~

College Station Historic~~al~~ Marker Application

Revised ~~August 2014~~2019

APPLICANT'S NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____

E-MAIL: _____

I. ~~this~~ This marker ~~nomination~~ application is for a:

A. STRUCTURE MARKER

Structure is a:

_____ (Home/Building)

If a home, was it formerly located on campus? _____ (Yes/No)

Address of structure: _____

Owner's Name, Current Mailing Address, Phone Number & Email address:

(~~979~~) _____

B. SUBJECT MARKER

Historic~~al~~ Marker Application, Historic Preservation Committee, City of College Station,
Texas

This nomination is for:_____

_____(Enterprise/Person/Event/Topic/~~Person/Object~~)

The title of this subject is_____

Is the proposed marker to be placed on public or private property?_____

Address where marker will be placed:_____

II. Describe the significance of this ~~nomination~~proposed historical marker with as much detail as possible:

You may attach additional pages for your narrative, if needed. Be sure to attach supporting documentation to this form.

IVIII. Supporting Documentation

Please attach the following information.

A. Alterations

List any known changes or modifications made to the property throughout its history.

B. Prominent Historical Figures

List any prominent historical figures associated with the property.

C. Property Ownership

List all known owners of the property. Include original owner and subsequent owners.

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

Attach a narrative explanation of the chronological and historical development of the property.

F. Drawings

- Provide a sketch of the current site plan. Include the proposed location of the historical [marker plaque](#).
- Provide a sketch map indicating the nominated property and any related sites.

G. Photographs

Historic

- Provide at least one historic photograph of the property. **Current**
- Provide at least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- Provide at least one photograph of each side of the building.

H. Additional Information

Provide any additional information that supports the application. This may include architectural drawings, letters, oral histories, newspaper/ magazine articles, etc.

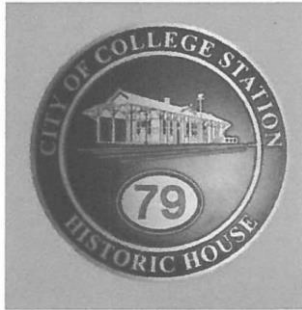
I. References

Attach a list of the books, articles, and other sources used in preparing this form.

The College Station Historic Preservation Committee requests that **structure all plaques-markers are be** mounted on the front facade of the approved building within thirty (30) days of receipt. **The marker will remain with the structure regardless of change in ownership.**

Retraction of a Designated Historical Marker

In the event that a designated historical structure is demolished or destroyed, or if it undergoes significant redesign in appearance, then it is requested that the historical marker be returned to the City of College Station.



***City of College Station
Historical Marker
Packet***

Revised October 2019

Table of Contents

Guidelines	1
The Marker Process	2
Structure Marker Criteria	3
Subject Marker Criteria	5
Contact Information	6
College Station Historical Marker Application, general	7
College Station Historical Marker Application, details	8
Retraction of a Designated Historical Marker	9
College Station Historical Marker Application, supporting documentation	9



City of College Station Historical Marker Guidelines

Revised 2019

Thank you for your interest in the College Station Historical Marker Program! This program is a project of the College Station Historic Preservation Committee. The Committee created this program to recognize sites, persons, objects, events, or buildings which are significant to the history of College Station, yet do not meet the criteria for historical marker designation at the State or Federal level.

The Historic Preservation Committee requires that certain criteria be met to receive approval for a College Station Historical Marker. Applications for markers may be submitted in either of two categories: structure/site or subject.

The following information provides you the criteria to aid in the marker application process. The purpose of this program is to identify and preserve as much information as possible about the history of our city for future generations.

The Marker Process....

Applications may be submitted for a structure/site (home, building, site) or a subject (business, event, topic, person). An application detailing the significance of the structure/site or subject should provide supporting documentation, including such things as:

- a narrative of the structure/site or subject's importance to the history of College Station
- photographs
- dates of events related to the structure/site or subject
- locations in the city related to the structure/site or subject
- sources from which you obtained your information
- collected oral histories, or any interesting stories associated with the nomination.

The documentation should provide an accurate, thorough, and lasting record of the history behind the subject of the proposed historical marker

Submit the completed application with supporting documents to the Historic Preservation Committee for review.

To mail application: **Historic Preservation Committee
c/o Historic Records Coordinator
P.O. Box 9960
1101 Texas Avenue
College Station, Texas 77842**

To drop off application: **Municipal Court Building
300 Krenak Tap Road
College Station, Texas 77842
Historic Records Coordinator's Office
Monday through Friday, 8 am- 5 pm.**

The submitted application is reviewed by the Historic Preservation Committee. After the Historic Preservation Committee reviews the application, the applicant will be notified of the final decision. If approved, the information submitted will be preserved in the city archives. After approval, the Historic Preservation Committee will schedule a presentation of the proposed marker at a City Council meeting.

Please be aware that College Station Historical Markers are for historical interest and educational purposes, and obtaining a marker will not affect your ability to alter or add improvements to your property or structure in compliance with city regulations. However, should the City determine the structure/site or structure no longer meets the criteria for which it received historical designation, the College Station Historic Preservation Committee may recommend that the historical designation be retracted.

Structure/Site Marker Criteria

A structure or site must be fifty years old or older and meet one of the following requirements:

- a. Have historical significance to the University or to the community
- b. Have architectural significance.

Any structure or site over fifty years old and meeting one of the above criteria is eligible for consideration. Structures that are residences, businesses, or non-profit organizations (including churches) fit within this category. Any site determined to have historical significance fits within this category.

Every house moved from the Texas A&M University campus automatically qualifies for a marker and designation as a historical house.

Approval for a structure/site marker will be based on several areas of significance:

1. **Historical Significance:** A structure/site which has been the site of significant events, or which has hosted the life and labors of important community personalities, whether or not it is of significant architectural importance. Was the structure/site associated with an event or a person important to the local scene?
2. **Architectural Significance:** A structure which is an excellent example of a certain architectural style at a certain time. Is the structure a good example of College Station's architectural style at a given period? Does it display unique architectural details from that period?
3. **Intrinsic Significance:** A structure that was designed or constructed by an important architect or builder, or that utilizes a local building material or product. Was it designed by an important local architect, or built by an important local builder? Did the brick, wood, or windows, etc., come from local sources?
4. **Social Significance:** A structure/site that demonstrates a particular lifestyle in College Station, the A&M community, or Texas. Does the structure/site show a characteristic way in which people lived in this area in the past?

Information that should be included in the documentation:

- the name of the architect and the builder (if known),
- a description of the building materials used
- the year built and
- any interesting stories associated with the structure/site

Preservation and Maintenance: The structure must be preserved and maintained in accordance with its historic character. If alterations to the historic structure impact its historic character, then the Historic Preservation Committee may review and retract the historical designation.

Upon approval of a marker application for a structure/site, a non-refundable fee for the marker will be required. The current fee for the marker can be obtained from the offices of the City Parks and Recreation Department. Once payment is received, a date will be set for a presentation of the marker at a city council meeting.

Subject Marker Criteria...

An application for a subject marker should meet one or more of the following criteria:

1. **Enterprise**: Must have been in operation at least 20 years although it may have ceased current operations. This will include commercial enterprises, cemeteries, and non-profit organizations.
2. **Person**: Must have been deceased at least 20 years, and must be demonstrated to have played a significant part in the development of some aspect of the City's history, including, but not limited to education, government, business, religion, cultural institutions, ethnic or civic leadership, or other aspects of the community that make that person stand out as an historic figure.
3. **Event**: Must have occurred at least 20 years ago. Events slated for historical designation with a marker must be shown to have a lasting impact on the community, or to have been significant in some way to the community beyond trivial interest.
4. **Topic**: The topic must date back at least 20 years and can commemorate a number of historic concerns for the City. Examples might cover such topics as Aggie Muster, Bonfire, or the old Zoo, social, political, ethnic, or religious congregations, clubs, neighborhoods, business districts, early activities, early settlers, Native American presence in the area, etc. The primary criteria for granting a topical marker would be that the topic has played a meaningful part to members of the community in the city's past or present.

Upon approval of a marker application for a subject, a non-refundable fee for the marker will be required. The current fee for the marker can be obtained from the offices of the City Parks and Recreation Department. Once payment is received, a date will be set for a presentation of the marker at a city council meeting. The Historic Preservation Committee will determine where the marker will be placed. The City may on occasion in its sole discretion determine that the historical significance to the community at large is such that the City may justify expending public funds to purchase the historical marker.

Retraction of a Designated Historical Marker

In the event that a designated historical structure is demolished or destroyed, or if it undergoes significant redesign in appearance, or in the event that circumstances are such that the historical significance of a subject marker is compromised, then the City may remove the historical designation and remove the supporting materials from the City's archives. In this case, it is requested that the historical marker be returned to the City of College Station.

Contact Information

If you have any questions or need help completing your application, please contact:

Historic Records Administrator
City Staff Liaison
College Station Historic Preservation Committee
Office: 979-764-3491
Email: HeritageProgram@cstx.gov

To mail application:

Historic Preservation Committee
c/o Historic Records Administrator
Box 9960
1101 Texas Avenue
College Station, Texas 77842

To drop off application:

Historic Records Administrator's Office
Municipal Court Building
300 Krenek Tap Road
College Station, Texas 77842

College Station Historical Marker Application

Revised 2019

APPLICANT'S NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____

EMAIL: _____

I. This application is for a:

A. STRUCTURE MARKER

Structure is a: _____ (Home/Building)

If a home, was it formerly located on campus? _____ (Yes/No)

Address of structure: _____

Owner's Name, Current Mailing Address, Phone Number & Email address:

B. SUBJECT MARKER

This nomination is for: _____ (Enterprise/Person/Event/Topic)

The title of this subject is _____

Is the proposed marker to be placed on public or private property? _____

Address where marker will be placed: _____

II. Describe the significance of this proposed historical marker with as much detail as possible:

You may attach additional pages for your narrative, if needed. Be sure to attach

*Historical Marker Application, Historic Preservation Committee, City of College Station,
Texas*

supporting documentation to this form.

III. Supporting Documentation

Please attach the following information.

A. Alterations

List any known changes or modifications made to the property throughout its history.

B. Prominent Historical Figures

List any prominent historical figures associated with the property.

C. Property Ownership

List all known owners of the property. Include original owner and subsequent owners.

D. Tenant History

List all known tenants of the property throughout its history.

E. Narrative History

Attach a narrative explanation of the chronological and historical development of the property.

F. Drawings

- Provide a sketch of the current site plan. Include the proposed location of the historical marker.
- Provide a sketch map indicating the nominated property and any related sites.

G. Photographs

- Provide at least one historic photograph of the property.
- Provide at least one current photograph of the property illustrating in its surrounding context. For example, photograph the streetscape in which the building is included.
- Provide at least one photograph of each side of the building.

H. Additional Information

Provide any additional information that supports the application. This may include architectural drawings, letters, oral histories, newspaper/ magazine articles, etc.

I. References

Attach a list of the books, articles, and other sources used in preparing this form.

The College Station Historic Preservation Committee requests that structure markers be mounted on the front facade of the approved building within thirty (30) days of receipt. The marker will remain with the structure regardless of change in ownership.

Legislation Details (With Text)

File #:	19-0624	Version:	1	Name:	Circle T PDD Amendment
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	11/11/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:		Final action:	
Title:	Public Hearing, presentation, discussion, and possible action 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 and R Rural to PDD Planned Development District for approximately 3 acres being a portion of Jackson Estates Phase One, Block 1, Lot 1 generally located southwest of the intersection of Rock Prairie Road West and Holleman Drive South.				
Sponsors:	Jade Broadnax				
Indexes:					
Code sections:					
Attachments:	Ordinance Circle T Background Information Vicinity, Aerial, Small Area Map Conceptual Plan Landscape Plan Applicant's Supporting Information Rezoning Map				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Public Hearing, presentation, discussion, and possible action 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 and R Rural to PDD Planned Development District for approximately 3 acres being a portion of Jackson Estates Phase One, Block 1, Lot 1 generally located southwest of the intersection of Rock Prairie Road West and Holleman Drive South.

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): The Planning & Zoning Commission heard this item at their November 21, 2019 Regular meeting. A written Final Report of the Planning & Zoning Commission will be available at the City Council meeting. Staff recommends approval of the rezoning.

Summary: This request is to increase the size of the site and modify the PDD Concept Plan, more specifically to include an increase to the zoning boundary of approximately 0.8 acres, which proposes modifying the previously approved 8,000 square foot multi-tenant commercial building to two separate 5,600 square foot commercial buildings. Commercial Building One will be developed first, and limited to Suburban Commercial uses, while Commercial Building Two will be developed second

and limited to Convenience Store/Fuel Sales uses. The associated Landscape Plan provides an additional 0.2 acres of reforested area to serve as private detention and drainage, with that approved on the previous Concept Plan and Landscape Plan.

REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:

The subject property is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. The existing PDD Planned Development District zoning uses a base zoning of GC General Commercial with modifications to the General Commercial standards to make the PDD zoning similar to the character of the SC Suburban Commercial district. The primary change requested with the rezoning request is to modify the Concept Plan which currently depicts a single 8,000 square foot multi-tenant commercial building, and instead provide for two separate 5,600 square foot commercial buildings. Commercial Building One as identified on the Concept Plan will be developed first, and limited to Suburban Commercial uses, while Commercial Building Two will be developed second and limited to Convenience Store/Fuel Sales uses. The objective of this revision is to provide a 300 foot distance separation (as required per Code of Ordinances) between Commercial Building Two and River Bend Elementary School in order to permit alcohol sales to be conducted in Commercial Building Two. The number and location of buffer plantings is identical to the 2017 Concept Plan and Landscape plan, however the proposed Landscape Plan provides additional reforested area to be utilized for drainage and private detention.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The request to expand the zoning boundary provides additional site area to develop two commercial buildings rather than one, with Convenience Store/Fuel Sales being proposed as a stand-alone use. According to the Code of Ordinances, no person shall sell or engage in the business of selling an alcoholic beverage where the place of business of such person is within 300 feet of any church, public school or public hospital. To ensure adequate distance to River Bend Elementary, the property owner intends to plat two separate lots, with the future Block 1, Lot 2 including Commercial Building One, and the future Block 1, Lot 3 including Commercial Building Two. Given the current site includes one platted lot, a replat will be required to further subdivide the property to the applicant's desired configuration.

This provision seeks to improve the subject property's compatibility with nearby properties compared to existing conditions. Property located to the east across Holleman Drive South is currently developed as a manufactured home park in the Extraterritorial Jurisdiction (ETJ). The property to the west and south is the Jackson Hole Driving Range - developed as a permitted use in the R Rural zoning district. When the driving range developed, a little over 300 feet along Rock Prairie Road West was left for future development. To the north, across Rock Prairie Road West, an elementary school was recently constructed and the Mission Ranch subdivision is being developed as a Restricted Suburban single-family subdivision. The PDD is a compatible fit as a transitional use between the surrounding existing developments (i.e., Jackson Hole Driving Range and the Rolling Ridge Manufactured Home Community).

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

In 2015, City Council approved the rezoning from SC Suburban Commercial to PDD Planned Development District for a portion of this property. The previously approved Concept Plan

proposed a 1-acre “preserve area” as identified on the Concept Plan, to be kept in its natural state that runs parallel to Holleman Drive South. This “preserve area” was meant to act as a buffer for the manufactured home community located across Holleman Drive South, and to minimize the intensity of the proposed commercial development.

In 2017, 0.31 acres of this preserve area was disturbed and several trees and underbrush were removed, as depicted on the 2017 Concept Plan. The applicant amended the Concept Plan to propose additional plantings to mitigate the landscaping that was removed from the preserve area. The applicant is now proposing a change in site layout that has resulted in a slightly reconfigured Concept Plan and Landscape Plan, which allows for additional preserve area that will also serve as private detention.

4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

Water service will be provided by the Wellborn Special Utilities District. A fire flow analysis meeting minimum requirements of the BCS Unified Design Guidelines will be required with the replat process. An on-site sewer facility (septic system) will be required to sewer the development, as there are no sewer lines near the property. The septic system must be installed and maintained in accordance with Brazos County Health Department regulations. Drainage is generally to the south/southeast within the Hope’s Creek Drainage Basin. There is no FEMA regulated floodplain identified on the tract, however a Hopes Creek tributary runs through the property. The development will be required to comply with the City’s drainage ordinance.

The subject property is located at the intersection of two thoroughfares. It has frontage to Rock Prairie Road West, which is designated as a future 4-lane Major Arterial, and frontage to Holleman Drive South, which is designated as a future 4-lane Minor Arterial. Both thoroughfares are currently constructed as 2-lane rural section roadways though a City capital project completed earlier in 2019 which improved the Rock Prairie Road West/Holleman Drive South intersection to 4 lanes with turn lanes as part of the Holleman Drive South widening project to the north. The widening of Rock Prairie Road West to the east of the intersection toward Wellborn Road has been designed and will begin construction after approvals are received from Union Pacific Railroad. A traffic impact analysis (TIA) is not required as the proposed use falls below the threshold of generating 150 trips or more in the peak hour.

5. The marketability of the property:

Located adjacent to an existing commercial use, and bounded by major and minor arterials as identified on the Thoroughfare Plan, the subject tract is marketable for commercial uses. The existing PDD zoning district allows for commercial uses that cater both to nearby residents and to the larger community.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed land uses as well as access points external and internal to the property. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General:

This request is to rezone approximately 3 acres from PDD Planned Development District and R Rural to PDD Planned Development District with a base zoning of GC General Commercial. The request proposes to modify the Concept Plan to increase the site area to include an additional 0.8 acres of land. This will allow the proposed convenience store associated with the fuel sales to be located 300 feet away from the existing elementary school (upon replat approval). Additionally, this reconfiguration allows for an additional 0.2 acres of reforested area, as shown on the updated Concept Plan and associated Landscape Plan. The applicant is proposing to carry forward the current PDD Standards, which includes commercial uses, where 50% are intended for Fuel Sales/Convenience Store use with a fuel canopy on the property. The Concept Plan designates the 5,600 square foot Commercial Building One for uses permitted in SC Suburban Commercial, and the 5,600 square foot Commercial Building Two for Fuel Sales/Convenience Store uses. A maximum of four (4) dispensers (8 vehicle spaces) are permitted for the Fuel Sales/Convenience Store.

Additional Standards and Community Benefits of the current PDD include:

- Buffer yards 25' wide and 20' wide along the west and south property lines, respectively;
- Approximate 0.8-acre "preserve area" located within the property's northeast corner and approximate 0.20-acre "preserve area" located within the property's southeast corner to provide for natural buffer and screening will be planted with the first phase of development. Minor underbrush clearing will be permitted;
- No free-standing signs. Low-profile monument signs only, located at each driveway entrance, will be permitted (four feet maximum height including company logo and digital display of fuel sale prices);
- Site lighting restricted to twenty (20) feet maximum height, utilizing LED directional lights;

- Suburban Commercial requirements will be used for the roof, architectural standards, and mechanical equipment screening.
- Maximum building height of thirty (30) feet.

Modification Requested: The PDD proposes additional site area and a 3,200 square foot increase in the total commercial building area, but limits commercial activity related to fuel sales to Commercial Building Two (5,600 square feet). It also provides an additional 0.2 acres of reforested area as shown on the updated Concept Plan and associated Landscape Plan.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Background Information
3. Vicinity Map, Aerial, & Small Area Map
4. Concept Plan
5. Landscape Plan
6. Applicant's Supporting Information
7. Rezoning Map

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 4 “ZONING DISTRICTS,” SECTION 4.2, “OFFICIAL ZONING MAP” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING APPROXIMATELY 3 ACRES BEING A PORTION OF JACKSON ESTATES PHASE ONE, BLOCK 1, LOT 1, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF ROCK PRAIRIE ROAD WEST AND HOLLEMAN DRIVE SOUTH CERTAIN PROPERTIES AS DESCRIBED 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 Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”, Exhibit “B”, Exhibit “C”, and Exhibit “D”** 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.

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 _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2, “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

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

**METES AND BOUNDS DESCRIPTION
OF A
3.027 ACRE TRACT
JACKSON ESTATES, PHASE ONE
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1, BLOCK 1, JACKSON ESTATES, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 9762, PAGE 159 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF ROCK PRAIRIE ROAD WEST (100' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 8.0000 ACRE TRACT AS DESCRIBED BY A DEED TO EDNA FAYE GOODMAN RECORDED IN VOLUME 6525, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 (Y:10191793.14, X:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009946886359 (CALCULATED USING GEOID12B);

THENCE: N 41° 46' 38" E ALONG THE SOUTHEAST LINE OF ROCK PRAIRIE ROAD WEST FOR A DISTANCE OF 565.06 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 41° 46' 38" E CONTINUING ALONG THE SOUTHEAST LINE OF ROCK PRAIRIE ROAD WEST FOR A DISTANCE OF 199.04 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 500.00 FEET;

THENCE: CONTINUING ALONG THE SOUTHEAST LINE OF ROCK PRAIRIE ROAD WEST AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 18' 49" FOR AN ARC DISTANCE OF 107.46 FEET (CHORD BEARS: N 47° 56' 02" E - 107.25 FEET) TO THE END OF SAID CURVE ON THE WESTERLY LINE OF HOLLEMAN DRIVE S. (VARIABLE WIDTH R.O.W.);

THENCE: S 22° 03' 48" E ALONG THE WESTERLY LINE OF HOLLEMAN DRIVE S. FOR A DISTANCE OF 528.67 FEET, FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE WESTERLY LINE OF HOLLEMAN DRIVE S. MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF A CALLED 2.56 ACRE TRACT AS DESCRIBED BY A DEED TO HELEN WILLIAMS RECORDED IN VOLUME 4989, PAGE 201 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 22° 03' 48" E FOR A DISTANCE OF 446.55 FEET;

THENCE: S 68° 09' 24" W THROUGH SAID LOT 1 FOR A DISTANCE OF 280.98 FEET TO THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 21° 50' 36" W CONTINUING THROUGH SAID LOT 1 FOR A DISTANCE OF 403.16 FEET TO THE POINT OF BEGINNING CONTAINING 3.027 ACRES OF LAND AS SURVEYED ON THE GROUND.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

[\\JOBS\19-244\19-244 ZONING.docx](#)



REVISED 09-12-19

Exhibit B

The proposed PDD Planned Development District zoning uses a base zoning district of GC General Commercial. The development is intended to provide general commercial uses including fuel sales with modifications to be more aligned with the SC Suburban Commercial zoning district. The Concept Plan includes two commercial buildings. Commercial building number one will be 5,600 square feet reserved for uses permitted in SC Suburban Commercial. Commercial building number two will be approximately 5,600 square feet intended for fuel sales/ convenience store and a fuel canopy. A maximum of four (4) dispensers (8 vehicle spaces) is permitted for in relation to the fuel sales/convenience store.

Meritorious Modifications

1. Approximate 5,600 square-foot commercial building number one will comply with uses permitted by SC Suburban Commercial District;
2. Remaining 5,600 square-foot commercial building number two reserved for Fuel Sales (Fuel Canopy with four Multiple Product Dispenser MPDs = eight vehicle spaces);

Community Benefits and Additional Enhancements

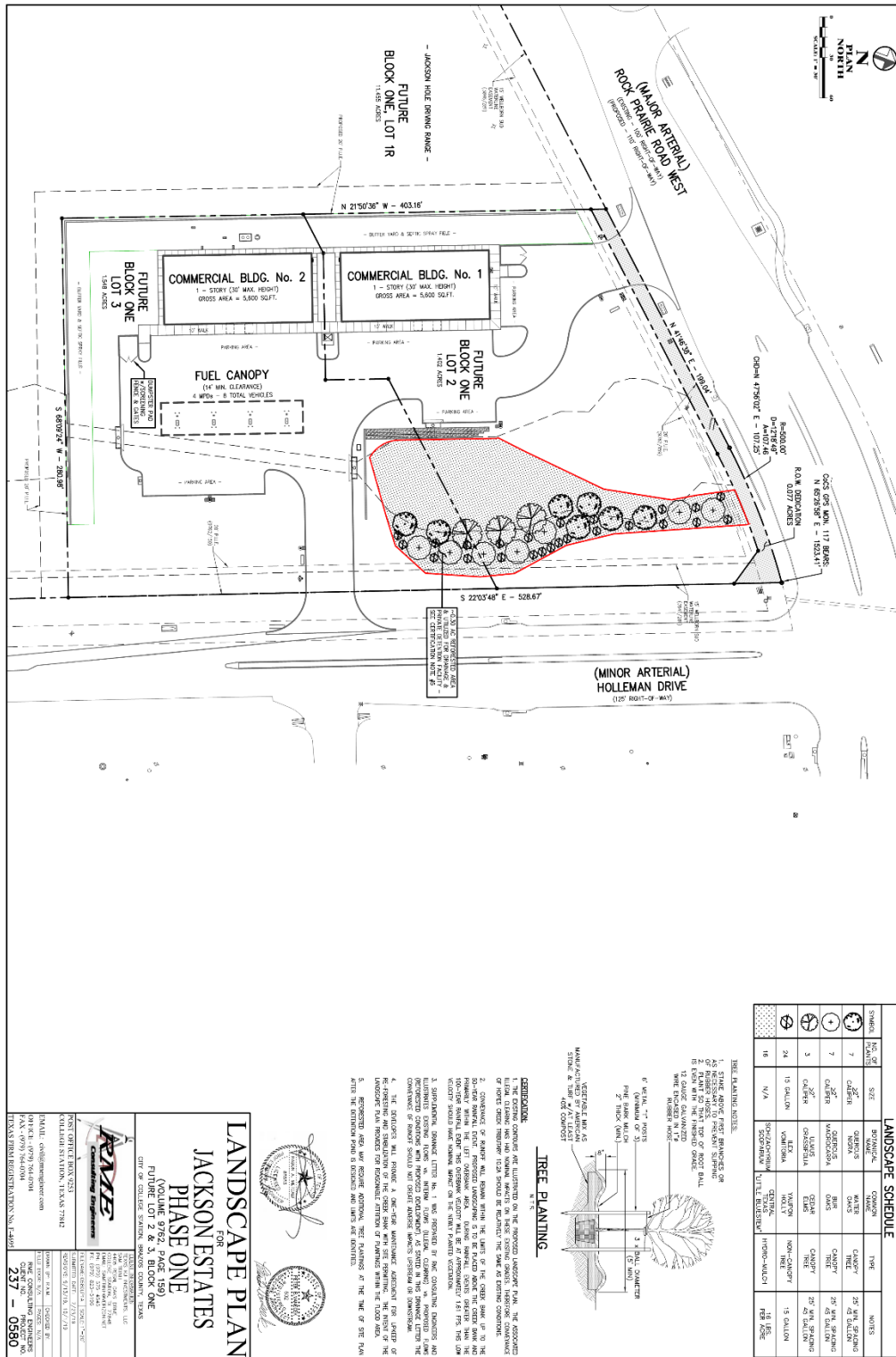
The following community benefits, additional enhancements or improvements have been identified:

1. Buffer yards of 25' wide and 20' wide along the west and south property lines respectively;
2. Approximate 0.8 acre "preserve area" located within the property's northeast corner and approximate 0.20 acre "preserve area" located within the property's southeast corner to provide for natural buffer and screening will be planted with the first phase of development. Minor underbrush clearing will be permitted;
3. No free-standing signs. Low-profile monument signs only, located at each driveway entrance, will be permitted (four feet maximum height including company logo and digital display of fuel sale prices);
4. Site lighting restricted to twenty (20) feet maximum height, utilizing LED directional lights;
5. Suburban Commercial requirements will be used for the roof, architectural standards, and mechanical equipment screening.
6. Maximum building height of thirty (30) feet.

Exhibit C – Concept Plan



Exhibit D – Landscape Plan



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 21, 2019

Advertised Council Hearing Date: November 25, 2019

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: 5

Contacts in support: None

Contacts in opposition: None

Inquiry contacts: None

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Rock Prairie Road West – 4 Lane Major Arterial		Rock Prairie Road West – 2 Lane Rural Section Roadway
South	Restricted Suburban	R Rural	Vacant
East	Holleman Drive South – 4 lane Minor Arterial		Holleman Drive South – 2 Lane Rural Section Roadway
West	Restricted Suburban	R Rural	Driving Range

DEVELOPMENT HISTORY

Annexation: March 2008

Zoning: A-O Agricultural Open upon annexation (2008)
Renamed R Rural (2013)
SC Suburban Commercial (2015)
PDD Planned Development District (2015)
PDD Planned Development District (2017)

Final Plat: Jackson Estates Subdivision, Phase One (2010)

Site development: A portion of the property is developed as a golf driving range.

VICINITY MAP



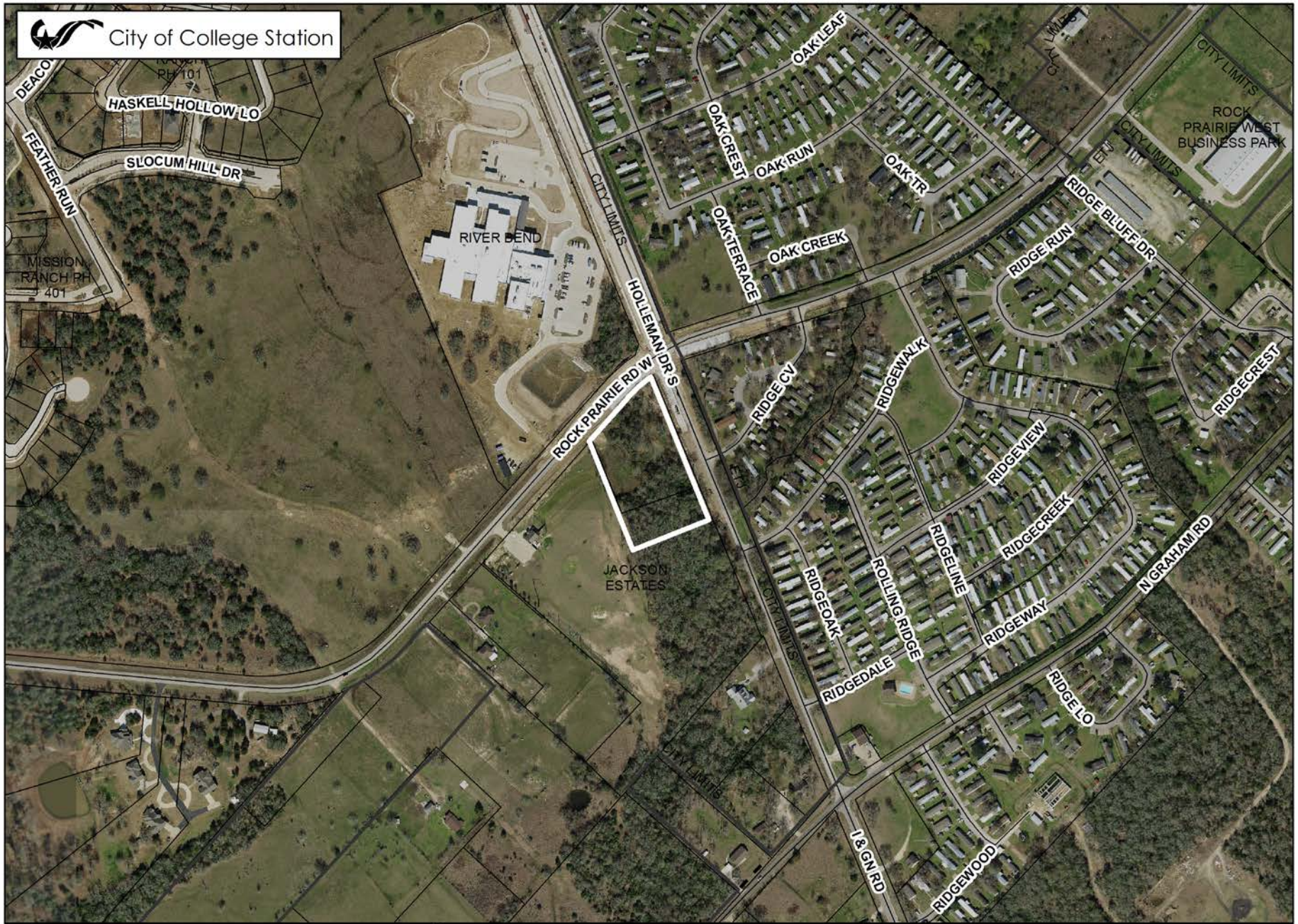
**CIRCLE "T" - HOLLEMAN & ROCK PRAIRIE
REZ2019-000011**

0 1.25 2.5 Miles

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



0 425 850 Feet

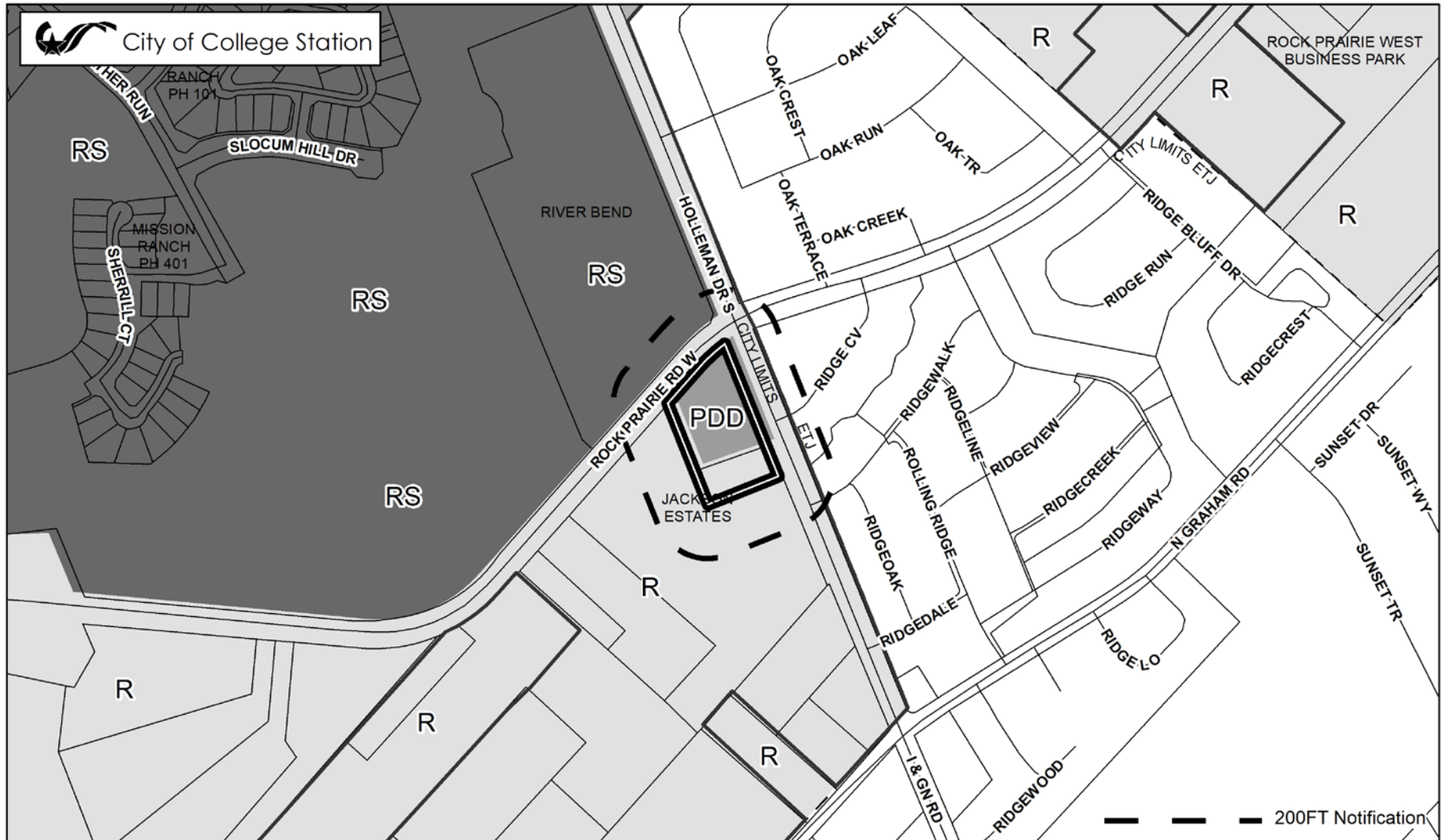
**CIRCLE "T" - HOLLEMAN &
ROCK PRAIRIE**

Case:
REZ2019-000011

REZONING



City of College Station



ZONING DISTRICTS (In Grayscale)

Residential

R	Rural	MF	Multi-Family
WE	Wellborn Estate	MU	Mixed-Use
E	Estate	MHP	Manufactured Home Pk.
WRS	Wellborn Restricted Suburban		
RS	Restricted Suburban		
GS	General Suburban		
D	Duplex		
T	Townhome		

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 500 1,000 Feet

**CIRCLE "T" - HOLLEMAN &
ROCK PRAIRIE**

Case:
REZ2019-000011

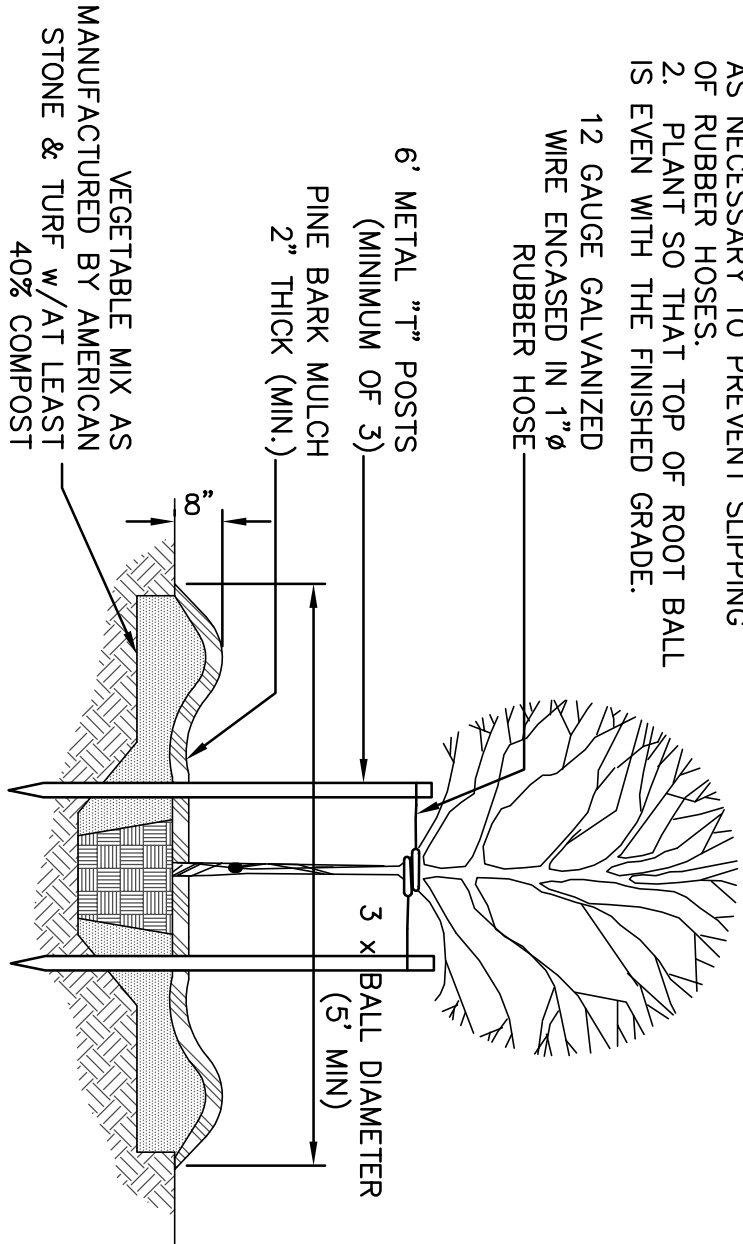
REZONING



LANDSCAPE SCHEDULE				
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME
	7	2 1/2" CALIPER	QUERCUS NIGRA	WATER OAKS
	7	2 1/2" CALIPER	QUERCUS MACROCARPA	BUR OAKS
	3	2 1/2" CALIPER	ULMUS CRASSIFOLIA	CEGAR ELMS
	15	GALLON	ILEX VOMITORIA	YAU-PON HOLLY
	N/A	N/A	SCHIZACHYRIUM SCOPARIUM	CENTRAL TEXAS "LITTLE BLUESTEM"
	16	N/A		HYDRO-MULCH
				16 LBS. PER ACRE

TREE PLANTING NOTES:

1. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY TO PREVENT SLIPPING OF RUBBER HOSES.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
- 12 GAUGE GALVANIZED WIRE ENCASED IN 1" RUBBER HOSE



TREE PLANTING

N.T.S.

CERTIFICATION:

1. THE EXISTING CONTOURS ARE ILLUSTRATED ON THE PROPOSED LANDSCAPE PLAN. THE ASSOCIATED ILLEGAL CLEARING HAS HAD NOMINAL IMPACTS ON THESE EXISTING GRADES. THEREFORE CONVEENICE OF HORPES CREEK TRIBUTARY 10.2A SHOULD BE RELATIVELY THE SAME AS EXISTING CONDITIONS.
2. CONVEENICE OF RINOFF WILL REMAIN WITHIN THE LIMITS OF THE CREEK BANK UP TO THE 50-YEAR RAINFALL EVENT. PROPOSED LANDSCAPING IS TO BE PLACED ABOVE THE CREEK BANK AND PRIMARLY WITHIN THE LEFT OVBEBANK AREA. DURING RAINFALL EVENTS GREATER THAN THE 100-YEAR RAINFALL EVENT THIS OVBEBANK VELOCITI WILL BE AT APPROXIMATELY 1.61 FPS. THIS LOW VELOCITI SHOULD HAVE NOMINAL IMPACT ON THE NEWLY PLANTED VEGETATION.
3. SUPPLEMENTAL DRAINAGE LETTER No. 1 WAS PREPARED BY RME CONSULTING ENGINEERS AND ILLUSTRATES EXISTING FLOWS vs. INTERIM FLOWS (ILLEGAL CLEARING vs. PROPOSED FLOWS (REFORESTED CONDITIONS WITH PROPOSED DEVELOPMENT), AS STATED IN THIS DRAINAGE LETTER THE CONVEENICE OF RINOFF SHOULD NOT CREATE ADVERSE IMPACTS UPSTREAM OR DOWNSTREAM.
4. THE DEVELOPER WILL PROVIDE A ONE-YEAR MAINTENANCE AGREEMENT FOR UNKEEP OF RE-FORESTING AND STABILIZATION OF THE CREEK BANK WITH SITE PERMITTING. FOR THE INTENT OF THE LANDSCAPE PLAN PROVIDES FOR REASONABLE ATTRITION OF PLANTINGS WITHIN THE FLOOD AREA.
5. REFORESTED AREA MAY REQUIRE ADDITIONAL TREE PLANTINGS AT THE TIME OF SITE PLAN AFTER THE DETENTION POND IS DESIGNED AND LIMITS ARE IDENTIFIED.

LANDSCAPE PLAN
FOR
JACKSON ESTATES
PHASE ONE
(VOLUME 9/762, PAGE 159)
FUTURE LOT 2 & 3, BLOCK ONE
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842

EMAIL: civil@rmeengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

DATE INFORMATION
SAM TRINH
4405 RECAL OAKS DRIVE
COLLEGE STATION, TEXAS 77842
PH: (979) 575-4545
FX: (979) 823-5196

FILENAME: 0980.P1A | SCALE: 1" = 20'
SUBMITTED DATE: 7/23/19
REVISIONS: 9/13/19, 10/1/19

DRAWN BY: R.A.W. | CHECKED BY:
FIELD BOOK: N/A | PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
237 - 0580



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: CIRCLE T - HOLLEMAN & ROCK PRAIRIE

Address: 3751 ROCK PRAIRIE RD W

Legal Description: JACKSON ESTATES PH 1, BLOCK 1, LOT 1 (PT OF)

Total Acreage: 3.02

Applicant: RME Consulting Engineers

Property Owner: TEXAS KJ INVESTMENTS LLC

List the changed or changing conditions in the area or in the City which make this zone change necessary.

See previous application. Same as original submission. Site currently zoned for a convenience store with fuel pumps. Proposed use is not changing. Requested changes are limited to additional landscaping in the buffer area.

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Yes.

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

Same as original submission. The "light" commercial uses (i.e. Jackson Hole Driving Range & this subject development) will provide reasonable transitional uses to the Restricted Residential on the north side of Rock Prairie Road West.

Explain the suitability of the property for uses permitted by the rezoning district requested.

Same as original submission. This type of development is a compatible fit for transitional uses between the surrounding existing developments (i.e. driving range and manufactured home community).

Explain the suitability of the property for uses permitted by the current zoning district.

Same as original submission. This type of development is a compatible fit for transitional uses between the surrounding

existing developments (i.e. driving range and manufactured home community).

Explain the marketability of the property for uses permitted by the current zoning district.

Same as original submission.N/A

List any other reasons to support this zone change.

Same as original submission.Existing land features help to provide a desirable Suburban Commercial development.

These desirable conditions are as follows: (1) The existing creek traverses the property and is parallel to Holleman Drive. This natural feature will provide an approx.. 120' wide buffer with the "adjacent" manufactured home community.

(2) USACE restrictions will minimize disturbance to the existing tributary. (3) These natural features will minimize the intensity of the Suburban Commercial Development. (4) The "light" commercial uses (i.e. Jackson Hole Driving Range & this subject development) will provide reasonable transitional uses to the Restricted Residential on the north side of Rock Prairie Road West.

Building Heights.

Same as original submission.Less than 30'.

Proposed Drainage.

Same as original application. Site development of this tract will require a floodplain model (for purposes of "better data") to ensure proper drainage. Additional detention will be provided to adequately discharge site runoff to pre-development runoff rates.

Variations Sought.

See attached PDD Zoning and Concept Map Document. Proposed uses is not changing.

Community Benefits.

Same as original submission. See Attached PDD Zoning and Concept Plan document.

Sustained Stability.

Same as original submission. Multiple buffering, screening and other development restrictions have been added to the PDD Concept Plan to help minimize a "commercial" feel to the surrounding community. Also, the CG Usage has been limited to 50% of the proposed building. Orientation of the structure, and fuel canopy, was considered to help minimize commercial visual impacts. Thus it is believe that these efforts will maintain the "spirit" of a SC Type development yet allow for GC fuel pumps at the C-store.

Conformity.

No changes to the proposed uses. Requested changes include additional landscaping in the buffer area.

Compatibility with use.

Same as original submission. Coupled with proposed Concept Plan restrictions the existing land features help to provide a desirable Commercial development. These desirable conditions are as follows: (1) The existing creek traverses the property and is parallel to Holleman Drive. This natural feature will provide an approx. 120' wide buffer with the "adjacent" manufactured home community. (2) USACE restrictions will minimize disturbance to the existing tributary. (3) These natural features will minimize the intensity of the Commercial development. (4) The "light" commercial uses (i.e. Jackson Hole Driving Range & this subject development) will provide reasonable transitional uses to the Restricted Residential on the north side of RPRW.

Access to Streets.

Right-in and right-out access will be provided via Rock Prairie Road West and Holleman Road.

Public Improvements.

Same as original submission. Not applicable.

Public Health.

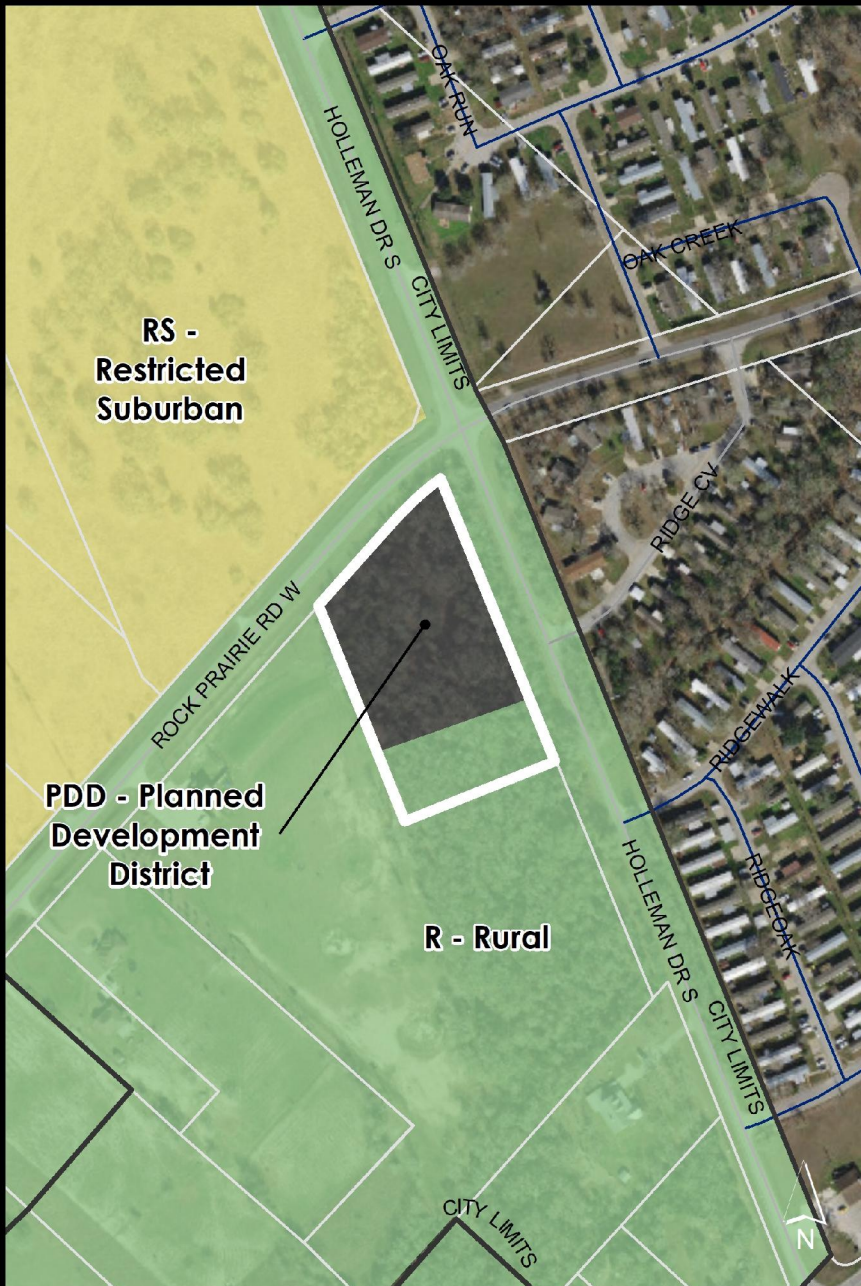
Same as original submission. The existing creek traverses the property and is parallel to Holleman Drive. This natural

feature will provide an approx. 120' wide buffer with the "adjacent" manufactured home community.

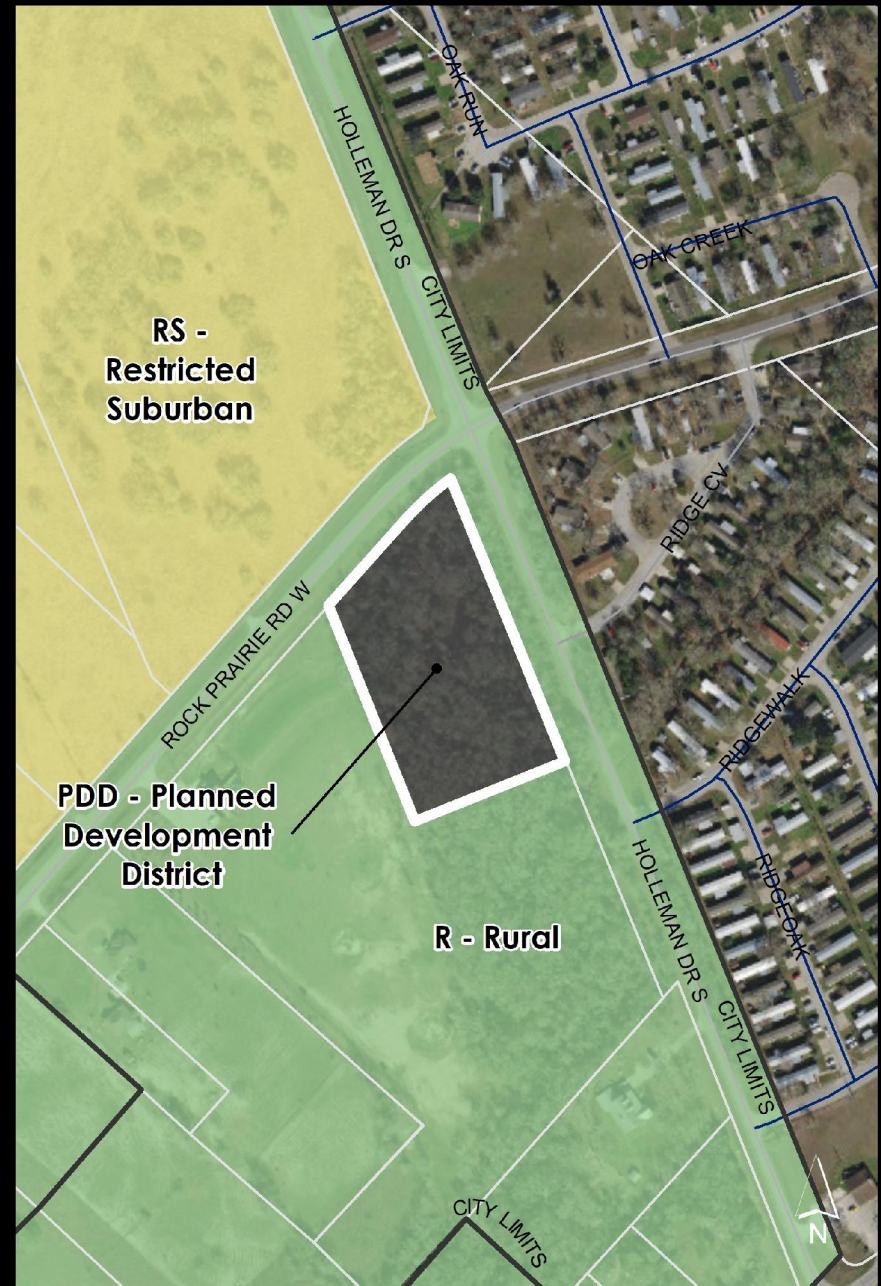
Safety.

N/A.

EXISTING Zoning



PROPOSED Zoning





Legislation Details (With Text)

File #:	19-0616	Version:	1	Name:	PD Change Order
Type:	Change Order	Status:		Status:	Agenda Ready
File created:	11/11/2019	In control:		In control:	City Council Regular
On agenda:	11/25/2019	Final action:		Final action:	
Title:	Presentation, discussion, and possible action regarding a change order decreasing the amount of the Construction Manager at Risk Contract with Vaughn Construction, LLC by \$762,010 for the New Police Station Project.				
Sponsors:	Emily Fisher				
Indexes:					
Code sections:					
Attachments:	CO 3 rev				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action regarding a change order decreasing the amount of the Construction Manager at Risk Contract with Vaughn Construction, LLC by \$762,010 for the New Police Station Project.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of this change order.

Summary: This change order will partially release funds from Preconstruction Services, Work Remaining to Procure, Buyout Savings, and Contractor Contingency for work items that been successfully purchased, or otherwise mitigated through September 2019 for construction of the new police station.

Budget & Financial Summary: Budget in the amount of \$29,500,000 is included for this project in the General Government Capital Improvement Projects Fund. A total of \$26,988,157 has been expended or committed to date. The proposed deductive change order will reduce the encumbered amount by \$762,010.

Attachments:

1. Signed Change Order

CHANGE ORDER NO. 3		DATE: November 5, 2019	Contract Nos. 18300367 & 18300367-2	
P.O.# 18204022/18206631		PROJECT: GG1604 Police Department		

OWNER: City of College Station P.O. Box 9960 College Station, Texas 77842	CONTRACTOR: Vaughn Construction, LLC Ph: 979.260.7600 Fax:
---	---

PURPOSE OF THIS CHANGE ORDER:

A. There was a \$90,000 pre-construction fee included with the GMP Amendment #1. Only \$68,519 of the \$90,000 was expended, thus leaving a balance of \$21,481. This change order reduces the contract amount by this amount.

B. This change order also provides the partial release of funds from Work Remaining to Procure, Buyout Savings, and Contractor Contingency for work items that have been successfully purchased or otherwise mitigated through the project to date.

ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
1	LS	Pre-construction fee reduction				(\$21,481.00)
2	LS	Partial release of funds				(\$740,529.00)
					TOTAL	(\$762,010.00)

THE NET AFFECT OF THIS CHANGE ORDER IS 3 % DECREASE

LINE 1 (PO 18206631/41379971-6411)	(\$21,481.00)	
LINE 2 (PO 18204022/41379971-6411)	(\$740,529.00)	
	\$0.00	
TOTAL CHANGE ORDER	(\$762,010.00)	
ORIGINAL CONTRACT AMOUNT	\$24,833,300.00	
Pre-construction fee reduction	(\$21,481.00)	
Partial release of funds	(\$740,529.00)	
REVISED CONTRACT AMOUNT	\$24,071,290.00	-3% TOTAL CHANGE

ORIGINAL CONTRACT TIME	479	Days
Time Extension No. 1	8	Days
Time Extension No. 2	2	Days
Time Extension No. 3	5	Days
Revised Contract Time	494	Days

SUBSTANTIAL COMPLETION DATE	28-Feb-20
REVISED SUBSTANTIAL COMPLETION DATE	14-Mar-20

APPROVED

A/E CONTRACTOR Date CONSTRUCTION CONTRACTOR Date PROJECT MANAGER Date CITY ENGINEER Date	DEPARTMENT DIRECTOR Date ASST CITY MGR - CFO Date CITY ATTORNEY Date CITY MANAGER Date
--	--



Legislation Details (With Text)

File #: 19-0626 **Version:** 1 **Name:** Experience Bryan-College Station Appointment
Type: Appointment **Status:** Agenda Ready
File created: 11/13/2019 **In control:** City Council Regular
On agenda: 11/25/2019 **Final action:**
Title: Presentation, discussion, and possible action regarding an appointment to the board of Experience Bryan-College Station.
Sponsors: Tanya Smith
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Presentation, discussion, and possible action regarding an appointment to the board of Experience Bryan-College Station.

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): None

Summary: The Brazos Valley Convention and Visitors Bureau (CVB), now Experience Bryan-College Station was formed in 2003 to enhance economic and social growth in the Brazos Valley by marketing, promoting, developing and coordinating tourism, conventions, sports, and hospitality opportunities in the area. Under the CVB's newly adopted bylaws, the City Council appoints six (6) directors of which two (2) may be city council members. Councilmember Jerome Rektorik currently serves as one of the directors on the EBCS . Councilmember Rektorik's term expires October 2021, but he will be stepping down. The new council appointee would fill Councilmember Rektorik's unexpired two year term.

Budget & Financial Summary: None

Attachments: None