



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Special Meeting

Monday, March 19, 2018

6:00 PM

Council Chambers

1. Call meeting to order.

2. [18-0204](#) Public Hearing, presentation, possible action, and discussion regarding the proposed annexation of approximately 65 acres located on the west side of the City, generally located in the vicinity of Rock Prairie Road West, Holleman Drive South, and North Graham Road.

Sponsors:

Simms

Attachments:

[Map of Annexation Areas](#)

[Annexation Impacts - Summary Report](#)

3. [18-0215](#) Presentation, possible action, and discussion regarding supplemental funding to the Chamber of Commerce for the Chamber Day Luncheon.

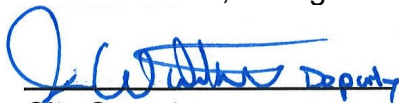
Sponsors:

Mayor Mooney

4. 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 March 15, 2018 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 #:	18-0204	Version:	1	Name:	1st Annexation Public Hearing
Type:	Annexation	Status:		Status:	Agenda Ready
File created:	3/7/2018	In control:		In control:	City Council Special Meeting
On agenda:	3/19/2018	Final action:		Final action:	
Title:	Public Hearing, presentation, possible action, and discussion regarding the proposed annexation of approximately 65 acres located on the west side of the City, generally located in the vicinity of Rock Prairie Road West, Holleman Drive South, and North Graham Road.				
Sponsors:	Lance Simms				
Indexes:					
Code sections:					
Attachments:	Map of Annexation Areas Annexation Impacts - Summary Report				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding the proposed annexation of approximately 65 acres located on the west side of the City, generally located in the vicinity of Rock Prairie Road West, Holleman Drive South, and North Graham Road.

Relationship to Strategic Goals:

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

Recommendation(s): The Planning & Zoning Commission heard this item on 15 February 2018 and voted 7-0 to recommend approval of the proposed annexation.

Summary: This is the first of two required public hearings held by the City Council prior to initiating annexation proceedings for four areas totaling approximately 65 acres on the west side of the City, generally located in the vicinity of Rock Prairie Road West, Holleman Drive South, and North Graham Road. Prior to the public hearings, staff will present an overview of the Annexation Service Plan. Hard copies of the Annexation Service Plan will be available at both public hearings. The Annexation Service Plan will also be available on the City's website prior to the public hearings.

The purpose of the public hearings is to give individuals the opportunity to express their views regarding the proposed annexation and the Annexation Service Plan. Council is not expected to take any action at the public hearings.

Background

In 2007, the City entered into numerous non-annexation agreements with the respective property owners in the Extraterritorial Jurisdiction (ETJ). The agreements contained a ten-year term and expired in November of 2017. In October of 2017, Staff asked the City Council for direction regarding the expiring non-annexation agreements. In some cases, the City Council directed staff to offer property owners another non-annexation agreement. However, the Council also directed Staff to proceed with the annexation of approximately 65 acres on the west side of the City after the agreements expired (see attached map).

Following is a brief timeline for the annexation process:

- October 2017 - The City Council directed Staff to proceed with the annexation process
- January 2018 - The City Council adopted an ordinance establishing the public hearing dates and authorizing staff to prepare the annexation service plan
- February 2018 - The Planning & Zoning Commission considered this item and voted unanimously to recommend annexation
- March 2018 - The City Council holds two annexation public hearings (one on 19 March and another on 22 March)
- April 2018 - The City Council is scheduled to take final action on the annexation

In terms of annexation planning, all four areas have the potential to accommodate future growth on the west side of the City. Area 1 is completely surrounded by the City while Area 2 is surrounded by the City on three sides. Areas 3 and 4 contain future thoroughfares which will provide needed connectivity on the west side of the City.

Again, the City Council is not expected to take any action at either public hearing. Final action on the annexation ordinance is scheduled for the Council's regular meeting on April 26, 2018.

Budget & Financial Summary: A fiscal impact analysis will be provided prior to final action on the annexation ordinance.

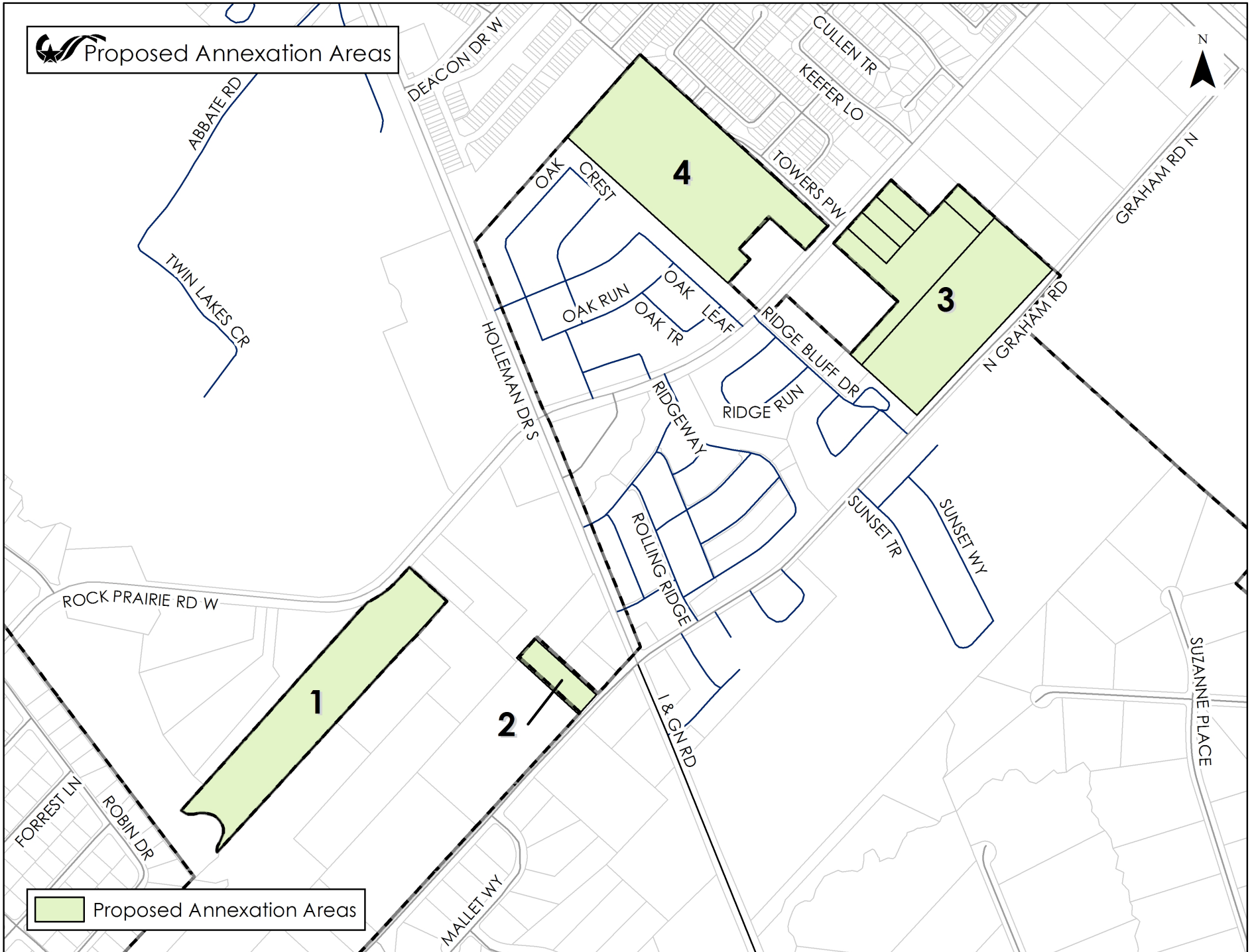
Legal Review: Yes

Attachments:

1. Map of Annexation Areas
2. Annexation Summary Report



Proposed Annexation Areas



Proposed Annexation Areas

Annexation Service Impacts



Summary Report

March 2018

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Background

There are many reasons a city considers annexation. These include securing a tax base, utility extensions, implementing planned land uses and thoroughfares, providing for a safe built environment, protecting sensitive lands, preserving unique areas, and affording room for future growth. Historically, annexation has been a very important factor in sustaining the population growth of Texas cities and it continues to serve as a critical component of the city's growth management strategy. Legislative changes at the state level have made annexations more difficult for Texas cities and there are many considerations when employing this strategy.

An important part of any annexation consideration is the anticipated impact caused on the City's service delivery systems and this report is intended to provide a summary of impacts by department.

Area Description

A map of the four areas currently under consideration for annexation under the exempt status is included as Appendix "A". A general description of the area is provided below:

The proposed annexation area contains approximately 65 acres, three dwelling units, and has an estimated population of eight residents. The annexation areas are located on the west side of the City, generally located in the vicinity of Rock Prairie Road West, Holleman Drive South, and North Graham Road. Annexation area three contains approximately .25 miles of public roadway (North Graham Road).

Annexation Considerations

Growth Management and Capacity

Chapter Eight of the City's Comprehensive Plan addresses Growth Management & Capacity. The purpose of Chapter Eight is to establish the necessary policy guidance and associated strategies to enable the City to manage its ongoing physical growth and development in a sensible, predictable, and fiscally-responsible manner. In terms of future annexations, Chapter Eight contains Map 8.1 (Potential Annexation Priorities and Phasing) and Table 8.1 (Annexation Considerations). Table 8.1 provides the following reasons to consider annexing the areas:

- Area(s) adjacent to the City on two or more sides;
- Provides undeveloped or underdeveloped area for future growth;
- Located within the CSISD boundary;
- Health and life safety concerns (building and fire code enforcement, emergency response, etc.)

Other Planning Considerations

Annexation of the proposed areas should be also be considered to enable land use control and provide effective thoroughfare planning.

Other Service Providers

The proposed annexation areas are totally within the Wellborn Special Utility District's water service area and currently served by that entity. The areas are also completely within the electric service territory of Bryan Texas Utilities.

Capacity to Annex

Chapter 43 of the Texas Local Government Code allows cities to annex up to ten percent of its size in any given year. This amount is allowed to be accrued and for up to three years. Currently, College Station may annex up to approximately 9,700 acres. The total acreage under consideration with this proposal is approximately 65 acres or less than one percent of the area allowed to be annexed by State law.

Annexation Impacts

The service impacts of annexation typically include police services, fire protection, emergency medical services, solid waste collection, public right-of-way maintenance, utility maintenance (as applicable), code enforcement, development services, and building permitting and inspections. The Departments responsible for these services have provided information to assess the potential impact of annexing the area under consideration. Following is a summary of the anticipated impacts:

Police Services

The area proposed for annexation will have a minimal impact on the Police Department's ability to provide services. The land uses, as proposed, do not create a need for more officers at this time and should pose minimal budget implications. Should development continue in the proposed annexation areas, there is a possibility that beats will have to be restructured to adequately distribute the additional workload. If the workload becomes unmanageable and response times increase to an unacceptable level, the need for an additional beat will become a necessity. The Police Department will monitor the area and respond appropriately to the demand for emergency services.

Fire Services

Annexation of the area will have a moderate impact on the Fire Department's service levels. As with any potential annexation there will be impacts on the Fire Department's ability to deliver services within designated drive times. A future fire station (number seven) is proposed to be located near the annexation area. The Fire Department has a 3,000-gallon water tanker and a grass firefighting truck which places the Department in a better position to effectively respond to off-road areas and other areas not adequately covered by fire hydrants. The Fire Department will continue to work with the Brazos County Emergency Services Districts through existing mutual aid agreements to protect newly-annexed areas as growth occurs.

Solid Waste Collection

The proposed annexation area can be served by the Sanitation Division without additional personnel or collection equipment. Existing homes in the annexation area that are currently served by private waste service providers may elect to have the City provide solid-waste collection immediately after annexation or continue to use a private provider for a period of two years after the effective annexation date.

Public Works – Thoroughfares and Street Maintenance

Annexing the proposed area will have a minimum impact on the City's ability to maintain streets and drainage. The proposed annexation includes approximately .25 miles of public roadway (North Graham Road). Following annexation, Public Works will monitor the area and respond appropriately to any increased demand for services.

Building Permits and Inspections

Building plans review and building inspections for the areas under consideration can be provided without adversely impacting current service levels.

Code Enforcement

Code Enforcement services for the areas under consideration can be provided without adversely impacting current service levels.

Planning

The proposed exempt annexation areas will not adversely impact current planning service levels. The Planning and Development Services Department currently services this property by way of administration of Article 8, Subdivision Design and Improvements of the CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE. Upon annexation, planning and development services will expand to include other portions of the UNIFIED DEVELOPMENT ORDINANCE as applicable.

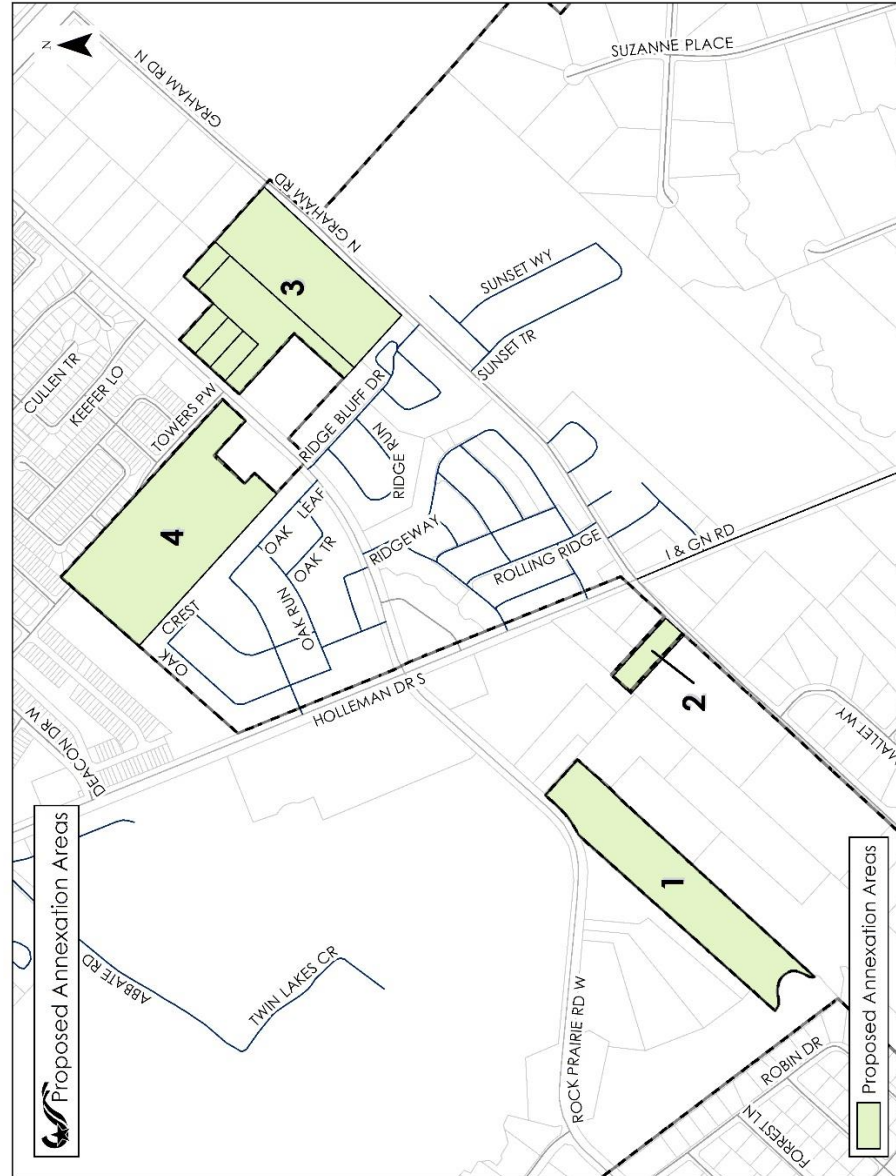
Wastewater

Wastewater service is currently available to annexation area four. Should the annexation service plan reveal a need for additional wastewater service to the areas, additional infrastructure and/or the expansion of existing facilities may be required.

Transportation

Annexation areas three and four contain thoroughfares identified on the City's Thoroughfare Plan. New thoroughfares typically occur as part of the development/redevelopment process or through the City's Capital Improvement Projects process.

Appendix A





Legislation Details (With Text)

File #: 18-0215 **Version:** 1 **Name:** Chamber of Commerce Day Luncheon
Type: Presentation **Status:** Agenda Ready
File created: 3/13/2018 **In control:** City Council Workshop
On agenda: 3/19/2018 **Final action:**
Title: Presentation, possible action, and discussion regarding supplemental funding to the Chamber of Commerce for the Chamber Day Luncheon.
Sponsors: Karl Mooney
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding supplemental funding to the Chamber of Commerce for the Chamber Day Luncheon.

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Staff requesting direction from Council.

Summary: This is a request for supplemental funding to the Chamber of Commerce for the Chamber Day Luncheon.

Budget & Financial Summary: The Chamber of Commerce receives \$25,000 from the city in our current budget and is requesting supplemental funding in the amount of \$750 for the Chamber Day luncheon.

Attachments: N/A