



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, February 8, 2018

4:00 PM

City Hall Council Chambers

1. Call meeting to order.
2. Executive Session will be held in the Administrative Conference Room.

Consultation with Attorney {Gov't Code Section 551.071};

Possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

Litigation

- a. 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
- b. 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
- c. 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

Real Estate {Gov't Code Section 551.072};

Possible action. The City Council may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Northgate Parking Garage

Personnel {Gov't Code Section 551.074};

Possible action. The City Council may deliberate the appointment, employment, evaluation,

reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. Council Self Evaluation
- b. City Manager
- c. Construction Board of Adjustments
- d. Zoning Board of Adjustments

5:00 p.m.

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

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

5. [18-0076](#) Presentation, possible action, and discussion on the status of the Capital Improvement Plan including recommended projects from the Citizens Advisory Committee.

Sponsors: Fisher

6. [18-0109](#) Presentation, possible action, and discussion on the Texas Weekend of Remembrance special event slated for May 25-27, 2018 (Memorial Day Weekend). The presentation will cover the background, mission, and event details.

Sponsors: Wood

7. [18-0094](#) Presentation, possible action, and discussion regarding a City-initiated rezoning to remove the Krenek Tap Overlay zoning district from all properties currently under the district.

Sponsors: Hitchcock

Attachments: [Aerial](#)

8. [18-0095](#) Presentation, possible action, and discussion regarding an overview of current community notification requirements and practices for cases involving a public hearing.

Sponsors: Simms

Attachments: [Required Public Notices](#)
[Required Hearings and Reviewing Body](#)

9. [18-0102](#) Presentation, possible action, and discussion regarding non-residential landscaping standards.

Sponsors: Lazo

10. [18-0108](#) Presentation, possible action, and discussion of a possible travel budget for representation from the College Station City Council to

attend meetings of the Gulf Coast Strategic Highway Coalition.

Sponsors: Smith

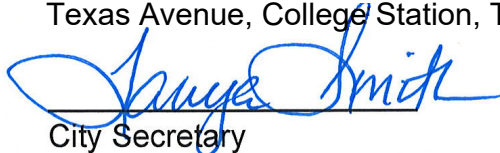
11. Council Calendar - Council may discuss upcoming events.

12. 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, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Experience Bryan-College Station, Design Review Board, Economic Development Committee, FBT/Texas Aggies Go to War, 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 Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Transportation and Mobility Committee, TAMU Economic Development, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Walk with the Mayor, YMCA, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

13. 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 February 2, 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 #:	18-0076	Version:	1	Name:	Status of Capital Improvement Plan
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	1/20/2018	In control:		In control:	City Council Workshop
On agenda:	2/8/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion on the status of the Capital Improvement Plan including recommended projects from the Citizens Advisory Committee.				
Sponsors:	Emily Fisher				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on the status of the Capital Improvement Plan including recommended projects from the Citizens Advisory Committee.

Relationship to Strategic Goals:

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

Recommendation(s): Staff recommends Council receive the presentation.

Summary: N/A

Budget & Financial Summary: N/A

Attachments: N/A



Legislation Details (With Text)

File #:	18-0109	Version:	1	Name:	Texas Weekend of Remembrance Special Event Workshop Agenda
Type:	Report	Status:			Agenda Ready
File created:	1/29/2018	In control:			City Council Workshop
On agenda:	2/8/2018	Final action:			
Title:	Presentation, possible action, and discussion on the Texas Weekend of Remembrance special event slated for May 25-27, 2018 (Memorial Day Weekend). The presentation will cover the background, mission, and event details.				
Sponsors:	JD Wood				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on the Texas Weekend of Remembrance special event slated for May 25-27, 2018 (Memorial Day Weekend). The presentation will cover the background, mission, and event details.

Relationship to Strategic Goal: Core Services and Infrastructure

Recommendation(s): Parks and Recreation staff, local and non-local veterans, military personnel, and TAMU staff recommend approval of Texas Weekend of Remembrance to continue with the planning process.

Summary: Texas Weekend of Remembrance is a time for military members, veterans and their families to come together and honor the memory of their lost loved ones through camaraderie and commemoration of their sacrifice. This event will become a precursor to Memorial Day and restore its original intent by allowing everyone to show their pride and respect to the men and women who have paid the ultimate price.

Budget & Financial Summary: Hotel Occupancy Tax Funds

Attachments:

1. Texas Weekend of Remembrance PowerPoint Presentation

Legislation Details (With Text)

File #:	18-0094	Version:	1	Name:	City-Initiation Rezoning - Krenek Tap Overlay
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	1/24/2018	In control:		In control:	City Council Workshop
On agenda:	2/8/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding a City-initiated rezoning to remove the Krenek Tap Overlay zoning district from all properties currently under the district.				
Sponsors:	Molly Hitchcock				
Indexes:					
Code sections:					
Attachments:	Aerial				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a City-initiated rezoning to remove the Krenek Tap Overlay zoning district from all properties currently under the district.

Relationship to Strategic Goals:

- Good Governance
- Diverse Growing Economy

Recommendation(s): Receive Staff's presentation and provide direction as desired.

Summary: This item originated with the 2017 Planning & Zoning Commission's Plan of Work item to help streamline the Unified Development Ordinance (UDO). The concept of deleting of the Krenek Tap Overlay zoning district from the UDO is supported by Staff and the Planning & Zoning Commission, but such an ordinance amendment would necessitate the rezoning of all properties currently under the overlay to remove its application.

The Krenek Tap Overlay zoning district was adopted in 2004 to enhance the views along Krenek Tap Road and create a sense of identity for the City, not only along the municipal property but along Krenek Tap Road itself. At the time, the City was pursuing the City Centre Concept for the development of the municipal property. The overlay heightens the development standards for all properties along Krenek Tap (including single-family) by requiring parking to be located behind structures and placing limitations on façade and fence materials and roof and signage options. The overlay is applied to all property from the Krenek Tap right-of-way and back 750 feet in each direction.

Budget & Financial Summary: N/A

Attachments:

1. Aerial with boundaries of the Krenek Tap Overlay



Legislation Details (With Text)

File #:	18-0095	Version:	1	Name:	Public Hearing Notifications
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	1/24/2018	In control:		In control:	City Council Workshop
On agenda:	2/8/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding an overview of current community notification requirements and practices for cases involving a public hearing.				
Sponsors:	Lance Simms				
Indexes:					
Code sections:					
Attachments:	Required Public Notices Required Hearings and Reviewing Body				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of current community notification requirements and practices for cases involving a public hearing.

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): The Planning & Zoning Commission heard this item on 21 December 2017 and asked staff to explore ways to improve the signage placed on the subject property. Otherwise, the Commission felt like our current notification process is working well.

Summary: This item is in response to a future agenda item requested by the City Council. This item was also part of the Planning & Zoning Commission's Plan of Work. Under "educational/informational items", the Commission's Plan of Work states, "Review current community notification requirements and practices for cases involving a public hearing". The purpose of the information provided below is to provide an overview of the types of public hearing notifications provided by the City, whether required or discretionary.

Required Notifications

When an item requiring a public hearing is to be considered by the Planning & Zoning Commission, the City is legally required to:

- Post the meeting agenda on the City's official website
- Post the meeting agenda at City Hall at least 72 hours before the meeting
- Publishing a notice in The Eagle at least 15 days prior to the meeting; and,

- Mail a notice to property owners within 200 feet of the parcel under consideration at least 15 days prior to the meeting (applies to rezonings, conditional use permits, ZBA variances, and certain replats).

At a minimum, the Unified Development Ordinance (UDO) requires that published and mailed notices provide:

- The general location of the land that is the subject of the application;
- The substance of the application, including the magnitude of proposed development and the current zoning district;
- The time, date, and location of the public hearing; and
- A phone number to contact the City

Discretionary/Courtesy Notifications

Based on past direction from the City Council, staff also provides public hearing notifications that exceed the UDO requirements. For example, in addition to the notifications outlined above, registered homeowner/neighborhood associations are notified of rezoning requests when the parcel under consideration is located nearby. Also, as a standard practice, staff places public hearing signs on the parcel under consideration. The sign provides the Planning & Development Services' contact information and the type of case being considered (e.g., comprehensive plan amendment, rezoning, variance, or replat).

Neighborhood Meetings

Lastly, it is important to note that staff also encourages applicants to proactively reach out to adjacent neighborhoods and host an informational meeting before a comprehensive plan amendment or rezoning request is considered by the P&Z Commission and City Council. These meetings have proven beneficial to date and provide a forum for the applicant to present an overview of the proposed development or request while seeking feedback from neighboring residents. The applicant often chooses to amend their proposal to address concerns raised by those attending the informational meeting. Recent examples include the Aggieland Outfitters rezoning and the University Town Center comprehensive plan amendment/rezoning. City staff is also available to attend these informational meetings as needed or requested.

Budget & Financial Summary: N/A

Attachments:

1. UDO Section - Required Public Notices
2. UDO Section - Required Hearings and Reviewing Bodies

Unified Development Ordinance Section 3.2.G

G. Required Public Notice.

1. Summary of Notice Required.

Notice shall be required for development review as shown in the following table.

Application Type	Published	Mailed	Agenda Posted
Comprehensive Plan Amendment	X		X
Zoning Map Amend. (Rezoning)	X	X	X
UDO Text Amendment	X		X
Conditional Use Permit	X	X	X
Subdivision - Replats*	X*	X*	X
Design District - Site Plan/Bldg.			X
Certificate of Appropriateness			X
Certificate of Demolition (No economically viable use)	X	X	X
Variances - ZBA	X	X	X
Appeals - Site Plan & Driveway			X
Waiver - Subdivision Design			X
Waiver - Buffer Requirements			X
Administrative Appeals	X		X
Development Exaction Appeal			X

* Only when required per the Texas Local Government Code.

Unified Development Ordinance Section 3.2.G.4

4. Required Hearings and Reviewing Body.

The following table illustrates the types of review requiring a public hearing and the review body responsible for conducting the hearing.

Application Type	Zoning Board of Adjustment	Landmark Commission	Planning and Zoning Commission	City Council
Comprehensive Plan Amendment			X	X
Zoning Map Amendment (Rezoning)			X	X
Zoning Map Amendment (Rezoning - Historic Preservation Overlay District)		X	X	X
Certificate of Demolition (No economically viable use)		X		
UDO Text Amendment			X	X
Conditional Use Permit			X	X
Subdivision*			X	
Variances - ZBA	X			
Administrative Appeals	X			
Development Exaction Appeal			X	X**

* Only when required per the Texas Local Government Code.

** Request is considered by Council only if Planning and Zoning Commission's decision is appealed.

Legislation Details (With Text)

File #:	18-0102	Version:	1	Name:	Non-Residential Landscaping Standards
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	1/26/2018	In control:		In control:	City Council Workshop
On agenda:	2/8/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding non-residential landscaping standards.				
Sponsors:	Rachel Lazo				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding non-residential landscaping standards.

Relationship to Strategic Goals:

- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): The Planning & Zoning Commission heard this item at their December 21, 2017 meeting and recommended approval of the proposed changes.

Summary: As part of the 2017 Plan of Work, City Council and Planning and Zoning Commission directed staff to review current city landscaping requirements, including streetscaping and buffer standards. Staff was also directed to explore options for water-conserving landscaping.

Staff received feedback from stakeholders in the development community, neighborhood associations, and the general public on this item through two public meetings held in a “come and go” format on August 30, 2017. On September 21, 2017, the Planning and Zoning Commission heard the results of the stakeholder meetings and endorsed staff’s general recommendations at the time. The Planning & Zoning Commission heard the item again at their December 21, 2017 meeting and recommended that staff proceed with the following changes:

- Encouraging drought tolerant irrigation by increasing the landscaping point credit from 10 percent to 20 percent for water-conserving irrigation systems.
- Providing an extra 50 percent increase in landscaping points for Texas native plants.
- Incentivizing the retention of older/larger trees by doubling the point values for each protected tree.
- Creating administrative flexibility to waive buffer requirements adjacent to common area, and exempting buffers adjacent to FEMA 100-year floodplain.
- Allowing Staff to adjust buffer width up to 5 feet if the applicant is providing above and beyond minimum requirements for screening.

- Removing the double landscape point requirements for building plots over 15 acres.
- Removing the heightened 2.5-inch caliper tree requirement for building plots over 15 acres and allow these sites to meet the 2-inch caliper tree requirement of other sites.
- Providing water conserving landscaping options, such as xeriscaping in lieu of sod.
- Requiring buffer by developed/proposed use instead of by zoning district.

Staff is seeking direction from City Council on the aforementioned items before moving forward with the development of ordinance language.

Budget & Financial Summary: N/A

Attachments: N/A

Legislation Details (With Text)

File #:	18-0108	Version:	1	Name:	Gulf Coast Strategic Highway Coalition
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	1/29/2018	In control:		In control:	City Council Workshop
On agenda:	2/8/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion of a possible travel budget for representation from the College Station City Council to attend meetings of the Gulf Coast Strategic Highway Coalition.				
Sponsors:	Tanya Smith				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion of a possible travel budget for representation from the College Station City Council to attend meetings of the Gulf Coast Strategic Highway Coalition.

Relationship to Strategic Goals:

- Diverse Growing Economy
- Improving Mobility

Recommendation(s): N/A

Summary: During the January 11th Workshop meeting Council requested there be a item to discuss an increase in the travel/training budget to accommodate hotel stay, travel and registration fee for the Gulf Coast Strategic Highway Coalition.

Budget & Financial Summary: **(Waiting on #'s to update the coversheet)**

Attachments: N/A