



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, February 9, 2017

5:00 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. Charlton F. Clayton v. City of College Station; Case: 4:16-cv-03485 in the US District Court for the Southern District of Texas Houston Division

6:00 p.m.

3. Take action, if any, on Executive Session.
4. Presentation, possible action and discussion on items listed on the consent agenda.
5. [16-0827](#) Presentation, possible action, and discussion regarding information received in response to Request for Information 17-013 - Affordable Housing Development and consideration of City support for one or more applications by housing developers for the allocation of 2017 9% Low Income Housing Tax Credits (LIHTC) though the process managed by the Texas Department of Housing and Community Affairs (TDHCA).

Sponsors:

Eller

Attachments:

[Proposed Development Location Map](#)

6. [17-0050](#) Presentation, possible action, and discussion regarding the Suburban Commercial zoning district.

Sponsors: Simms

Attachments: [SC Fact Sheet](#)

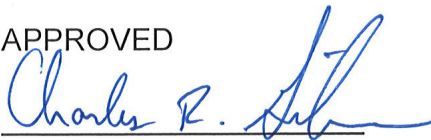
7. Council Calendar - Council may discuss upcoming events.

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

9. Adjourn

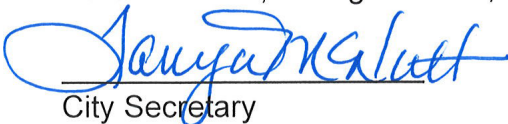
The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED



City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 3, 2017 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least

two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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

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

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

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



Legislation Details (With Text)

File #:	16-0827	Version:	2	Name:	Tax Credit Application Support
Type:	Resolution	Status:		Status:	Agenda Ready
File created:	12/27/2016	In control:		In control:	City Council Workshop
On agenda:	2/9/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding information received in response to Request for Information 17-013 - Affordable Housing Development and consideration of City support for one or more applications by housing developers for the allocation of 2017 9% Low Income Housing Tax Credits (LIHTC) though the process managed by the Texas Department of Housing and Community Affairs (TDHCA).				
Sponsors:	Debbie Eller				
Indexes:					
Code sections:					
Attachments:	Proposed Development Location Map				

Date	Ver.	Action By	Action	Result
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Presentation, possible action and discussion regarding information received in response to Request for Information 17-013 - Affordable Housing Development and consideration of City support for one or more applications by housing developers for the allocation of 2017 9% Low Income Housing Tax Credits (LIHTC) though the process managed by the Texas Department of Housing and Community Affairs (TDHCA).

Relationship to Strategic Goals: (Select all that apply)

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

Recommendation(s): Staff recommends discussion and consideration by City Council regarding City support for one or more applications by housing developers for the allocation of 2017 9% Low Income Housing Tax Credits (LIHTC) through the process managed by the Texas Department of Housing and Community Affairs (TDHCA).

Summary:

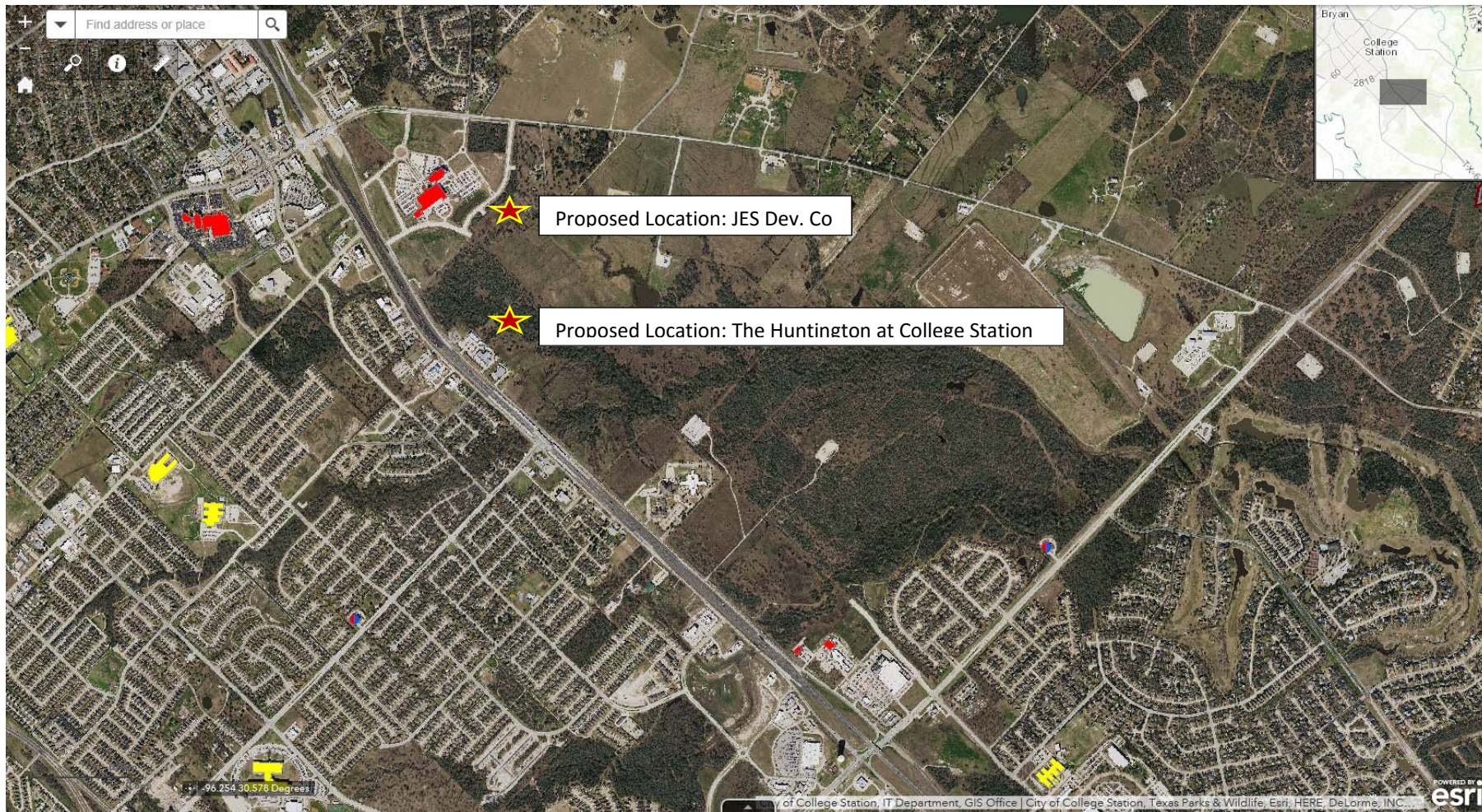
Staff will provide a presentation regarding the current rental housing market conditions in College Station, the demonstrated need for more affordable/workforce rental units, a summary of Fair Housing requirements, a summary of the 9% LIHTC allocation process managed by the Texas Department of Housing and Community Affairs, and details regarding the submissions in response to Request for Information (RFI 17-013) - Affordable Housing Development.

The RFI was released on November 4 with a due date of December 9, 2016. Six (6) responses were received by the deadline. Staff will present information regarding all submissions and provide a recommendation to City Council for City support of one or more applications through the LIHTC allocation process. Following direction from City Council, a resolution of support will be included as a future agenda item.

The 2015 Consolidated Plan and Annual Action Plan identify Rental Housing as a High Priority need for the low-to-moderate income individuals and families, elderly and disabled populations of College Station. The FY 2017 Action Plan and adopted budget allocated funds for acquisition and/or infrastructure costs related to the support of activities to develop new affordable housing units. Staff will request direction regarding the commitment of Community Development Block Grant funds in an amount not to exceed \$889,687.00 to facilitate the support and development of affordable housing in College Station.

Budget & Financial Summary: Community Development Block Grant funds allocated in the FY2017 Budget and Action Plan for Acquisition and/or Infrastructure Activities

Attachments:
Location Map



Legislation Details (With Text)

File #: 17-0050 **Version:** 1 **Name:** Suburban Commercial Zoning District
Type: Presentation **Status:** Agenda Ready
File created: 1/26/2017 **In control:** City Council Workshop
On agenda: 2/9/2017 **Final action:**
Title: Presentation, possible action, and discussion regarding the Suburban Commercial zoning district.
Sponsors: Lance Simms
Indexes:
Code sections:
Attachments: [SC Fact Sheet](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Suburban Commercial zoning district.
Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): Receive staff presentation and provide feedback and/or direction as desired.

Summary: At the request of the City Council under “future agenda items”, this workshop presentation will provide background and history on the development of the Suburban Commercial (SC) zoning district. Staff will also provide an overview of the uses and design standards associated with the SC zoning district and seek feedback and/or direction regarding any changes to the SC zoning district.

Budget & Financial Summary: N/A

Attachments:

1. Suburban Commercial Fact Sheet

SC Suburban Commercial Concepts

Purpose Statement

This district is intended to provide for low intensity commercial uses that provide services to nearby neighborhoods. The Suburban Commercial (SC) District is intended to be compatible with the character of suburban single-family neighborhoods. Buildings have a residential character and scale, and sites are heavily landscaped to minimize the impacts of nonresidential uses and associated parking areas on adjacent residential zoning districts. The district allows for a range of uses, with the impacts mitigated through buffering and architecture of the buildings.

Building Size

Gross Floor Area of a single structure shall not exceed 15,000 square feet in area.

Restaurants may not exceed 8,000 square feet in area and are permitted at the following maximum sizes based on thoroughfare adjacency and access:

- a. Freeway/Expressway and 4 or 6-Lane Major Arterial: 8,000 square feet
- b. 4-Lane Minor Arterial and 4-Lane Major Collector: 7,000 square feet
- c. 2-Lane Major Collector, 2-Lane Minor Collector and local roadway: 5,000 square feet

Permitted uses must be located completely indoors, with the exception of outdoor restaurant seating (not on side adjacent to residential), playgrounds (not on side adjacent to residential), automatic teller machines, parking, loading, and dumpster areas. If parking, loading or dumpster areas are located adjacent to single-family, then a buffer wall is required.

Drive Thrus

Banks, pharmacies, or dry cleaners with drive-thrus may not have their message board or drive-thru window located on the side of the building closest to residential). Restaurants with drive-thrus are not permitted in SC.

Building Height

Maximum building height is two stories and a 24-foot eve height for a two story structure. Overall height maximum is 35' to the peak of the roof.

All buildings located directly adjacent (and within 50 feet) to single-family use, zoning, or future land use and character designation shall be a maximum of 1 story, with an eve height not to exceed 12 feet.

UDO Section 7.1.H.2 Single Family Protection applies to all two-story structures on properties located adjacent to a single-family use or townhouse development (within 50 feet of property line), but does not apply to any one-story structures.

Any structure with an eve height over 15' will be constructed to resemble a two-story façade (to address large box – still allow larger buildings (ie: typical pharmacy) but the façade treatment may help them fit in better). This could include window heights and placements, brick stringcourse, etc.

SC Suburban Commercial Concepts

Roofs

Roofs shall be similar to residential roof types. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides.

- Flat and shed roofs are not permitted.
- Eaves shall extend a minimum of 12 inches from the building façade.
- Roof slope must be a maximum of 8:12 and a minimum of 4:12.

Architectural Standards

Horizontal articulation (minimum 4-foot depth) within each 45' section (for buildings over 8,000 s.f.)

Two design elements shall be required (in lieu of the requirements of NRA), within each forty-five foot (45') section of the primary entry façade. Wall sections less than forty-five feet (45') shall also be required to provide the two (2) design elements.

Decorative window shutters;

- Covered front porch (extending along at least 50% of building façade and projecting a minimum of 4 feet from the face of the building);
- Eaves in excess of 18 inches;
- Window planter boxes;
- Window canopy;
- Dormers;
- Transom windows;
- Decorative façade light fixtures;
- Chimneys or cupolas.
- Cross gables
- Entry portico

Mechanical Equipment Screening

Roof-mounted mechanical equipment shall be screened from rights-of-ways and adjacent property by either the roof itself (including within a cut-out) or by a false roof element such as a chimney or cupola. Components of a mechanical equipment system, such as vent or exhaust pipes, protruding from the roof that are no larger than 12 inches in diameter or a height exceeding the roof line need not be screened, but must match the roof color.

Buffer Requirements

Buffer width and required plantings shall be doubled for property lines adjacent to single-family residential zoning or development.

SC Suburban Commercial Concepts

Signs

Low profile signs – One low profile sign per structure is permitted and shall match materials used on the building.

Properties with Freeway frontage may use a free standing sign with the following conditions:

- Sign height may not exceed the eve height of the structure to which it most closely relates (is closest to).
- Sign must be adjacent to and oriented to the Freeway

Lighting

Site lighting may not exceed the eve height of the building to which it principally relates (is closest to).

Additional Standards

When adjacent to **single-family** use, zoning, or future land use and character designation, the following shall also be required:

- Drive thru shall not located on the side of the building facing single-family
- Consolidated sanitation services will be located furthest from the single-family property line unless a buffer WALL is installed
- Pedestrian connections to adjacent residential areas shall be provided where appropriate, as determined by the Administrator.
- outdoor restaurant seating and playgrounds shall not be located on the side adjacent to single-family residential
- If parking, loading or dumpster areas are located adjacent to single-family, then a buffer wall is required
- Parking shall not be located between the structure and an adjacent single-family property line (drive aisles and service aisles are permitted).

Allowed Uses

Educational Facility, Indoor Instruction
Educational Facility, Primary & Secondary
Educational Facility, Tutoring
Government Facilities (P*)
Health Care, Medical Clinics
Parks
Places of Worship
Animal Care Facility, Indoor
Art Studio/Gallery
Commercial Amusement (C)
Day Care, Commercial
Drive-in/Drive thru Window (with use and location limitations above)
Dry Cleaners & Laundry
Health Club / Sports Facility Indoor
Offices
Personal Service Shop
Printing / Copy Shop

SC Suburban Commercial Concepts

Allowed Uses (Cont.)

Restaurants (with size limitation above, depending in adjacent roadway)
Retail Sales and Service (15,000 max)
Storage – Self Service (existing prior to 2012)
Gas Stations existing prior to 2012
Utility (P*)
Wireless Telecommunication Facilities – Unregulated

Dimensional Standards

Minimum Lot Area - None
Minimum Lot Width – 50'
Minimum Lot Depth – 100'
Minimum Front Setback – 25'
Minimum Side Setback – 7.5' (and other UDO notes)
Minimum Side Street Setback – 15'
Minimum Rear Setback – 20'
Maximum Height – 35', Section 7.1.H applies to buildings over one story