



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### City Council Workshop

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**Thursday, May 11, 2017**

**4:30 PM**

**City Hall Council Chambers**

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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
- c. 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

Economic Incentive Negotiations {Gov't Code Section 551.087}; possible action The City Council may deliberate on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city which the City Council in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) maybe discussed:

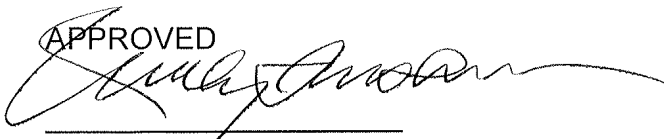
- a. Economic incentives for a project located generally in the vicinity of Tarrow Street and University Drive in College Station

#### **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. [17-0214](#) Presentation, possible action, and discussion regarding the 2017 Planning & Zoning Commission Plan of Work in a Joint Meeting with the Planning & Zoning Commission.
- Sponsors:** Planning & Development Services
- Attachments:** [DRAFT 2017 Plan of Work](#)
6. [17-0200](#) Presentation, possible action, and discussion regarding participation in the Advanced Wireless Initiative & Platforms for Advanced Wireless Research (PAWR) Project.
- Sponsors:** Roper
7. [17-0226](#) Presentation, possible action, and discussion regarding a master plan for municipal property.
- Sponsors:** Nettles
8. Council Calendar - Council may discuss upcoming events.
9. 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).
10. 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 May 5, 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](mailto: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)

|                       |                                                                                                                                                                      |                      |   |                      |                                  |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---|----------------------|----------------------------------|
| <b>File #:</b>        | 17-0214                                                                                                                                                              | <b>Version:</b>      | 1 | <b>Name:</b>         | 2017 P&Z Commission Plan of Work |
| <b>Type:</b>          | Presentation                                                                                                                                                         | <b>Status:</b>       |   | <b>Status:</b>       | Agenda Ready                     |
| <b>File created:</b>  | 4/26/2017                                                                                                                                                            | <b>In control:</b>   |   | <b>In control:</b>   | City Council Workshop            |
| <b>On agenda:</b>     | 5/11/2017                                                                                                                                                            | <b>Final action:</b> |   | <b>Final action:</b> |                                  |
| <b>Title:</b>         | Presentation, possible action, and discussion regarding the 2017 Planning & Zoning Commission Plan of Work in a Joint Meeting with the Planning & Zoning Commission. |                      |   |                      |                                  |
| <b>Sponsors:</b>      | Planning & Development Services                                                                                                                                      |                      |   |                      |                                  |
| <b>Indexes:</b>       |                                                                                                                                                                      |                      |   |                      |                                  |
| <b>Code sections:</b> |                                                                                                                                                                      |                      |   |                      |                                  |
| <b>Attachments:</b>   | <a href="#">DRAFT 2017 Plan of Work</a>                                                                                                                              |                      |   |                      |                                  |

| Date | Ver. | Action By | Action | Result |
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Presentation, possible action, and discussion regarding the 2017 Planning & Zoning Commission Plan of Work in a Joint Meeting with the Planning & Zoning Commission.

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 recommends approval of the 2017 P&Z Plan of Work.

Summary: In a joint workshop with the City Council, the Planning and Zoning Commission will present their 2017 Plan of work. The P&Z Plan of Work considers future tasks for a prescribed period and is updated and revised annually.

The Planning and Zoning Commission met in March for a retreat scheduled, in part, to develop the 2017 Plan of Work. The Planning and Zoning Commission is seeking input from the Council on the Plan of Work and concurrence with the same.

Upon presentation of a draft Plan of Work by the Commission in a joint meeting with the City Council, the Commission may adopt the Plan by majority vote of the members present.

Budget & Financial Summary: N/A

**Attachments:**

1. Draft 2017 P&Z Plan of Work

## 2017 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Items

| Implementation of Adopted Plans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <p><i>Summary:</i><br/>Implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle</a>, <a href="#">Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p> | <p><i>Project Dates:</i></p> |
| Staff Assigned: P&DS Staff                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Anticipated Completion:      |

| Thoroughfare Plan Update                                                                                                                                                                                                                                                                              |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <p><i>Summary:</i><br/>The Metropolitan Planning Organization (MPO) is in the process of updating its Concept Map for the BCS region. Once adopted by the MPO, the city is anticipating taking action to amend the Thoroughfare Plan to align with the changes in the MPO's regional Concept Map.</p> | <p><i>Project Dates:</i></p> |
| Staff Assigned:                                                                                                                                                                                                                                                                                       | Initiated:                   |

| Bicycle, Pedestrian and Greenways Master Plan Update                                                                               |                              |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <p><i>Summary:</i><br/>Bring additional updates to the Planning and Zoning Commission as the Master Plan update moves forward.</p> | <p><i>Project Dates:</i></p> |
| Staff Assigned: Venessa Garza, P&DS Staff                                                                                          | Anticipated Completion:      |

### Neighborhood Integrity Items

| *Traffic Calming Toolkit                                                                                                                                                                                                                                                                                                         |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <p><i>Summary:</i><br/>Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. Additionally receive update on the implementation of the neighborhood parking toolbox created by the Neighborhood Transportation Task Force.</p> | <p><i>Project Dates:</i></p> |
| Staff Assigned:<br>Troy Rother & Jason Schubert                                                                                                                                                                                                                                                                                  | Anticipated Completion:      |

| <b>Student Housing in Established Single-Family Neighborhoods</b>                                                                                                                                                                                                                                                                                                                                         |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Research best practices from peer university communities regarding the management of student housing in single-family neighborhoods. Explore the possibility of expanding options for Neighborhood Conservation Overlay (NCO), mitigate the impacts to on-street parking and drainage and provide educational opportunities for Homeowner's Associations and Neighborhood Associations | <i>Project Dates:</i>   |
| Staff Assigned:                                                                                                                                                                                                                                                                                                                                                                                           | Anticipated Completion: |

## UDO Regulatory Items

| <b>Evaluation of UDO Regulations</b>                                                                                                                                |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <i>Summary:</i><br>Review UDO requirements that add minimal value as identified by staff and consider opportunities to reduce regulations and streamline processes. | <i>Project Dates:</i> |
| Staff Assigned:                                                                                                                                                     | Initiated:            |

| <b>Sign Ordinance Revisions</b>                                                                                                                             |                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content. | <i>Project Dates:</i>   |
| Staff Assigned:<br>Molly Hitchcock, Rachel Lazo & Legal                                                                                                     | Anticipated Completion: |

| <b>Update on Off-Street Parking Requirements</b>                                                                                             |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Provide options to allow flexibility to off-street parking requirements. Receive direction on future UDO text amendments. | <i>Project Dates:</i>   |
| Staff Assigned: Justin Golbabai                                                                                                              | Anticipated Completion: |

| <b>Suburban Commercial Land Use and Zoning</b>                                                                                                                                                                                       |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Under City Council direction, review current Comprehensive Plan land use description and zoning ordinance requirements of the Suburban Commercial zoning district and provide options for future text amendments. | <i>Project Dates:</i>   |
| Staff Assigned:                                                                                                                                                                                                                      | Anticipated Completion: |

| <b>Bicycle Rack Standards</b>                                                                                                                          |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Under City Council direction, review current non-residential parking requirements for providing on-site bicycle parking facilities. | <i>Project Dates:</i>   |
| Staff Assigned:                                                                                                                                        | Anticipated Completion: |

| <b>Non-Residential Landscaping Requirements</b>                                                               |                         |
|---------------------------------------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Review current city landscaping requirements including streetscaping and buffer standards. | <i>Project Dates:</i>   |
| Staff Assigned:                                                                                               | Anticipated Completion: |

## On-Going Items

| <b>Economic Development Updates</b>                                                                                                                                                                                                                                                                                                                                           |                         |
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| <i>Summary:</i><br>Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Rellis Campus revitalization effort. | <i>Project Dates:</i>   |
| Staff Assigned: Economic Development                                                                                                                                                                                                                                                                                                                                          | Anticipated Initiation: |

| <b>Semi-Annual Review of Pre-Application Conference Surveys</b>                                         |                       |
|---------------------------------------------------------------------------------------------------------|-----------------------|
| <i>Summary:</i><br>Provide an update on the survey results from the Pre-Application Conference process. | <i>Project Dates:</i> |
| Staff Assigned: Mark Bombek                                                                             | Completed:            |

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## Educational/informational Items

| <b>Parkland Dedication</b>                                                             |                         |
|----------------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Review of parkland dedication requirements and available resources. | <i>Project Dates:</i>   |
| Staff Assigned:                                                                        | Anticipated Completion: |

| <b>Sidewalk Fee-in-Lieu</b>                                                      |                         |
|----------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Review of sidewalk fund requirements and available resources. | <i>Project Dates:</i>   |
| Staff Assigned:                                                                  | Anticipated Completion: |

| <b>Block Length and Block Perimeter</b>                                                       |                         |
|-----------------------------------------------------------------------------------------------|-------------------------|
| <i>Summary:</i><br>Review of current requirements regarding block length and block perimeter. | <i>Project Dates:</i>   |
| Staff Assigned:                                                                               | Anticipated Completion: |



## Legislation Details (With Text)

**File #:** 17-0200      **Version:** 1      **Name:** PAWR Presentation by Dr. Walt Magnussen  
**Type:** Presentation      **Status:** Agenda Ready  
**File created:** 4/24/2017      **In control:** City Council Workshop  
**On agenda:** 5/11/2017      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding participation in the Advanced Wireless Initiative & Platforms for Advanced Wireless Research (PAWR) Project.  
**Sponsors:** Ben Roper  
**Indexes:**  
**Code sections:**  
**Attachments:**

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
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Presentation, possible action, and discussion regarding participation in the Advanced Wireless Initiative & Platforms for Advanced Wireless Research (PAWR) Project.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

**Recommendation(s):** Presented as information

**Summary:** Dr. Walt Magnussen will brief Council on “The Advanced Wireless Research Initiative” which was announced on July 15, 2016 by the White House and the National Science Foundation. Texas A&M is competing to be one of four universities selected to participate as a Platform for Advanced Wireless Research (PAWR). The research project will invest \$400M over the next 7 years in advanced wireless platforms and research.

Texas A&M proposed partnering with College Station and Bryan to establish a city-scale experimental open research and testing area to be utilized to test various platforms for experimental 5G equipment.

**Budget & Financial Summary:** Cost to the City to participate in this project are unknown at present. Direct costs, such as construction and make ready costs are expected to be covered by the grant. Indirect costs such as staff time for project work may be covered. City participation in the project implies that some in-kind contributions will be made by the City. Dr. Magnussen will provide additional detail regarding possible cost to the City.

**Attachments:** N/A



## Legislation Details (With Text)

**File #:** 17-0226      **Version:** 1      **Name:** Master Plan for municipal property  
**Type:** Presentation      **Status:** Agenda Ready  
**File created:** 5/2/2017      **In control:** City Council Workshop  
**On agenda:** 5/11/2017      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a master plan for municipal property.  
**Sponsors:** Aubrey Nettles  
**Indexes:**  
**Code sections:**  
**Attachments:**

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

Presentation, possible action, and discussion regarding a master plan for municipal property.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure

Recommendation(s): N/A

Summary: Staff will provide a timeline of the efforts made to plan for municipal properties since the late 1990's.