



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, November 9, 2017

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

Legal Advice

- a. Legal advice concerning rules for council member's attendance at unposted events under the Open Meetings Act

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. Municipal Court Judge

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. [17-0653](#) Presentation, possible action, and discussion regarding student housing in established single-family neighborhoods.
Sponsors: Paz
6. [17-0658](#) Presentation, possible action, and discussion regarding changes to the Suburban Commercial zoning district.
Sponsors: Thomas
7. [17-0645](#) Presentation, possible action, and discussion of three concepts for the new Police Department building.
Sponsors: Wozniak
8. [17-0647](#) Presentation, possible action, and discussion of possible locations for a future City Hall building.
Sponsors: Wozniak
9. Council Calendar - Council may discuss upcoming events.
10. 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, Experience Bryan-College Station, 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, Walk with the Mayor, YMCA, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).
11. 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 November 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 #:	17-0653	Version:	1	Name:	Student Housing in Established Single-Family Neighborhoods
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	10/25/2017	In control:		In control:	City Council Workshop
On agenda:	11/9/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding student housing in established single-family neighborhoods.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding student housing in established single-family neighborhoods.

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): On October 19th, staff presented several options to the Planning & Zoning Commission to address the impacts of student housing in established single-family neighborhoods. The Commission recommended forwarding the following items for Council's consideration:

- Amend the single-family parking requirements for new construction in areas designated Neighborhood Conservation on the Comprehensive Plan to require 1 parking space per bedroom;
- Amend the accessory structures code section to allow living quarters to be rented with some limitations; and
- Amend the single-family overlay code section to allow additional options for inclusion in Neighborhood Conservation Overlay Districts.

Summary: This 2017 Planning & Zoning Commission Plan of Work item follows-up on staff's research on best practices from other peer university communities regarding the management of student housing in established single-family neighborhoods.

On April 6, 2017, staff initially presented to the Planning & Zoning Commission issues that are present as a result of student housing in established single-family neighborhoods. These include an increase number of student rental properties that impact neighborhood character, high market demand to replat and rebuild single-family homes on single-family lots as student rental housing, and

resident concerns regarding traffic, noise, and trash that impact quality of life. Staff also discussed tools that are currently being used and potential short-term and long-term options to help mitigate the impacts of student housing in established single-family neighborhoods.

This presentation is intended to continue the discussion to determine an appropriate path to pursue that may address concerns from residents. The main topics to be discussed in this presentation will include: Minimum parking requirements, accessory structures, and single-family overlay.

Budget & Financial Summary: N/A

Attachments: N/A

Legislation Details (With Text)

File #:	17-0658	Version:	1	Name:	Suburban Commercial Zoning Requirements
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	10/25/2017	In control:		In control:	City Council Workshop
On agenda:	11/9/2017	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding changes to the Suburban Commercial zoning district.				
Sponsors:	Madison Thomas				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding changes to the Suburban Commercial zoning district.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): The Planning & Zoning Commission considered this item on October 5th and recommended the following amendments to the Unified Development Ordinance (UDO):

- Amend the non-residential architectural element requirements allowing for the addition of three new elements: pitched roofline, canopies and pilasters;
- Amend the non-residential architectural standards to allow buildings in Suburban Commercial Zoning that are adjacent to an arterial street or higher to meet General Commercial Zoning architectural elements;
- Amend the non-residential architectural standards to allow additional options for inclusion in Neighborhood Conservation Overlay Districts.
- Amend the uses permitted in Suburban Commercial Zoning District to include Live/ Work Units, Assisted Living and Group Homes, Restaurants, Outdoor Animal Care, Self-Storage, Fuel sales, Hotels and Drive-thru restaurants with some proposed guidelines associated with certain uses.
- Amend the buffering standards to allow properties in Suburban Commercial Zoning the option to provide a single row of buffer plantings, a 15' buffer space and a minimum 6' high wall in lieu of the current standards.
- Amend the lighting standards by increasing the language that speaks to shielding the light source from direct view of the adjacent single-family properties and buffer areas, and to add

some visual examples.

Summary: This presentation is to provide the City Council with staff's suggestions and the P&Z Commission's recommendations regarding changes to the Suburban Commercial Zoning district as well as the public feedback on these suggestions from the community meetings. Staff is seeking City Council's direction and feedback on these items.

Under City Council direction, staff was requested to review the Suburban Commercial land use and zoning district in order to increase its development viability in a way that is compatible with surrounding neighborhoods. On August 30th, Planning and Development Services held two public meetings in a "come and go" format to receive input from stakeholders in the development community, neighborhood associations, and the general public on this, as well as other, potential changes to the Unified Development Ordinance being explored as part of the 2017 P&Z Plan of Work.

Staff began this process with the analysis of this zoning district by looking at where Suburban Commercial zoned properties are currently located, and where they are shown on the Comprehensive Plan Future Land Use and Character Map. It was determined that the majority of current and future Suburban Commercial locations were adjacent to neighborhoods along major highways and thoroughfares. This creates a sensitive situation that puts market demands for greater intensity and neighborhood concerns over the impact of such development at odds. With this in mind, staff worked to develop flexible, context-sensitive options that could accommodate a variety of developments and locations within Suburban Commercial zoning district. The suburban land use discussion will be included as part of the upcoming Comprehensive Plan 10-year update

The items listed below were the main topics that staff researched for consideration to make this zoning district more viable while maintaining its compatibility with the surrounding neighborhoods.

- **Architectural Elements:** Structures in Suburban Commercial zoning are required to meet specific Non-Residential Architectural Standards.
 - o Architectural Elements: A list in the UDO provides the list of permitted residential style elements that include planter boxes, shutters, front porches, etc. For increased flexibility and element options, staff proposes adding additional elements that are permitted in General Commercial Zoning.
 - o Roofline: The UDO requires Suburban Commercial zoned buildings to have a pitched roof. Staff gained feedback on the community's feelings towards commercial buildings with a pitched roof, and those without.
 - o Screening Mechanical Equipment: Currently Suburban Commercial zoned areas are required to screen roof-mounted mechanical equipment. Staff sought feedback on whether this ordinance should be kept or not.
- **Permitted Uses:** Uses of a smaller intensity and size are permitted in Suburban Commercial zoned areas. Due to a majority of Suburban Commercial zoning being located along major highways staff wanted feedback on the consideration to allow more intense General Commercial uses with restrictions based on the proximity of the adjacent single-family zoning.
- **Buffer Requirements:** Currently Suburban Commercial zoning requires a more intense buffer against single-family than General Commercial zoned properties do. Due to Suburban Commercial zoning's more restrictive uses and architectural elements, feedback was sought

on the possibility of modifying the buffer requirements.

- **Lighting:** Staff is proposing to update our current lighting standards to current industry standards with the goal of possibly reduce light pollution on adjacent residential properties.

Budget & Financial Summary: N/A

Attachments: N/A



Legislation Details (With Text)

File #: 17-0645 **Version:** 1 **Name:**

Type: Presentation **Status:** Agenda Ready

File created: 10/23/2017 **In control:** City Council Workshop

On agenda: 11/9/2017 **Final action:**

Title: Presentation, possible action, and discussion of three concepts for the new Police Department building.

Sponsors: Erica Wozniak

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion of three concepts for the new Police Department building.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Select one of the three proposed concepts or provide feedback regarding the concepts for further development.

Summary:

On October 2, 2017 Staff presented an update to the original concept of the new Police Headquarters building using materials and colors reflective of the city gateway sign. Council suggested the building have a more traditional theme with elements such as a pitched roof, arches, columns and/or a clock tower. Today, staff is presenting three concepts that reflect the desired architectural theme, and is seeking direction from the City Council. Staff is also seeking direction on the role of the Architectural Advisory Committee in the development of this project.

Budget & Financial Summary:

Amount available for the project: \$28,000,000



Legislation Details (With Text)

File #: 17-0647 **Version:** 1 **Name:**

Type: Presentation **Status:** Agenda Ready

File created: 10/23/2017 **In control:** City Council Workshop

On agenda: 11/9/2017 **Final action:**

Title: Presentation, possible action, and discussion of possible locations for a future City Hall building.

Sponsors: Erica Wozniak

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion of possible locations for a future City Hall building.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

Recommendation(s): Provide direction on one of the three proposed locations for the future City Hall building.

Summary:

In February of 2015, Council began to discuss the re-development of 1101 and 1207 Texas Ave. In February of 2016 Council re-confirmed that the site for City Hall should be at 1101 Texas Ave during their annual retreat. Based on Council initiatives, investigation into the re-development of 1101 and 1207 Texas Ave was to continue in FY 17, the design of the building to begin in FY 18, and the construction of the new building to begin in FY 19. In October 2017, Council requested a review of three available properties / locations for a future City Hall building including 1101 and 1207 Texas Ave. Staff will present each of the three properties with a basic concept of a building and site layout for each location. Staff is seeking direction on the location of the future City Hall building.