



College Station, TX

Meeting Agenda City Council - Amended

1101 Texas Ave, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 223 427 023 174 | Passcode: MvPmTr

Phone: 469-480-7460 | Phone Conference: 952 310 468#

January 25, 2024

4:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. Call to Order.

2. Executive Session Agenda.

Executive Session is closed to the public and will be held in the 1938 Executive Conference Room. The City Council may according to the Texas Open Meetings Act adjourn the Open Meeting during the Consent, Workshop or Regular Agendas and return into Executive Session to seek legal advice from the City Attorney regarding any item on the Workshop, Consent or Regular Agendas under Chapter 551, Texas Government Code.

2.1. 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:

- 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. Shana Elliott and Lawrence Kalke v. City of College Station, et al., Cause No. 22-001122-CV-85, in the 85th District Court, Brazos County, Texas.
- d. City of College Station v. 47 Oaks, LLC, Cause No. 626-CC, in the County Court at Law No. 2 of Brazos County, Texas.
- e. SOAH Docket No. 473-22-2464 and PUC Docket No. 52728 – Application of the City of College Station to Change Rates for Wholesale Transmission Services.
- f. Cynthia Hopkins & Geoffrey Hopkins v. City of College Station, Cause No. 23-002880-CV-85 in the 85th District Court, Brazos County Texas.
- g. CBL & Associates Management, Inc. v. City of College Station, Cause No. 23-003159-CV-85 In The 85th District Court, Brazos County Texas.
- h. City of College Station v. POM-College Station, LLC and Wells Fargo Bank, National

Association, Cause No. 628-CC, in the County Court at Law No. 1 of Brazos County, Texas.

i. City of College Station v. Clarke and Wyndham, Inc., Real Alchemy, L.P., Real Alchemy 1, L.P., JPJ Investments, a Texas General Partnership, Cause No. 629-CC, in the County Court at Law No. 1 of Brazos County, Texas.

2.2. 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. Construction Board of Adjustments
- b. Planning and Zoning Commission
- c. Zoning Board of Adjustments
- d. City Secretary
- e. City Manager
- f. Council Self Evaluation (Mayor Pro Tempore)

3. The Open Meeting will Reconvene No Earlier than 6:00 PM from Executive Session and City Council will take action, if any.

4. Pledge of Allegiance, Invocation, and Consider Absence Request.

Speaker Protocol

An individual who desires to address the City Council regarding any agenda item other than those items posted for Executive Session must register with the City Secretary two (2) hours before the meeting being called to order. Individuals shall register to speak or provide written comments at <https://forms.cstx.gov/Forms/CSCouncil> or provide a name and phone number by calling 979-764-3500. Upon being called to speak an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Please do not carry purses, briefcases, backpacks, liquids, foods or any other object other than papers or personal electronic communication devices to the lectern, nor advance past the lectern unless you are invited to do so. Comments should not personally attack other speakers, Council or staff. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Council using a translator may speak for six (6) minutes. The speaker's microphone will mute when the allotted time expires and the speaker must leave the podium.

5. Hear Visitors.

During Hear Visitors an individual may address the City Council on any item which does not appear on the posted agenda. The City Council will listen and receive the information presented by the speaker, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concern shall be directed to the City Manager.

6. Consent Agenda.

Presentation, discussion, and possible action on consent items which consist of ministerial or "housekeeping" items as allowed by law. A Councilmember may request additional information at this time. Any Councilmember may remove an item from Consent for discussion or a separate vote.

6.1. Presentation, discussion, and possible action of minutes for:

- January 11, 2024 Council Meeting

Sponsors: Tanya Smith

Attachments: 1. CCM011124 Minutes

- 6.2. Presentation, discussion, and possible action on a resolution adopting fees, rates and charges as provided by Chapter 2 "Administration", Article V "Finance" Division 2 "Fees, Rates and Charges" of the Code of Ordinances, City of College Station, Texas.

Sponsors: Mary Ellen Leonard

Attachments: 1. FY 23-24 Fee Resolution -Spring 1-25-24

- 6.3. Presentation, discussion, and possible action on bid awards to KBS Electrical Distributors not to exceed \$300,065 and Techline, Inc. not to exceed \$1,557,218.06 for annual price agreements for electric warehouse inventory items not to exceed \$1,857,283.06.

Sponsors: Mary Ellen Leonard

Attachments: 1. ITB-24-019 Tabulation

- 6.4. Presentation, discussion, and possible action regarding an ordinance amending Chapter 38 "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1008 "Traffic Schedule VIII, No Right Turn and No Left Turn," of the Code of Ordinances of the City of College Station, to prohibit commercial trucks from turning westbound onto Holleman Drive from Wellborn Road.

Sponsors: Emily Fisher

Attachments: 1. Sign Placement Exhibit
2. Ordinance

- 6.5. Presentation, discussion, and possible action on amending the Code of Ordinances, Chapter 2 "Administration", Article V "Finance", Division 2. "Fees, Rates and Charges", by adding Section 2-123 "City Facility Use Fees" related to the establishment of fees for public use of the Visitor Center and other City facilities.

Sponsors: Mary Ellen Leonard

Attachments: 1. Ord Amend CH 2 Admin Sec 2-123 City Facility Use Fees

- 6.6. Presentation, discussion, and possible action regarding an ordinance amending Chapter 38 "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1014 "Traffic Schedule XIV, No Parking Here to Corner and No Parking Any Time," of the Code of Ordinances of the City of College Station, Texas, by removing parking on the southwest side of Dakota Lane from Buena Vista to Alamosa Street and reinstating parking on the northeast side of Dakota Lane from Alamosa Street to Buena Vista.

Sponsors: Jason Schubert

Attachments: 1. Ordinance
2. No Parking Exhibit
3. Aerial

- 6.7. Presentation, discussion, and possible action regarding a Resolution supporting the submission of a grant application to Texas Parks and Wildlife Department for the Spring Creek trail project to extend it from its current terminus behind the SoCo at Tower Point Apartments to Southern Oaks Park at Alexandria Avenue.

Sponsors: Jason Schubert

Attachments: 1. Resolution
2. Project Site Map

7. Workshop Items.

- 7.1. Presentation, discussion, and possible action on the election of Mayor Pro Tempore.

Sponsors: Tanya Smith

Attachments: None

8. Regular Agenda.

- 8.1. Public Hearing, presentation, discussion, and possible action on Budget Amendment 1 amending Ordinance No. 2023-4457 that amends the 2023-2024 Fiscal Year Budget in the amount of \$13,570,548.

Sponsors: Mary Ellen Leonard

Attachments:

1. FY24 Budget Amendment #1 Ordinance
2. FY24 Budget Amendment #1 Ordinance (with CMO CDBG Language Changes)
3. FY24 Encumbrance Roll Summary

- 8.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 2 "Development Review Bodies," Article 3 "Development Review Procedures," and Article 8 "Subdivision Design and Improvements" of the Code of Ordinances of the City of College Station, Texas, regarding the delegation of non-discretionary plat approval to the Administrator.

Sponsors: Molly Hitchcock

Attachments:

1. Ordinance
2. Article 2 redlines
3. Article 3 redlines
4. Article 8 redlines

- 8.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from RS Restricted Suburban to PDD Planned Development District on approximately 249 acres of land located between Diamondback Drive and Greens Prairie Road.

Sponsors: Jesse Dimeolo

Attachments:

1. Ordinance
2. Vicinity Map, Aerial, and Small Area Map
3. Rezoning Exhibit
4. Concept Plan
5. Background Information
6. Applicants Supporting Information
7. Waiver List and Community Benefits

- 8.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately 19.74 acres located at 525 William D Fitch Parkway, generally located along William D Fitch Parkway, east of Victoria Avenue.

Sponsors: Robin Macias

Attachments:

1. Ordinance
2. Vicinity Map, Aerial, and Small Area Map
3. Background Information
4. Existing Concept Plan
5. Proposed Concept Plan

- 8.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 1.05 acres being Lots 5-1R to 5-5R of the D.A. Smith Subdivision and generally located along Avenue A.

Sponsors: Matthew Ellis

- Attachments:
1. Ordinance
 2. Vicinity Map, Aerial, and Small Area Map
 3. Background Information
 4. Future Land Use Map
 5. Rezoning Map

- 8.6. Presentation, discussion, and possible action regarding a Community Development Block Grant funding agreement in the amount not to exceed \$406,400 with Elder Aid for the acquisition and rehabilitation of a duplex located at 1032 Navarro.

Sponsors:

- Attachments:
1. CDBG Funding Agreement - Elder Aid 1032 Navarro
 2. 1032 Navarro Site Map

- 8.7. Presentation, discussion, and possible action on a design contract with Martinez Architects, LP. in the amount of \$925,000 for design services for the Fire Station 7 Project.

Sponsors: Jennifer Cain

- Attachments:
1. Project Location Map Fire Station #7
 2. Fire Station #7 Design Contract Vendor Signed

- 8.8. Presentation, discussion, and possible action regarding appointments to the following boards, committees and commissions:

- Planning and Zoning Commission
- Construction Board of Adjustments
- Zoning Board of Adjustment
- Bicycle, Pedestrian, & Greenway Advisory Board
- Historic Preservation Committee
- Parks and Recreation Board

Sponsors: Tanya Smith

Attachments: None

9. Council Calendar - Council May Discuss Upcoming Events.

10. Items of Community Interest.

The Council may receive reports from a Council Member or City Staff about items of community interest for which notice has not been given, including: expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of a public official, public employee, or other citizen; reminders of upcoming events organized or sponsored by the City of College Station; information about a social, ceremonial or community event organized or sponsored by an entity other than the City of College Station that is scheduled to be attended by a Council Member, another city official or staff of the City of College Station; and announcements involving an imminent threat to

the public health and safety of people in the City of College Station that has arisen after the posting of the agenda.

11. Council Reports on Committees, Boards, and Commissions.

A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

12. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items.

A Council Member may make a request to City Council to place an item for which no notice has been given on a future agenda or may inquire about the status of an item on the standing list of council generated future agenda items. A Council Member's or City Staff's response to the request or inquiry will be limited to a statement of specific factual information related to the request or inquiry or the recitation of existing policy in response to the request or inquiry. Any deliberation of or decision about the subject of a request will be limited to a proposal to place the subject on the agenda for a subsequent meeting.

13. Adjourn.

The City council may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on January 22, 2024 at 10:00 a.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."