



CITY OF COLLEGE STATION

*College Station, Traditional Values,  
Progressive Thinking in the Research Valley*

**Mayor**  
Ron Silvia  
**Mayor Pro Tempore**  
Dennis Maloney  
**City Manager**  
Thomas E. Brymer

**City Council**  
James Massey  
John Happ  
Robert Wareing  
Susan Lancaster  
Nancy Berry

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**Draft Minutes  
College Station City Council  
Special Meeting  
Tuesday, September 28, 2004 at 5:00 p.m.  
City Hall Council Chambers, 1101 Texas Avenue  
College Station, Texas**

**COUNCIL MEMBER PRESENT:** Mayor Silvia, Mayor Pro Tem Maloney, Council members Massey, Happ, Wareing, Lancaster, Berry

**STAFF PRESENT:** City Manager Brymer, Assistant City Manager Brown, City Attorney Cargill Jr., City Secretary Hooks, Assistant City Casares, Director of Public Works Smith

Mayor Silvia called the special meeting to order at 5:40 p.m.

**Special Meeting Agenda Item No. 2 – Presentation, discussion and possible action on an ordinance amending Chapter 10, “Traffic Code,” Section 3E.(2)(i)(10) of the Code of Ordinances of the City of College Station changing the posted speed limit on the section of Rock Prairie Road between the landfill and the intersection with Greens Prairie Road from 35 miles per hour to 50 miles per hour.**

Director of Public Works Mark Smith remarked that the amendment will amend Chapter 10, “Traffic Code” by changing the posted speed limit on the section of Rock Prairie Road between the land fill and the intersection with Greens Prairie Road from 35 mph to 50 mph. This section of Rock Prairie Road had a gravel surface prior to the spring of 2002 when it was overlaid with hot-mix asphalt and striped with lane markings. As a result of the improved travel surface, drivers are exceeding the existing posted speed limit of 35 mph. An engineering speed study was conducted and it was determined that the 85th percentile speed, the traveling speed of a prudent driver, is now 50 miles per hour. Increasing the posted speed limit on this section of Rock Prairie Road will match the exiting posted speed limit of 50 in front of the landfill and extending towards SH 6.

Council member Massey moved to approve **Ordinance No. 2760** approving an amendment to Chapter 10, “Traffic Code,” Section 3E(2)(i)(10) of the Code of Ordinances of the City of College Station changing the posted speed limit on the section of Rock Prairie Road between the landfill and the intersection with Greens Prairie Road from 35 miles per hour to 50 miles per hour. Council member Wareing seconded the motion, which carried unanimously, 7-0.

FOR: Silvia, Maloney, Massey, Happ, Wareing, Lancaster, Berry

AGAINST: None

**Special Meeting Agenda Item No. 3 – Presentation, discussion and possible action on an ordinance amending Chapter 10, “Traffic Code,” Section 2.C of the Code of Ordinances of the City of College Station changing the traffic control at the intersection of Rock Prairie Road at Greens Prairie Road from two-way stop controlled operation to four-way stop controlled operation.**

Director of Public Works Mark Smith remarked that this item would amend Chapter 10, “Traffic Code,” by changing the traffic control at the intersection of Rock Prairie Road at Greens Prairie Road from a two-way stop controlled operation to four-way stop controlled operation. A multi-way stop warrant analysis was conducted at this intersection in August 2004, and indicated that a multi-way stop was not warranted. However, this location is adjacent to the section of Rock Prairie Road where an increase speed limit is proposed, and therefore, if adopted the proposed speed limit will impact the safety at this intersection. The 2001, A Policy on Geometric Design of Highways and Streets recommended that the sight distance at this intersection be 555 feet; however, the existing sight distance is much less due to the vertical alignment of Rock Prairie Road at the intersection. Since the sight distance problem cannot be easily overcome in the short term and may not be overcome with the widening of Rock Prairie Road, a multi-way stop needs to be installed to maintain safety for vehicles traveling through the intersection. The need for this change in the intersection traffic control should be re-evaluated after the widening of Rock Prairie Road is complete.

Council member Massey moved to approve **Ordinance no. 2761** amending Chapter 10, “Traffic Code,” Section 2.C of the Code of Ordinances of the City of College Station changing the traffic control at the intersection of Rock Prairie Road at Greens Prairie Road from two-way stop controlled operation to four-way stop controlled operations. Council member Wareing seconded the motion, which carried unanimously, 7-0.

FOR: Silvia, Maloney, Massey, Happ, Wareing, Lancaster, Berry  
AGAINST: None

**Special Meeting Agenda Item No. 1 -- Public hearing, discussion and possible action on an ordinance amending the Comprehensive Plan by amending the Land Use Plan for four areas located within Pebble Creek subdivision.**

Director of Development Services Joey Dunn noted that the proposed Land Use Plan amendments were originally scheduled for City Council consideration along with two thoroughfare plan amendments on September 9, 2004. Due to significant input from the Pebble Creek neighborhood, the Comprehensive Plan Amendment was removed from the agenda pending further review of the thoroughfare plan related issues. Also, staff is in the process of selecting a consultant to review the Thoroughfare Plan amendments, and provide recommendations for the overall alignments of all thoroughfares in the area of the city.

Mr. Dunn explained that Mr. Davis Young, Pebble Creek Development requested that the Land Use Plan designations for the subject properties be amended to support future zoning requests and development. He described the details of the ordinance and amendments, which involves four parcels of land. Staff recommended amending the Land Use Plan designations for the four parcels as requested.

Mayor Silvia opened the public hearing.

The following citizens addressed the Council regarding the proposed amendments.

Davis Young, 806 Coral Ridge East  
Ron Kaiser, 4601 Colonial Circle  
Paul Clark, 3608 East 29<sup>th</sup> Street, Suite 100

Mayor Silvia closed the public hearing.

Council member Wareing moved to approve **Ordinance No 2756, Parcel 1, Ordinance No. 2757, Parcel 2, Ordinance No. 2758, Parcel 3, and Ordinance No. 2759 Parcel 4.** Council member Berry seconded the motion which carried unanimously, 7-0.

FOR: Silvia, Maloney, Massey, Happ, Wareing, Lancaster, Berry  
AGAINST: None

**Special Meeting Agenda Item No. 5 – Executive Session will immediately follow the workshop meeting in the Administrative Conference Room.**

At 6:20 p.m., Mayor Silvia announced in open session that the City Council would convene into executive session pursuant to Section 551.087 of the Open Meetings Act, to consider economic development negotiations.

The City Council concluded the executive session at 7:04 p.m. and returned to the special meeting.

**Special Meeting Agenda Item No. 4 – Presentation, discussion and possible action on) an Economic Development Agreement between the City of College Station, Gameday Center Southeastern L.L.C. and the Research Valley Partnership; 2) a Real Estate Contract between the City of College Station and the Research Valley partnership for Gameday centers Southeastern L.L.C.; and 3) a Resolution providing a grant to the Research Valley Partnership for Gameday Centers Southeastern L.L.C. for economic development.**

Director of Economic and Community Development Kim Foutz noted that the proposed incentives are consistent with the incentives guidelines adopted by City Council therefore staff recommends approval of these items. The Economic Development Agreement (EDA) outlines the obligations and representations of Gameday Centers Southeastern L.L.C. (Gameday) and also defines the City's incentives package, obligations, and representations. The proposed mixed use residential condominium and retail facility to be developed at the northeast corner of Wellborn Road and Church Avenue in Northgate.

Mayor Pro Tem Maloney moved to approve the following: 1) an Economic Development Agreement among the City of College Station, Gameday Centers Southeastern L.L.C. and the Research Valley partnership; 2) a Real Estate Contract between the City of College Station and the Research Valley Partnership for Gameday Centers Southeastern L.L.C.; and 3) **Resolution No. 9-28-2004-04** providing a grant to the Research Valley Partnership for Gameday Center

Southeastern L.L.C. for economic development. Council member Wareing seconded the motion, which carried unanimously, 7-0

FOR: Silvia, Maloney, Massey, Happ, Wareing, Lancaster, Berry

AGAINST: None

**Special Meeting Agenda Item No. 6 – Adjourn**

Hearing no objections the special meeting adjourned at 7:06 p.m.

PASSED and APPROVED this 21<sup>st</sup> day of October, 2004.

APPROVED:

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Mayor Pro Tem Maloney

ATTEST:

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City Secretary Connie Hooks