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Mayor

Nancy Berry

Mayor Pro Tem

Dave Ruesink

City Manager

David Neeley

Council members

Blanche Brick

Jess Fields

Karl Mooney

Katy-Marie Lyles

Julie Schultz

Agenda

College Station City Council

Workshop Meeting

Thursday, January 26, 2012 3:00 p.m.

City Hall Council Chambers, 1101 Texas Avenue

College Station, Texas

1. Presentation, possible action, and discussion, and a joint meeting of the Planning and Zoning Commission and the City Council regarding the 2012 Planning & Zoning Commission Plan of Work.
2. Presentation, possible action, and discussion on items listed on the consent agenda.
3. Presentation, possible action, and discussion regarding tax abatement, tax abatement agreements, and required guidelines. *This item is also on the consent agenda.*
4. Presentation and discussion regarding an update on current and pending Neighborhood, District, and Master Plans including the Southside Neighborhood Plan, the Wellborn District Plan, and the Economic Development Master Plan.
5. Council Calendar
 - January 31 Scott & White - Dinner with the Doc at Miramont Country Club, 6:00 p.m.
 - February 2 P&Z Workshop/Meeting in Council Chambers at 6:00 p.m. (Katy-Marie Lyles, Liaison)
 - February 9 City Council Workshop/Regular Meeting at 3:00 & 7:00 p.m.
6. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Arts Council of the Brazos Valley, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Wide Area Communications Task Force, BVSWM, BVWACS, Cemetery Committee, Code Review Committee, Convention & Visitors Bureau, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, National League of Cities, Outside Agency Funding Review, Parks and Recreation Board, Planning and Zoning Commission, Research

City Council Workshop Meeting

Thursday, January 26, 2012

Valley Partnership, Regional Transportation Committee for Council of Governments, Signature Event Task Force, Sister City Association, TAMU Student Senate, Texas Municipal League, Transportation Committee, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

8. Presentation, possible action and discussion regarding the presentation and demonstration of three new fire apparatus, (2) fire engines and (1) 100 foot ladder truck. One fire engine will be stationed at Fire Station 1 on Holleman Dr. One fire engine will be stationed at the new Fire Station 6 on University Dr. and the new ladder truck will be stationed at Fire Station 2 on Rio Grande. The purchase of the 3 new fire apparatus represents a \$2.1 million dollar investment in fire protection for our city.

9. Executive Session will immediately follow the workshop meeting 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. City of Bryan's application with TCEQ for water & sewer permits in Westside/Highway 60 area, near Brushy Water Supply Corporation to decertify City of College Station and certify City of Bryan
- b. Chavers et al v. Tyrone Morrow et al, No. 10-20792; Chavers v. Randall Hall et al, Case No. 10 CV-3922
- c. College Station v. Star Insurance Co., Civil Action No. 4:11-CV-02023
- d. Shirley Maguire and Holly Maguire vs. City of College Station, Cause No. 11-002516-CV-272, In the 272nd District Court of 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 with 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) may be discussed:

- a. Administrative Services in College Station Business Park

10. Adjourn.

APPROVED:

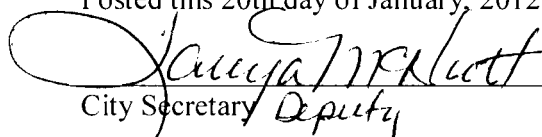

City Manager



Notice is hereby given that a Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 26th day of January, 2012 at 3:00 pm in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

City Council Workshop Meeting
Thursday, January 26, 2012

Posted this 20th day of January, 2012 at 5:00 pm



City Secretary Deputy

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov . The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on January 20, 2012 at 5:00 pm and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2012.

Notary Public – Brazos County, Texas My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.

**January 26, 2012
Workshop Agenda Item No. 1
2012 Planning & Zoning Commission Plan of Work**

To: David Neeley, City Manager

From: Bob Cowell, AICP, CNU-A, Executive Director - Planning & Development Services

Agenda Caption: Presentation, possible action, and discussion, and a joint meeting of the Planning and Zoning Commission and the City Council regarding the 2012 Planning & Zoning Commission Plan of Work.

Recommendation: Staff recommends endorsement of the items contained within the 2012 P&Z Plan of Work.

Summary: The Planning and Zoning Commission adopted Rules and Procedures state that the Planning and Zoning Commission may adopt a Plan of Work. The Plan of Work should consider future tasks for a prescribed period and be updated and revised annually in coordination with the City Council Strategic Planning process.

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

The Planning and Zoning Commission met in September for a mini-retreat scheduled in part to begin developing its 2012 Plan of Work. As part of the development, the Commission was given a limitation in the amount of items to pursue due to estimated workload in which the Planning & Development Services staff would have available to accomplishing the Plan of Work when considering the implementation of the Comprehensive Plan, Council initiated items, and other already programmed planning items.

The Planning and Zoning Commission is seeking input from the Council on the Plan of Work and concurrence with the same.

Budget & Financial Summary: N/A

Attachments:

1. Draft 2012 P&Z Plan of Work

DRAFT 2012 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Bicycle, Pedestrian, and Greenways Master Plan, Parks and Recreation Master Plan, Water Master Plan, and Waste Water Master Plan.</p>	<p>Project Dates:</p> <p>11/2/11: Presentation to College Hills Neighborhood Association regarding pursuit of single-family overlay.</p> <p>1/23/12: Lick Creek multi-use path public meeting at Pebble Creek Elementary at 7 PM.</p> <p>1/25/12: Lick Creek multi-use path public meeting at Creek View Elementary at 7 PM.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Medical District Plan	
<p>Summary:</p> <p>In partnership with the College Station Medical Center and other stakeholders, development of a plan focused on the creation of a healthcare and wellness district centered at the intersection of Rock Prairie Road and State Highway 6.</p>	<p>Project Dates:</p> <p>10/25/11: Consultant presented draft plan at final Medical Corridor Advisory Committee meeting.</p> <p>1/12/12: Council update regarding plan.</p> <p>2/2/12: P&Z Workshop update regarding plan.</p>
Staff Assigned: JP	Anticipated Completion: Spring 2012

BioCorridor Plan	
<p>Summary:</p> <p>In collaboration with the City of Bryan and other stakeholders, development of a corridor plan near State Hwy 47 and Raymond Stotzer Pkwy to realize a unique research district where plant, animal, and human health may be studied in one place.</p>	<p>Project Dates:</p> <p>12/6/11: P&Z Biocorridor Subcommittee meeting.</p> <p>12/21/11: Councils adopted Inter-Local Agreement regarding BioCorridor.</p> <p>1/19/12: P&Z Workshop update regarding plan.</p>
Staff Assigned: MH, BC	Anticipated Completion: Spring 2012

Southside Area Neighborhood Plan	
<p>Summary:</p> <p>Development of neighborhood plan for a number of unique neighborhoods including Oakwood, College Park, portions of the Knoll, McCullough Subdivision, Redmond Terrace, and Wolf Pen Village. The plan area is generally bounded by George Bush Drive, Texas Avenue, and Wellborn Road.</p>	<p>Project Dates:</p> <p>12/15/11: Update at P&Z Workshop</p> <p>1/17/12: Neighborhood Resource Team meeting.</p> <p>1/30/12: Area meeting at Grace Bible Church.</p> <p>1/31/12: Area meeting at CS Conference Center</p> <p>2/1/12: Area meeting at Lincoln Center.</p>
Staff Assigned: JP, LH	Anticipated Completion: Summer 2012

Wellborn District Plan	
<p>Summary:</p> <p>Development of district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>12/11: Facilitation contract finalized.</p> <p>2/6/12: Plan Kick-Off meeting at Wellborn Community Center at 6:30 PM.</p>
Staff Assigned: MR, LH	Anticipated Completion: Fall 2012

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>10/10/11: RFQ sent out for consultants.</p> <p>10/24/11: Statement of Qualifications received; currently working on Scope of Work with top candidate.</p> <p>1/5/12: P&Z Workshop update on Master Plan.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2012

New Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts to implement character and land use designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>1/20/12: P&Z Subcommittee meeting.</p> <p>2/3/12: P&Z Subcommittee meeting.</p> <p>2/17/12: P&Z Subcommittee meeting.</p>
Staff Assigned: JP	Anticipated Completion:

Employment Diversification

Diversification of Employment Opportunities	
<p>Summary:</p> <p>Discuss workforce and employment opportunities in the community and strategies to increase their diversity and the City's role in providing a positive business development environment.</p>	<p>Project Dates:</p> <p>1/12/12: Strategic Plan policy discussion with Council.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Housing

Affordable Housing	
<p>Summary:</p> <p>Discuss how housing affordability is measured and provide information on affordability of homes in the College Station and Bryan housing markets.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Role of Planning and Regulation	
<p>Summary:</p> <p>Discuss role of planning and regulation on housing supply and value.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Impact of Student Housing Market	
<p>Summary:</p> <p>Discuss impact of single-family dwellings used for student rental purposes on the local housing market.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

**January 26, 2012
Workshop Agenda Item No. 3
Overview of Property Tax Abatement**

To: David Neeley, City Manager

From: Frank Simpson, Deputy City Manager

Agenda Caption: Presentation, possible action, and discussion regarding tax abatement, tax abatement agreements, and required guidelines. *This item is also on the consent agenda.*

Relationship to Strategic Goals: Goal III, Diverse Growing Economy.

Recommendation(s): Staff recommends that Council receive the presentation and provide feedback and/or direction.

Summary: Local governments often use tax abatement as an economic development tool in order to attract new industry and commercial enterprises, and to also encourage the retention and development of existing businesses. According to the Texas Comptroller, more than 700 tax abatement agreements have been executed by Texas local governments since the early 1980s.

Staff will provide Council an overview of the tax abatement process, then further explain the statutory requirements for entering into an agreement and designating a reinvestment zone.

As part of tonight's Consent Agenda, Council will be asked to pass a Tax Abatement Resolution establishing Tax Abatement Guidelines and Criteria for future use until a comprehensive set of economic development guidelines is drafted as part of the City's Economic Development Master Plan.

Budget & Financial Summary: N/A

January 26, 2012
Workshop Agenda Item No. 4
Updates on Neighborhood, District, and Master Plans

To: David Neeley, City Manager

From: Bob Cowell, AICP, CNU-A, Executive Director - Planning & Development Services

Agenda Caption: Presentation and discussion regarding an update on current and pending Neighborhood, District, and Master Plans including the Southside Neighborhood Plan, the Wellborn District Plan, and the Economic Development Master Plan.

Recommendation: This item is for update purposes only. No action is requested.

Summary: The City of College Station Comprehensive Plan, adopted in 2009 identifies the need for the development of a series of more focused smaller area plans (neighborhoods, districts, and corridors) as well as master plans for functional areas (water, wastewater, economic development, etc) to aid in the successful implementation of the plan. A number of these plans have been completed to date with several more under development in 2012.

The purpose of this workshop item is to review with Council the plan development process, the plan implementation and monitoring process, and the details of the process for the plans being developed in 2012.

Budget & Financial Summary: N/A

Attachments: N/A