



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final

### City Council Regular

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**Thursday, August 27, 2015**

**7:00 PM**

**City Hall Council Chambers**

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1. Pledge of Allegiance, Invocation, Consider absence request.

Hear Visitors: A citizen may address the City Council on any item which does not appear on the posted Agenda. Registration forms are available in the lobby and at the desk of the City Secretary. This form should be completed and delivered to the City Secretary by 5:30 pm. Please limit remarks to three minutes. A timer alarm will sound after 2 1/2 minutes to signal thirty seconds remaining to conclude your remarks. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager. Comments should not personally attack other speakers, Council or staff.

#### **Consent Agenda**

At the discretion of the Mayor, individuals may be allowed to speak on a Consent Agenda Item. Individuals who wish to address the City Council on a consent agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

2. Presentation, possible action and discussion of consent agenda items which consists of ministerial or "housekeeping" items required by law. Items may be removed from the consent agenda by majority vote of the Council.

2a. [15-0478](#) Presentation, possible action, and discussion of minutes for:

- August 13, 2015 Workshop
- August 13, 2015 Regular Council Meeting
- August 17, 2015 Special Meeting (Budget Workshop)
- August 18, 2015 Special Meeting (Budget Workshop)

**Sponsors:**

Mashburn

**Attachments:**

[WKSHP081315 DRAFT Minutes.docx](#)  
[RM081315 DRAFT Minutes.docx](#)  
[BUDWKSHP081715 DRAFT Minutes.docx](#)  
[BUDWKSHP081815 DRAFT Minutes.docx](#)

2b. [15-0434](#)

Presentation, possible action, and discussion on an Interlocal Agreement with the City of Normangee for the sale of four (4) surplus police radar units.

**Sponsors:**

McCollum

**Attachments:** [ILA with City of Normangee.pdf](#)

- 2c. [15-0435](#) Presentation, possible action, and discussion regarding approval of City of College Station General Service Contract with Buyers Barricades for \$77,420 to deploy and remove traffic control devices according to the Texas A&M Football Post Game Traffic Control Plan.

**Sponsors:** Rother

- 2d. [15-0436](#) Presentation, possible action, and discussion regarding approval of a Resolution consenting to the Brazos County Commissioners Court's use of County funds for construction of an extension of Greens Prairie Trail located within College Station City Limits extending from FM 2154 at it's intersection with Greens Prairie Trail west to the City of College Station City Limits.

**Sponsors:** Harmon

**Attachments:** [Consent Resolution - final 07 27 15.docx](#)

- 2e. [15-0437](#) Presentation, possible action, and discussion regarding approval of Change Order No. 3 for the Lick Creek Wastewater Treatment Plant Miscellaneous Improvements construction contract 12-191 with Bryan Construction Company, Inc. in the amount of \$58,750.

**Sponsors:** Harmon

- 2f. [15-0438](#) Presentation, possible action, and discussion on a professional services contract with Jones and Carter in the amount of \$167,000 for the professional engineering services related to the Luther Street Project.

**Sponsors:** Harmon

**Attachments:** [Luther Street Rehab Project Map.pdf](#)

- 2g. [15-0439](#) Presentation, possible action, and discussion regarding approval of a Resolution determining public need and necessity authorizing City staff to negotiate easement purchases for the Munson Street Rehab Project.

**Sponsors:** Harmon

**Attachments:** [Munson St Rehab Easement Parcels.pdf](#)  
[Munson Street Rehab Project - Needs Resolution.docx](#)

- 2h. [15-0442](#) Presentation, possible action, and discussion regarding Change Order Number 2 for Professional Services Contract 12-206 with HDR Engineering, Inc., for the University Drive Pedestrian Improvements Phase 2 Project reducing the contract by \$84,342.41.

**Sponsors:** Harmon

**Attachments:** [Project Map University Ped 2-5.pdf](#)

- 2i. [15-0444](#) Presentation, possible action, and discussion on a construction contract with Jamail and Smith, in the amount of \$80,186.30 for providing new standing seam roofs on various City Park shelters.

**Sponsors:** Schmitz

**Attachments:** [Roof replacement cover sheet.pdf](#)  
[Roof Replacement Cost Proposal.pdf](#)

- 2j. [15-0446](#) Presentation, possible action, and discussion regarding approval of a contract with Alcott Inc., dba TCH, for Option 1, Directional Bore, for the Turkey Creek Road and Health Science Center Parkway electric conduits installation in the amount of \$128,925.

**Sponsors:** Crabb

**Attachments:** [Bid Tabulation 15-063.pdf](#)

- 2k. [15-0451](#) Presentation, possible action, and discussion on a bid award for the annual purchase of three phase pad-mounted transformers, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$437,700 and will be awarded by line item to the lowest responsible bidder.

**Sponsors:** Kersten

**Attachments:** [Tabulation 15-071.pdf](#)

- 2l. [15-0454](#) Presentation, possible action, and discussion regarding an Infrastructure and Economic Development Agreement with Pappas Restaurants, Inc. for the redevelopment of approximately 4.37 acres at 1600 University Drive, Lot 1, Block 16 of the Glenhaven Estates Phase 6 Subdivision.

**Sponsors:** Ruiz

## Regular Agenda

At the discretion of the Mayor, individuals may be allowed to speak on a Regular Agenda Item. Individuals who wish to address the City Council on a regular agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

Individuals who wish to address the City Council on an item posted as a public hearing shall register with the City Secretary prior to the Mayor's announcement to open the public hearing. The Mayor will recognize individuals who wish to come forward to speak for or against the item. The speaker will state their name and address for the

record and allowed three minutes. A timer alarm will sound at 2 1/2 minutes to signal thirty seconds remaining to conclude remarks. After a public hearing is closed, there shall be no additional public comments. If Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

If an individual does not wish to address the City Council, but still wishes to be recorded in the official minutes as being in support or opposition to an agenda item, the individual may complete the registration form provided in the lobby by providing the name, address, and comments about a city related subject. These comments will be referred to the City Council and City Manager.

1. [15-0440](#) Public Hearing, presentation, possible action, and discussion of an ordinance amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", of the Code of Ordinances, to remove parking along Renee Lane.

**Sponsors:**

Rother

**Attachments:**

[Park Removal Ordinance -Renee Lane.docx](#)

[Renee Lane Parking Removal.pdf](#)

2. [15-0468](#) Public Hearing, presentation, possible action, and discussion on an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries for approximately 2.429 acres from O Office and GC General Commercial to PDD Planned Development District for a hotel development, being located in the Richard Carter Survey, Abstract No. 8, College Station, Brazos County, Texas. Said tract being all of Lot 1, Black Eyed Pea Addition, according to the plat recorded in Volume 1233, Page 531 of the Official Records of Brazos County, Texas, and all of Lot 3-11 and a portion of Lot 2, Block "A", College Heights, according to the plat recorded in Volume 124, Page 259 of the Deed Records of Brazos County, Texas; being located at 201 University Drive East, 403, 405, 409 Jane Street, and 400, 402, 406 A&B, 408 Eisenhower Street, and being more generally located north of University Drive East between Jane Street and Eisenhower Street.

**Sponsors:**

Prochazka

**Attachments:**      [Background Information](#)  
[Aerial & Small Area Map](#)  
[Modifications Request Letter](#)  
[Rezoning Map](#)  
[Concept Plan](#)  
[Ordinance](#)

3. [15-0469](#)      Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12 "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by adding a NCO Neighborhood Conservation Overlay zoning district for approximately 32 acres, being located in the single-family portion of the McCulloch Subdivision, an area generally bordered to the north by Holleman Drive, to the south by Nevada Street, to the west by Pecan Tree Estates Subdivision, Phases 1 and 2, and to the east by lots fronting the southwest side of Georgia Street (1112 through 1228 Georgia), and including a portion of the lots fronting the north end of Georgia Street (1100 through 1113 Georgia) in College Station, Brazos County, Texas.

**Sponsors:**      Prochazka

**Attachments:**      [Background Information](#)  
[Aerial and Small Area Map](#)  
[Neighborhood Conservation Study](#)  
[Ordinance](#)

4. [15-0471](#)      Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1.57 acres being the east half of Lot 10, Bald Prairie Subdivision, according to the plat recorded in volume 321, page 571 of the deed records of Brazos County, Texas, and being the same tract of land as described by a deed to Jeffery Joe Morgan Recorded in volume 3956, Page 223 of the Official Public Records of College Station, Brazos County, Texas. Generally located at 14015 Renee Lane, more generally located north of Barron Road and between Renee Lane and Victoria Avenue.

**Sponsors:**      Bombek

**Attachments:**[Background](#)[Aerial and Small Area Map \(SAM\)](#)[Ordinance](#)5. [15-0472](#)

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial to PDD Planned Development District for approximately 12 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 - 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas, located on the northern boundary of Christ United Methodist Church along State Highway 6 South. Case #REZ2015-000008 (J. Bullock)

**Sponsors:**

Bullock

**Attachments:**[Background](#)[Aerial & Small Area Map \(SAM\)](#)[Concept Plan](#)[Ordinance](#)6. [15-0474](#)

Public Hearing, presentation, possible action, and discussion regarding an ordinance vacating and abandoning of a portion of that certain called 1.129 acre tract known as Technology Way as described in plat recorded in Volume 3764, Page 130 of the Official Records of Brazos County, Texas.

**Sponsors:**

Cotter

**Attachments:**[Vicinity Map](#)[Location Map](#)[Ordinance](#)[Ordinance Exhibit A](#)7. [15-0481](#)

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by

changing the zoning district boundaries from R Rural and GS General Suburban to PDD Planned Development District for the property being approximately 28.5 acres situated in the Crawford Burnett League, Abstract No. 7, Brazos County, Texas and being a part of that certain called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas, being generally located along Holleman Drive South across from Saddle Lane and the Quail Run subdivision.

**Sponsors:**

Schubert

**Attachments:**[Background Information](#)[Aerial and Small Area Map](#)[Texas A&M Transportation Services Correspondence.pdf](#)[Ordinance](#)**8. Adjourn.**

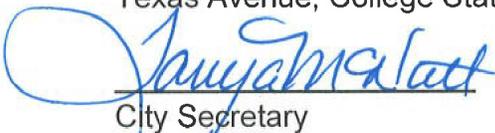
The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

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 August 21, 2015 at 5:00 p.m.



City Secretary

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) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.



## Legislation Details (With Text)

**File #:** 15-0478      **Version:** 1      **Name:** Minutes  
**Type:** Minutes      **Status:** Consent Agenda  
**File created:** 8/14/2015      **In control:** City Council Regular  
**On agenda:** 8/27/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion of minutes for:  
• August 13, 2015 Workshop  
• August 13, 2015 Regular Council Meeting  
• August 17, 2015 Special Meeting (Budget Workshop)  
• August 18, 2015 Special Meeting (Budget Workshop)  
**Sponsors:** Sherry Mashburn  
**Indexes:**  
**Code sections:**  
**Attachments:** [WKSHP081315 DRAFT Minutes.pdf](#)  
[RM081315 DRAFT Minutes.pdf](#)  
[BUDWKSHP081715 DRAFT Minutes.pdf](#)  
[BUDWKSHP081815 DRAFT Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion of minutes for:

- August 13, 2015 Workshop
- August 13, 2015 Regular Council Meeting
- August 17, 2015 Special Meeting (Budget Workshop)
- August 18, 2015 Special Meeting (Budget Workshop)

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Approval

Summary: None

Budget & Financial Summary: None

Attachments:

- August 13, 2015 Workshop
- August 13, 2015 Regular Council Meeting
- August 17, 2015 Special Meeting (Budget Workshop)
- August 18, 2015 Special Meeting (Budget Workshop)



MINUTES OF THE CITY COUNCIL WORKSHOP  
CITY OF COLLEGE STATION  
AUGUST 13, 2015

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Steve Aldrich  
Karl Mooney  
John Nichols  
Julie Schultz  
James Benham, via teleconference

**City Staff:**

Kelly Templin, City Manager  
Chuck Gilman, Deputy City Manager  
Carla Robinson, City Attorney  
Sherry Mashburn, City Secretary  
Tanya McNutt, Deputy City Secretary

**1. Call to Order and Announce a Quorum is Present**

With a quorum present, the Workshop of the College Station City Council was called to order by Mayor Berry at 4:04 p.m. on Thursday, August 13, 2015 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

**2. Executive Session**

In accordance with the Texas Government Code §551.071-Consultation with Attorney and §551.074-Personnel, the College Station City Council convened into Executive Session at 4:05 p.m. on Thursday, August 13, 2015 in order to continue discussing matters pertaining to:

A. Consultation with Attorney to seek advice regarding pending or contemplated litigation; to wit:

- Bobby Trant v. BVSWMA, Inc., Cause No. 33014, In the District Court, Grimes County, Texas, 12th Judicial District

- Juliao v. City of College Station, Cause No. 14-002168-CV-272, in the 272<sup>nd</sup> District Court of Brazos County, Texas
- City of College Station, Texas, v. Embrace Brazos Valley, Inc., Cause No. 15-000804-CV-85, In the 85th Judicial District Court, Brazos County, Texas.

B. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

- City Attorney
- City Manager

The Executive Session adjourned at 5:10 p.m.

**3. Take action, if any, on Executive Session.**

No action was required from Executive Session.

**4. Presentation, possible action, and discussion on items listed on the consent agenda.**

Items 2c and 2q were pulled for clarification.

(2c): Mayor Berry directed that this item would be addressed later in the meeting.

(2q): Jeff Kersten, Assistant City Manager, clarified the location of the MRC Senior Living Center.

**5. Presentation, possible action, and discussion regarding the City of College Station Capital Plan.**

Donald Harmon, Director of Public Works, presented an update on capital projects at the Council's request, following the public meetings by the Citizens Advisory Committee. In the process, each department identifies its needs and prioritizes those projects. Projects may not be completed in the order of prioritization dependent on costs, available funding, design duration, etc. He noted that the draft capital plan does not include proposed bond projects.

**6. Presentation, possible action, and discussion on the 2015 Bond Citizen Advisory Committee's prioritized project recommendations for the potential 2015 bond election and funding alternatives.**

Chuck Gilman, Deputy City Manager, provided an overview of the CAC's recommendations, staff's recommendations, and the advantages and disadvantages of the funding options available.

Certificates of Obligation could be utilized for several projects: Greens Prairie Trail Safety/improvements; UPRR grade crossing at Capstone; FM2818 capacity improvements design; Holleman Drive South widening design; and Police Station design.

Other projects could be paid with cash: traffic signals; sidewalks and oversized participation; system-wide park improvements; and a Community Center study. General Obligation bonds would be used for UPRR grade crossings and road improvements; neighborhood street improvements; Greens Prairie and Royder Road safety improvements; Holleman Drive South widening; and Rock Prairie Road improvements.

Jeff Kersten, Assistant City Manager, stated that General Obligation Bonds require voter authorization through a Bond Election, which College Station has traditionally held. There is a cost associated with holding an election. The bonds would be issued over a multi-year period. As for Certificates of Obligation, Council can authorize the issuance of CO's. Notice of intent to issue CO's must be publicized 30 days prior to issuance; citizens may voice their opposition to issuance by petition. CO's can be issued over a multi-year period. The bond market does not consider CO's and GO's differently; the same bond rating applies, and they trade the same on the market.

Three options were provided. Option 1 is to hold a bond election for the projects identified by the CAC and issue GO's. Option 2 includes issuing CO's, holding a bond election, and using cash on some projects, and consider the use of CO's or hold a bond election in 2016 for facility-related projects. Option 3 looks at issuing CO's and using cash on some projects, with a possible bond election or use of CO's in 2016 for facility-related projects.

Staff recommends Option 3 -- issuing Certificates of Obligation for all of the transportation projects and the design of a Police Station; paying cash for sidewalks and oversize participation, traffic signals, system-wide park improvements, and the study/evaluation for a Community Center. Additionally, a bond election or CO's would be considered in 2016 for the Police Station, Fire Station, and/or a Community Center. This addresses the projects prioritized by the Citizens Advisory Committee and includes additional transportation projects. It also allows time to plan and design the police station and allows time to further study Community Center options.

Council consensus was to go forward with staff's recommendation to proceed with Option 3.

## **7. Presentation, possible action, and discussion on the FY 2015-2016 Proposed Budget.**

Jeff Kersten, Assistant City Manager, presented the proposed FY 2015-2016 budget, which breaks down to \$217,465,476 for Operations and Maintenance and \$86,650,959 for total capital, resulting in a total proposed net budget of \$304,116,435. Staff is proposing maintaining the current tax rate of 45.25 cents per \$100 valuation.

Budget workshop meetings are scheduled for August 17th, August 18th, August 19<sup>th</sup> (if needed), and August 20<sup>th</sup> (if needed) to review the proposed budget and the key budget decision points.

Public Hearings on the tax rate are scheduled for September 2 and 10. The Public Hearing on the budget will be held on September 10. Adoption of the budget and the tax rate is scheduled for September 21.

## **8. Council Calendar**

Council reviewed the calendar.

**9. Presentation, possible action, and discussion on future agenda items: a Councilmember 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.**

There were no future agenda items.

**10. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, 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, Gigabit Broadband Initiative, 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, Transportation and Mobility Committee, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Youth Advisory Council, Zoning Board of Adjustments.**

Councilmember Brick reported on the Feast of Caring.

Councilmember Mooney reported on the YMCA and the CVB.

## **11. Adjournment**

There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 7:12 p.m. on Thursday, August 13, 2015.

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Nancy Berry, Mayor

ATTEST:

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Sherry Mashburn, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
AUGUST 13, 2015

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Steve Aldrich  
Karl Mooney  
John Nichols  
Julie Schultz  
James Benham, via videoconference

**City Staff:**

Kelly Templin, City Manager  
Carla Robinson, City Attorney  
Chuck Gilman, Deputy City Manager  
Sherry Mashburn, City Secretary  
Tanya McNutt, Deputy City Secretary

**Call to Order and Announce a Quorum is Present**

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Berry at 7:29 p.m. on Thursday, August 13, 2015 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

**1. Pledge of Allegiance, Invocation, consider absence request.**

**Hear Visitors Comments**

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of 407,316 combatants in WWII. Tomorrow marks the 70<sup>th</sup> anniversary of the end of hostilities.

Robert Lightfoot, 1115 Langford Street, referenced an article in the Eagle about dismantling the local pump track built by citizens and with citizen money. This is not part of the jumps that is cause for liability concerns. He requested a discussion with the Parks department to save the pump track. Coaches use that pump track to teach kids how to gain momentum.

**CONSENT AGENDA**

**2a. Presentation, possible action, and discussion of minutes for:**

- **July 23, 2015 Workshop**
- **July 23, 2015 Regular Council Meeting**
- **July 28, 2015 Special Meeting**

**2b. Presentation, possible action, and discussion on Ordinance 2015-3677, authorizing a General Election to be held on November 3, 2015, for the purpose of electing City Councilmembers, Place 4 and 6, by the qualified voters of the City of College Station, establishing early voting locations, polling places for this election and making provisions for conducting the election. *Presentación, posible acción y discusión acerca de ordenanza 2015-3677 que autorice Elecciones Generales a celebrarse el 3 de noviembre de 2015, con el propósito de elegir a los Miembros del Consejo de la Ciudad, Puestos número 4 y 6, por los votantes calificados de la Ciudad de College Station, estableciendo los puestos de votaciones tempranas, los centros de votaciones para estas elecciones e indicando las estipulaciones para realizar las elecciones.***

**2c. Presentation, possible action, and discussion on an interlocal government agreement with Brazos County for the conduct and management of the City of College Station General Election and Bond Election that will be held on Tuesday, November 3, 2015. *Presentación, posible acción y discusión acerca de un acuerdo de gobierno interlocal con el Condado de Brazos para celebrar y administrar las Elecciones Generales y elección de bonos de la Ciudad de College Station a celebrarse el día martes 3 de noviembre de 2015.***

**2d. Presentation, possible action, and discussion regarding a contract with Dunham Engineering for professional services to design and inspect the recoating of the interior of the Park Place Water Tower, at a total cost of \$100,000.**

**2e. Presentation, possible action, and discussion on the consideration of Ordinance 2015-3678, amending Chapter 10, “Traffic Code”, Section 2 “Traffic Control Devices”, C “Four-Way Stop Intersections”, Traffic Schedule II - “Four-Way Stop Intersections”, of the Code of Ordinances of the City of College Station, Texas, by implementing all-way stop control intersections at the intersections of WS Phillips Parkway and Barron Cut Off Road, WS Phillips Parkway and Brewster, and WS Phillips Parkway and Victoria Avenue.**

**2f. Presentation, possible action, and discussion on approving job order construction contracts #15300297 and #15300298 for various facilities corrective maintenance services from Jamail & Smith Construction, LP in the amount of \$201,957.54 and Facilities Sources in the amount of \$64,192.93, for a total award amount of \$266,150.47. Contract pricing is available from Jamail & Smith Construction, LP through the Texas Multiple Award Schedule (Contract TXMAS-14-56090). Contract pricing is available from The Cooperative Purchasing Network (TCPN Contract #R5083) for Facilities Sources.**

**2g. Presentation, possible action, and discussion on Ordinance 2015-3679, amending Chapter 10, “Traffic Code”, Section 3 “Speed Limits”, Subsection F (1) “Temporary Speed Limits Established For Certain Described Streets”, Traffic Schedule XIII, “Temporary Speed Limits” by amending the Graham Road speed limit between Longmire Drive and Dove Crossing Lane to 30 mph during the Graham Road Rehabilitation Project.**

**2h. Presentation, possible action, and discussion regarding construction contract 15300300 with Elliott Construction, in the amount of \$860,022.50 for the Graham Road Rehabilitation Project.**

**2i. Presentation, possible action, and discussion on professional services contract no. 15300337 with Mitchell & Morgan, LLP in the amount of \$328,538 for the professional engineering services related to the design of the Greens Prairie Trail Rehabilitation Project.**

**2j. Presentation, possible action, and discussion of Ordinance 2015-3680, amending Chapter 10, "Traffic Code", Section 2 "Traffic Control Devices", K "Intersections Controlled by No Right Turn or No Left Turn Signs", Traffic Schedule VIII - "No Right Turn and No Left Turn" by adding WS Phillips Parkway for Southeast Traffic – No Left-Turns into the Spring Creek Elementary Parent Exit that is 280 feet northeast of the Brewster Driver Intersection and WS Phillips Parkway for Northeast Traffic - No Right-Turns into the Spring Creek Elementary Parent Exit that is 280 feet northeast of the Brewster Driver Intersection.**

**2k. Presentation, possible action, and discussion of Ordinance 2015-3681, amending Chapter 10 "Traffic Code", Section 2 "Traffic Control Devices" F "School Zones", Traffic Schedule V- "School Zones" to include school zones along WS Phillips Parkway, Brewster Drive, and Dunlap Loop for Spring Creek Elementary School.**

**2l. Presentation, possible action, and discussion on professional services contract number 15-125 with Jones & Carter, Inc. in the amount of \$743,000., for the design, bidding, and construction administration for the Well No. 9 Combined Project and approval of Resolution 08-13-15-2l, declaring intention to reimburse certain expenditures with proceeds from debt.**

**2m. Presentation, possible action, and discussion on approving a contract for the grant of federal HOME Community Housing Development Organization (CHDO) Set-Aside funds with Elder-Aid, Inc. in the amount of \$308,411 for acquisition and rehabilitation of four (4) existing dwelling units to be used as affordable rental housing for income-eligible elderly households.**

**2n. Presentation, possible action, and discussion approving the renewal of the City's annual copy and print services price agreements with estimated annual expenditures to Alphagraphics (formerly Tops Printing) not to exceed \$80,000; Copy Corner not to exceed \$40,000; and Office Depot (available through the National Intergovernmental Purchasing Alliance Cooperative (NIPA)) not to exceed \$20,000. The total amount for Copy and Print Services is not to exceed \$140,000.**

**2o. Presentation, possible action, and discussion on a bid award for the annual purchase of electric distribution poles, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$504,089 to Techline, Inc.**

**2p. Presentation, possible action, and discussion on calling a public hearing on the City of College Station FY 2015-2016 Proposed Budget for Thursday September 10, 2014 at 7:00 PM in the City Hall Council Chambers.**

**2q. Presentation, possible action, and discussion regarding approval of Resolution 08-13-15-2q, authorizing the Mayor to approve the Plan of Finance, the Issuance of New Hope Cultural Education Facilities Finance Corporation for MRC Senior Living Revenue Bonds and the project to be acquired with the proceeds of such bonds.**

**2r. Presentation, possible action, and discussion approving Resolution 08-13-15-2r, authorizing a License to Encroach Agreement with Jim Easterly regarding the 6.04 square foot encroachment in to the public utility easement area of a portion of a structure located at Lot 1R, Block 4, Section 2, Summit Crossing Phase 1, according to the plat recorded in Volume 11180, Page 150 of the Official Records of Brazos County, Texas.**

Item 2c was pulled for a separate vote.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Schultz, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda, less item 2c. The motion carried unanimously.

**(2c)MOTION:** Upon a motion made by Mayor Berry and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to approve the interlocal government agreement with Brazos County for the conduct and management of the City of College Station General Election that will be held on Tuesday, November 3, 2015. The motion carried unanimously.

## **REGULAR AGENDA**

**1. Public Hearing, presentation, possible action, and discussion of Ordinance 2015-3682, amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", to remove parking along Munson Avenue.**

Troy Rother, Traffic Engineer, reported that Munson Avenue will be reconstructed between Lincoln Avenue and Dominik Drive. Based upon citizen input from the first public meetings held in November of 2014, the width of the sidewalk on the north side of Munson will be increased from 5 feet back of curb to 8 feet back of curb. To accommodate the change in pavement width, the City of College Station Fire Department needs the parking to be removed on both sides of Munson Drive from Rose Circle to Dominik Drive.

The City of College Station Traffic Management Team considered the Fire Departments request and recommends that the parking removal ordinance be approved prior to the design moving forward. All the residents/property owners that were in attendance at the second Public Hearing support this ordinance. The Traffic Management Team recommends approving this ordinance and for the ordinance to not go into effect when roadway construction begins.

At approximately 7:42 p.m., Mayor Berry opened the Public Hearing.

Joan Etter, 1200 Munson Avenue, provided written comments.

There being no further comments, the Public Hearing was closed at 7:42 p.m.

**MOTION:** Upon a motion made by Councilmember Aldrich and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3682, amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", to remove parking along Munson Avenue. The motion carried unanimously.

**2. Public Hearing, presentation, possible action, and discussion of Ordinance 2015-3683, amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", along WS Phillips Parkway, Brewster Drive, and Dunlap Loop.**

Troy Rother, Traffic Engineer, stated that the purpose of this ordinance is to remove parking, standing, and stopping within the proposed school zone around the new Spring Creek Elementary.

The Traffic Management Team expressed some concerns: the ability to see children crossing the street at intersections near the school, and the safety and mobility along WS Phillips Parkway and Brewster Drive during regular operation and school drop-off or pick-up time.

The Traffic Management Team recommends removing parking along these roadways during all hours. To provide adequate visibility of the children crossing the street, they also recommend removing the parking, standing, and stopping on a segment of Dunlap Loop from 7:00 a.m. until 9:00 a.m. and from 2:30 p.m. until 4:30 p.m.

At approximately 7:48 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:48 p.m.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Schultz, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3683, amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", along WS Phillips Parkway, Brewster Drive, and Dunlap Loop. The motion carried unanimously.

**3. Public Hearing, presentation, possible action, and discussion of Ordinance 2015-3684, amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", to remove parking along Cherry Street between Tauber and Stasney Street.**

Troy Rother, Traffic Engineer, reported that this ordinance is for no parking anytime along the south side of Cherry Street between Tauber Street and Stasney Street. This ordinance also removes parking on the north side of Cherry Street between the hours of 5:00 am and 11:00 am.

Based upon a Traffic Management Team recommendation, Staff held a public meeting to present a time-of-day no parking ordinance to property owners, residents, and business owners. Leadership at the Islamic Student Center adjacent to the proposed parking removal requested changing the time-of-day parking removal on the south side of Cherry Street to no parking anytime.

Upon further review, Traffic Engineering and the Fire Department agreed with the citizen's recommendation. Traffic Engineering presented this change to the Northgate Business Owners Association, and their representative voiced opposition to this change because of parking availability in the Northgate District.

At approximately 7:56 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:56 p.m.

**MOTION:** Upon a motion made by Councilmember Schultz and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3684, amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", to remove parking along Cherry Street between Tauber and Stasney Street. The motion carried unanimously.

**4. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3685, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial and OV Corridor Overlay to GC General Commercial for approximately 4.73 acres being Lot 1, Block 16 of Glenhaven Estates Phase 6, generally located on the southwest corner of University Drive East and Glenhaven Drive.**

Mark Bombeck, Planning and Development Services, reported that the applicant has requested the proposed amendment to remove the Corridor Overlay from the property as a step toward the redevelopment of a commercial restaurant on approximately 4.73 acres located at the southwest corner of the University Drive East and Glenhaven Drive intersection.

The Planning and Zoning Commission considered this item on June 18, 2015 and voted unanimously to approve the rezoning request. Staff also recommends approval of the rezoning request to remove the Corridor Overlay.

Veronica Morgan, representing the applicant, provided information related to parking and the need for removal of the overlay.

At approximately 8:09 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:09 p.m.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Schultz, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3685, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial and OV Corridor Overlay to GC General Commercial for approximately 4.73 acres being Lot 1, Block 16 of Glenhaven Estates Phase 6, generally located on the southwest corner of University Drive East and Glenhaven Drive. The motion carried **unanimously**.

**5. Presentation, possible action, and discussion regarding Ordinance 2015-3671, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries for approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial, both tracts being located in the Thomas Caruthers League, Abstract No.9, College Station, Brazos County, Texas. Said Tracts being portions of the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and Wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas; generally located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road.**

Councilmember Schultz recused herself from discussion on this item.

Jennifer Prochazka, Planning and Development Services, reported that staff has received from the applicant a statement of intent for gravity sewer.

The applicant has proposed an eight-foot tall wooden fence along the rear property line of three lots adjacent to the arena. Three trees will also be planted on each of the three adjacent lots.

Tony Jones, applicant, came before Council to address some of the concerns expressed by the adjacent property owners, such as landscape buffering and light pollution.

Jeffery Leatherwood, 4618 Midsummer Lane, manager of the Flying Ace Ranch, reported that the rodeo arena is the heartbeat of their business, and the tenants train at night.

Tim Spiars, 3101 Robert Drive, Richardson, said the main concern are the lights. He provided drawings demonstrating the line of sight. The solution does not work. There has not been a work session to discuss options. He proposes eastern red cedars with ten-twelve foot centers within the ten-foot buffer. The fence should be board-on-board to eliminate any gaps and extended down to the first paddock. That should block just about anything. The fence could transition to a six-foot after that point.

John Spiars, 4100 Ryan Lane, stated they are an existing business. When people start calling the police to complain about the lights, it will adversely impact them. They have invested a substantial amount.

**MOTION:** Upon a motion made by Councilmember Brick and a second by Councilmember Benham, the City Council voted six (6), for and none (0) opposed, with Councilmember Schultz recusing herself, to adopt Ordinance 2015-3671, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries for approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial, both tracts being located in the Thomas Caruthers League, Abstract No.9, College Station, Brazos County, Texas. Said Tracts being portions of the remainder of a called 26.25 acre tract as described by a deed to Dale W. Conrad and Wife, Reba J. Conrad recorded in Volume 460, Page 505 of the Deed Records of Brazos County, Texas; generally located at 4201 Rock Prairie Road, and more generally located at the northeast corner of Rock Prairie Road and Bird Pond Road, conditioned on the screening agreed upon by the applicant to plant three trees per lot and to extend an eight-foot fence to the fourth lot. The motion carried unanimously.

**6. Adjournment.**

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:51 p.m. on Thursday, August 13, 2015.

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Nancy Berry, Mayor

ATTEST:

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Sherry Mashburn, City Secretary

MINUTES OF THE CITY COUNCIL BUDGET WORKSHOP  
CITY OF COLLEGE STATION  
AUGUST 17, 2015

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Steve Aldrich  
Karl Mooney  
John Nichols  
Julie Schultz  
James Benham

**City Staff:**

Kelly Templin, City Manager  
Chuck Gilman, Deputy City Manager  
Jeff Kersten, Assistant City Manager  
Jeff Capps, Assistant City Manager  
Aubrey Nettles, Special Projects Coordinator  
Carla Robinson, City Attorney  
Sherry Mashburn, City Secretary

**1. Call to Order and Announce a Quorum is Present**

With a quorum present, the Budget Workshop of the College Station City Council was called to order by Mayor Nancy Berry at 3:04 p.m. on Monday, August 17, 2015 in the CSU Meeting/Training Facility, 1603 Graham Road, College Station, Texas 77842.

**2. Presentation, possible action, and discussion on the FY 2015-2016 Proposed Budget.**

City Manager Kelly Templin noted that staff was directed to prepare a proposed budget without a tax increase, and that is what Council will be discussing this afternoon.

Jeff Kersten, Assistant City Manager, provided a review of the proposed FY15-16 budget and citywide budget issues. Growth will be addressed with additional Public Safety resources, maintaining existing infrastructure, including streets and transportation systems, utilities, parks and recreation facilities and other city facilities and providing the resources to attract and retain a

well-qualified workforce. Council will provide input on budget decision points: service level increases to address growth and maintenance needs; a proposed tax rate of 45.25 cents; no electric, water, wastewater, sanitation, or drainage rate increases.

## GENERAL FUND

### Revenues

Sales Tax, our largest revenue stream, accounts for 40.99%. The FY15 forecast is 8.5% higher than FY14. Staff is projecting a 3.5% increase over FY15 year-end estimate for an estimated revenue of \$27.59 million.

Ad valorem taxes account for 27.14% of our general fund revenues. Our certified property valuation is \$7.14 billion, for an approximate 7.31% increase in value over last year. \$215 million is a new value. We are continuing to see growth on the property value side. Our current tax rate is 45.25 cents. The effective tax rate is 43.4851 cents and generates approximately the same revenues on the same properties this year as last year. The rollback rate is 47.6121 cents. Each one cent increase in the tax rate brings in an approximate \$660,000. The property tax revenues coming into the General Fund will be \$18.3 million, and the Debt Service Fund portion will be \$13.6 million. Staff is proposing a tax rate of 45.25 cents, no increase from FY15. If Council goes forward with this proposed rate, they must discuss the rate, vote to increase tax revenues, and call and hold two public hearings.

Total transfers from all Utilities are being proposed in the amount of \$9,391,591 for 14% of General Fund revenues.

Minimal changes are proposed in other revenue categories such as franchise fees/mixed drink tax, licenses and permits, etc. These total about \$12,062,212 and account for 18% of the overall revenue stream.

### Expenditures

In terms of salaries and benefits, the proposed budget includes a 2% scale adjustment and 2.5% pool for performance pay. Continued funding of the Police Step Plan, Fire Pay Plan and Electric Pay Plan is included in the proposed budget. Funding for targeted adjustments are expected to be identified in the salary survey results.

Police and Fire account for almost half of the expenditures. Department summaries were provided, along with Service Level Adjustments and proposed projects:

- Police: Four additional personnel (\$382,166) and other service level adjustments such as maintenance costs, holiday pay restructure, CID vehicle, tasers, and weapons replacement. (\$310,001).
- Fire: \$2,042,495 for six firefighter positions (contingent on AFG grant), ladder truck, etc. \$1,300,000 will be transferred from the General Fund into the Equipment Replacement Fund for the FY17 purchase of self-contained breathing apparatus.

At 4:42 p.m., the Mayor recessed the Budget Workshop.

The Budget Workshop reconvened at 5:09 p.m.

- Public Works: \$2,599,116 for various SLAs, including ITS Master Plan O&M, street repair, corrective facilities maintenance, facilities maintenance space needs study, traffic studies and maintenance plan implementation, etc.
- Parks and Recreation: \$956,000 for Asset Management Plan Facilities maintenance, park amenity replacement, equipment, etc. Several proposed projects will be 100% HOT funded, whereas the baseball scoreboards at Brian Bachmann and Wayne Smith Parks will be funded 50% with General Fund and 50% HOT funds. It was noted that the recreation programs were moved from the Recreation Fund to the General Fund Parks and Recreation Department FY16 budget. The functionality has not changed.
- Planning and Development Services: \$136,623 for implementation of Neighborhood Plans, oil and gas contract inspections, etc
- Information Technology: \$166,521 for radio tower inspection/maintenance, a database administrator, firewall upgrade, etc.
- Fiscal Services: \$194,930 for a staff accountant position, accounts payable specialist, ERP process documentation/imaging, Municipal Court entrance improvements, etc.
- General Government: \$227,605 for a Retail Economic Development Plan and recruitment, Public Communications survey and training, a transfer of staffing costs (from Community Development to General Fund) in Community Services, and Security/Safety position in Human Resources (funded in part from Property/Casualty and Workers' Compensation funds), etc.

Additional proposed projects that will be funded by the General Fund include a transfer to the General Government CIP Fund (\$2,336,650), for above ground storage tank and containment rehabilitation, Public Works compliance upgrades, corrective maintenance on the Police Station, and the initial planning/design of a proposed Community Center.

Non-departmental expenditures include:

- General and Administrative transfers (\$4,589,820) to offset expenditures incurred by service departments.
- Public Agency Funding (\$1,211,753) for various public agencies, such as Lions Club, RVP, Arts Council, Health District, Appraisal District, and Animal Shelter.
- Rental of additional office space (\$195,000).
- Other transfers-in (\$1,554,475) from HOT Fund for qualifying tournaments and special events and for Public Communications staffing and marketing, from Benefits Fund for Fitlife programs for Police and Fire, from Drainage Fund for streets, and from various CIP Funds to offset cost of project management.
- Other transfers-out (\$1,513,293) to the Economic Development Fund, to Northgate Parking Fund for non-parking expenditures, to Sanitation Fund for street sweeping, to the Equipment Replacement Fund, and to the General Government CIP Fund for the CAD/RMS project.
- Consulting Services (\$50,000) for Atmos Steering Committee and Muni Services.
- Contingency (\$450,000) for general contingency, targeted pay adjustments, and Police overhires.

## GENERAL FUND FINANCIAL FORECAST

Revenues: We will continue with conservative revenue estimates, moderate sales tax estimates and modest property value increases. We will maintain the tax rate.

Expenditures: New expenditures as proposed, the Pay Plan as proposed, and includes the estimated O&M on CIP projects.

At 7:39 p.m., the Mayor recessed the Budget Workshop.

The Budget Workshop reconvened at 7:43 p.m.

## GENERAL GOVERNMENT CAPITAL PROJECTS

Council consensus was to re-word the policy issue on Capital Infrastructure to state, “Continue to invest in capital infrastructure for a growing community, while addressing the needs of existing infrastructure.”

Streets and Transportation (\$30,329,658): street rehabilitation projects, extension and capacity improvement projects, traffic projects, hike and bike trails, and University Drive Pedestrian Improvements Phase II.

Parks (\$222,613): field redevelopment projects, Lincoln Center addition, and Lick Creek Nature Center.

Parkland (\$3,791,809): Fun For All playground design, various park development, and amenity improvements at various parks.

Facilities and Technology Projects (\$12,968,440): Facility projects include a library expansion, Public Works compliance upgrades, Police Station corrective maintenance, building design for a new Police Station, and Community Center planning and design, etc. Technology projects include the ERP system replacement, CAD/RMS (Public Safety) system replacement, and fiber optic infrastructure.

## DEBT SERVICE FUND

The FY16 rate of 19.3052 cents will generate an estimated property tax revenue of \$13,565,252 and will satisfy the FY16 debt service requirement. 50% of the Cemetery debt service will be paid from the tax rate in FY16.

## ECONOMIC DEVELOPMENT FUND

\$875,000 will be transferred from General Fund; this includes a one-time transfer of \$500,000. The projected expenditures are \$786,839.

CHIMNEY HILL FUND

\$9,257,818 was transferred to the Hotel Tax Fund in FY and included the proceeds from the sale of the Chimney Hill property. The fund will be closed at the end of FY15.

**3. Presentation, possible action and discussion on the 2015-2016 ad valorem tax rate; and, if necessary on calling two public hearings on a proposed ad valorem tax rate for FY 2015-16.**

This item was not discussed.

**4. Adjournment**

**MOTION:** There being no further business, Mayor Berry adjourned the budget workshop of the College Station City Council at 8:22 p.m. on Monday, August 17, 2015.

\_\_\_\_\_  
Nancy Berry, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Mashburn, City Secretary

MINUTES OF THE CITY COUNCIL BUDGET WORKSHOP  
CITY OF COLLEGE STATION  
AUGUST 18, 2015

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Steve Aldrich  
Karl Mooney  
John Nichols  
Julie Schultz  
James Benham

**City Staff:**

Kelly Templin, City Manager  
Chuck Gilman, Deputy City Manager  
Jeff Capps, Assistant City Manager  
Jeff Kersten, Assistant City Manager  
Aubrey Nettles, Special Projects Coordinator  
Carla Robinson, City Attorney  
Sherry Mashburn, City Secretary

**1. Call to Order and Announce a Quorum is Present**

With a quorum present, the Budget Workshop of the College Station City Council was called to order by Mayor Nancy Berry at 3:11 p.m. on Tuesday, August 18, 2015 in the CSU Meeting/Training Facility, 1603 Graham Road, College Station, Texas 77842.

A moment of silence was held in memory of Bart Humphries, retired firefighter and public information officer.

2. Executive Session was held at the end of the meeting.

**3. Take action, if any, on Executive Session,**

Executive Session was held at the end of the meeting.

#### **4. Presentation, possible action, and discussion on the FY 2015-2016 Proposed Budget.**

##### OUTSIDE AGENCY FUNDING

Jeff Kersten, Assistant City Manager, proved a brief overview of the outside agency funding requests. Requests from General Fund amounted to \$1,211,500 for:

- Noon Lions Club (\$15,000)
- Arts Council (\$35,000) for operations and maintenance.
- Aggieland Humane Society (\$205,000)
- Brazos County Appraisal District (\$280,253)
- Brazos County Health Department (\$326,500)
- Research Valley Partnership (\$350,000). There was Council consensus to have a workshop discussion on the RVP as it relates to our economic development plan. Funding remained level.

Keep Brazos Beautiful requested an additional \$3,950 from the Sanitation Fund for a total of \$52,740.

\$2,810,755 from the Hotel Tax Fund has been requested from various outside agencies.

- Veterans Memorial (\$25,000) An additional \$10,000 was requested. Council consensus was to approve the request.
- Chamber of Commerce (\$25,000)
- Arts Council (\$96,500) An additional \$31,500 was requested. Some of the increase requested was for software.
- Arts Council Affiliates/Marketing (\$386,400)
- Easterwood Advertising (\$200,000) This is a new request this year.

Council recessed at 5:00 p.m.

Council reconvened at 5:11 p.m.

- CVB O&M (\$1,727,855) An additional \$406,561 was requested. Consensus was supportive.
- CVB Grant Funding (\$350,000) An additional \$100,000 was requested. Consensus was supportive.

In accordance with the Texas Government Code §551.086-Competitive Matters, the College Station City Council convened into Executive Session at 7:30 p.m. on Tuesday, August 18, 2015 in order to discuss competitive matters as that term is defined in Gov't Code §552.133; to wit:

- Power Supply

No action was required from Executive Session.

**5. Presentation, possible action and discussion on the 2015-2016 ad valorem tax rate; and, if necessary on calling two public hearings on a proposed ad valorem tax rate for FY 2015-16.**

This item was not discussed.

**6. Adjournment**

**MOTION:** There being no further business, Mayor Berry adjourned the budget workshop of the College Station City Council at 8:08 p.m. on Tuesday, August 18, 2015.

\_\_\_\_\_  
Nancy Berry, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Mashburn, City Secretary



## Legislation Details (With Text)

**File #:** 15-0434      **Version:** 1      **Name:** ILA with City of Normangee  
**Type:** Agreement      **Status:** Consent Agenda  
**File created:** 8/3/2015      **In control:** City Council Regular  
**On agenda:** 8/27/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion on an Interlocal Agreement with the City of Normangee for the sale of four (4) surplus police radar units.  
**Sponsors:** Scott McCollum  
**Indexes:**  
**Code sections:**  
**Attachments:** [ILA with City of Normangee.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on an Interlocal Agreement with the City of Normangee for the sale of four (4) surplus police radar units.

Relationship to Strategic Goals: (Select all that apply)

- Good Governance

Recommendation(s):  
Staff recommends Council approval.

Summary:  
The College Station Police Department has four surplus radar units that the City of Normangee can utilize for law enforcement purposes. The City of Normangee will purchase four (4) radar units from the City of College Station for \$1.00. The nominal amount is because the City of Normangee will incur installation costs. Additionally, it is believed that if the items were auctioned, it would cost the City of College Station more to post the items to auction than what could be recovered for them.

Budget & Financial Summary:  
None

Attachments:  
Interlocal Agreement with the City of Normangee

**INTERLOCAL AGREEMENT BETWEEN  
THE CITY OF COLLEGE STATION AND  
THE CITY OF NORMANGEE**

**WHEREAS**, Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Act, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of necessary equipment and supplies;

**WHEREAS**, the City of College Station (“College Station”), and the City of Normangee (“Normangee”) desire to enter into this Agreement for the purpose of fulfilling competitive purchasing requirements of Chapter 252 of the Texas Local Government Code; and

**WHEREAS**, College Station has four (4) surplus radar units; and

**WHEREAS**, Normangee needs to purchase radar units for law enforcement purposes; and

**WHEREAS**, it is deemed in the best interest of the parties to enter into an agreement for the sale and purchase of the four (4) surplus radar units; and

**WHEREAS**, this purchase is exempt from Chapter 252 of the Local Government Code because the radar units are sold by a political subdivision according to §252.022 (a)(12)(C) of the Local Government Code;

**NOW THEREFORE**, the parties hereto, in consideration of the mutual covenants and conditions contained herein, promise and agree as follows:

- 1. Payment.** Within thirty (30) days of the Effective Date of this Agreement, Normangee shall pay the amount of ONE DOLLAR and NO/100 (\$1.00) to College Station for the purchase of four (4) radar units. After payment is received, Normangee and College Station shall schedule a date and time convenient to both parties for a Normangee representative to take delivery of the radar units. Delivery will be F.O.B. College Station, Texas.

2. College Station will sell to Normangee four (4) radar units:
  - a. One (1) Decatur Electronics Genesis II Select Radar Unit (Serial Number G2S-26746)
  - b. One (1) Decatur Electronics Genesis II Select Radar Unit (Serial Number G2S-19093)
  - c. One (1) Decatur Electronics Genesis II Select Radar Unit (Serial Number G2S-26793)
  - d. One (1) Decatur Electronics Genesis II Select Radar Unit (Serial Number G2S-19095)
3. **Effective Date.** This Agreement shall be effective when signed by the last party whose signing makes the Agreement fully executed. Notwithstanding this provision, any party may modify or terminate this Agreement as provided in Paragraph(s) 4 or 5.
4. **Amendment.** The terms and conditions of this Agreement may be amended upon the mutual written consent of both parties. Mutual consent will be demonstrated approval of the governing body of each party hereto. No modification to this Agreement shall be effective and binding unless and until it is reduced to writing and signed by duly authorized representatives of both parties.
5. **Termination.** Either party may terminate this Agreement at any time, with or without cause, upon thirty (30) days written notice to the other party in accordance with Paragraph 9 herein.
6. **Hold Harmless.** College Station and the City of Normangee agree to hold each other harmless from and against any and all claims, losses, damages, causes of action, suits, and liabilities of every kind, including all expenses of litigation, court costs, and attorney's fees, for injury or death of any person, for damage to any property, or for any breach of contract, arising out of or in connection with this Agreement.
7. **Disclaimer of Warranty.** The sale and purchase of each of the four (4) radar units shall be "as is" and "without warranty, express or implied, as to quality, condition, fitness for known purpose, or any other kind." Normangee understands and agrees the goods are sold "as is" and with no warranty of any kind.
8. **Invalidity.** If any provision of this Agreement shall be held to be invalid, illegal, or unenforceable by a court or other tribunal of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The parties shall use their best efforts to replace the respective

provision or provisions of this Agreement with legal terms and conditions approximating the original intent of the parties.

9. **Written Notice.** Unless otherwise specified, written notice shall be deemed to have been duly served if delivered in person or sent by certified mail to the last business address as listed herein.

**Normangee:**  
City of Normangee  
Attn: Chief Charles Herford  
P.O. Box 37  
Normangee, TX 77871  
(936)396-3691

**College Station:**  
City of College Station  
Attn: Chief Scott McCollum  
Police Department  
P.O. Box 9960  
College Station, Texas 77842  
(979)764-3605

10. **Entire Agreement.** It is understood that this Agreement contains the entire agreement between the parties and supercedes any and all prior agreements, arrangements, or understandings between the parties relating to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally. No verbal agreement or conversation with any officer, agent, or employee of any party before or after the execution of this Agreement shall affect or modify any of the terms or obligations hereunder.
11. **Amendment.** No Amendment to this Agreement shall be effective and binding unless and until it is reduced to writing and signed by duly authorized representatives of both parties.
12. **Texas Law.** This Agreement has been made under and shall be governed by the laws of the State of Texas.
13. **Place of Performance.** Performance and all matters related thereto shall be in Brazos County, Texas, United States of America.
14. **Authority to Enter Contract.** Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent they have authorization to sign on behalf of their respective City.
15. **Waiver.** Failure of either party, at any time, to enforce a provision of this Agreement, shall in no way constitute a waiver of that provision, nor in anyway affect the validity of this Agreement, any part hereof, or the right of either party thereafter to enforce each and every provision hereof. No term of this Agreement shall be deemed waived or breach excused unless the waiver shall be in writing and signed by the party claimed to have

waived. Furthermore, any consent to or waiver of a breach will not constitute consent to or waiver of or excuse of any other different or subsequent breach.

- 16. **Agreement Read.** The parties acknowledge that they have read, understand and intend to be bound by the terms and conditions of this Agreement.
- 17. **Assignment.** This Agreement and the rights and obligations contained herein may not be assigned by any party without the prior written approval of the other parties to this Agreement.
- 18. **Multiple Originals.** It is understood and agreed that this Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

**CITY OF NORMANGEE**

**CITY OF COLLEGE STATION**

By: *Charles Herford*  
Printed Name: CHARLES HERFORD  
Title: CHIEF OF POLICE  
Date: 7-23-15

By: \_\_\_\_\_  
Mayor  
Date: \_\_\_\_\_

**ATTEST:**

*Kristal Scheiner*  
Printed Name: Kristal Scheiner  
Title: City Secretary  
Date: 7/23/15

**ATTEST:**

\_\_\_\_\_  
City Secretary  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
City Manager  
Date: \_\_\_\_\_

\_\_\_\_\_  
City Attorney  
Date: \_\_\_\_\_

\_\_\_\_\_  
Assistant City Manager/CFO  
Date: \_\_\_\_\_



## Legislation Details (With Text)

**File #:** 15-0435      **Version:** 1      **Name:** Game Day Traffic Control Implementation

**Type:** Contract      **Status:** Consent Agenda

**File created:** 8/4/2015      **In control:** City Council Regular

**On agenda:** 8/27/2015      **Final action:**

**Title:** Presentation, possible action, and discussion regarding approval of City of College Station General Service Contract with Buyers Barricades for \$77,420 to deploy and remove traffic control devices according to the Texas A&M Football Post Game Traffic Control Plan.

**Sponsors:** Troy Rother

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of City of College Station General Service Contract with Buyers Barricades for \$77,420 to deploy and remove traffic control devices according to the Texas A&M Football Post Game Traffic Control Plan.

### Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

**Recommendation(s):** Staff recommends approving the contract for the traffic control device implementation.

**Summary:** On November 24, 2014, the City Council approved an Interlocal Agreement (ILA) between the City of College Station and Texas A&M University to equally share in the cost of deployment and purchase of traffic control devices that will be used to implement the Game Day Traffic Control Plan. Then on January 8, 2015, City Council approved a budget amendment to provide the necessary funds to begin purchasing the traffic control equipment. The first purchase was made after the July 9, 2015 meeting when Council approved the purchase of 12 portable changeable message boards.

On July 14, 2015, the City started advertising to receive bids on the deployment of the game day traffic control devices. On July 28, two bids were submitted and opened. The low bidder, Buyers Barricades out of Houston, Texas, submitted the lowest bid at \$11,060 per game. This comes to a total of \$77,420 for the seven football games during the 2015 football season.

Staff has met with Buyers to confirm their understanding of the expectations for the project, checked their references, and recommends awarding the contract to Buyers Barricades.

**Budget & Financial Summary:** Budget for the purchase and deployment of the traffic control devices

needed after each TAMU football game has been included in the FY15 budget and in the proposed FY16 budget. As outlined in the Interlocal Agreement, Texas A&M will reimburse the City half of the cost of the equipment purchase and deployment (up to \$200,000).

**Attachments:**

1. Contract - On file in the City Secretary's Office



## Legislation Details (With Text)

**File #:** 15-0436      **Version:** 1      **Name:** Greens Prairie Trail Intersection - County Resolution

**Type:** Resolution      **Status:** Consent Agenda

**File created:** 8/4/2015      **In control:** City Council Regular

**On agenda:** 8/27/2015      **Final action:**

**Title:** Presentation, possible action, and discussion regarding approval of a Resolution consenting to the Brazos County Commissioners Court's use of County funds for construction of an extension of Greens Prairie Trail located within College Station City Limits extending from FM 2154 at it's intersection with Greens Prairie Trail west to the City of College Station City Limits.

**Sponsors:** Donald Harmon

**Indexes:**

**Code sections:**

**Attachments:** [Consent Resolution - final 07 27 15.pdf](#)

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

Presentation, possible action, and discussion regarding approval of a Resolution consenting to the Brazos County Commissioners Court's use of County funds for construction of an extension of Greens Prairie Trail located within College Station City Limits extending from FM 2154 at it's intersection with Greens Prairie Trail west to the City of College Station City Limits.

### Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

Recommendation(s): Staff recommends Council approval of the Resolution.

Summary: On October 23, 2014, Union Pacific Railroad (“UPRR”) officials met local officials including Brazos County and College Station officials, as well as residents, to discuss UPRR’s plans to close two existing railroad crossings located at Straub Road and Wade Road in College Station and the Railroad’s plans to construct a new railroad crossing at Greens Prairie Trail. On December 8, 2014 and December 11, 2014, Brazos County officials met with residents at public meetings to further discuss UPRR’s plans and Brazos County roadway plans involving closures of Straub Road and Wade Road and construction of a new road along Greens Prairie Trail from I&GN Road to FM 2154. On January 13, 2015, the Brazos County Commissioners Court agreed to execute an agreement with UPRR for closure of the Wade Road and Straub Road crossings (Railroad Milepost 64.66 and 65.31, Navasota Subdivision, County of Brazos, State of Texas), and the Brazos County Commissioners Court further announced plans to acquire right-of-way and construct an extension of a county road to extend from the intersection of FM 2154 and Greens Prairie Trail for approximately 868 feet to I&GN Road.

On January 29, 2015 City of College Station provided Notice of Annexation Proceedings to Enlarge and Extend Boundary Limits to include the proposed rail crossing at Greens Prairie Trail west of FM 2154, and on April 9, 2015, the City of College Station annexed 233 acres of land including that portion of FM 2154 located at its intersection with Greens Prairie Trail. Such annexation now requires Brazos County to construct a portion of the above-referenced extension within the

College Station city limits.

TEXAS TRANSPORTATION CODE, Section 251.012, requires the consent of the City Council of the City of College Station, Texas, in order for the Brazos County Commissioners Court to expend county funds to finance the construction of that portion of the above-referenced street extension that is located within College Station city limits.

Budget & Financial Summary: This item has no budget impacts.

Attachments:

1. Resolution

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, CONSENTING TO THE BRAZOS COUNTY COMMISSIONERS COURT'S USE OF COUNTY FUNDS FOR CONSTRUCTION OF AN EXTENSION OF GREENS PRAIRIE TRAIL LOCATED WITHIN COLLEGE STATION CITY LIMITS EXTENDING FROM FM 2154 AT ITS INTERSECTION WITH GREENS PRAIRIE TRAIL WEST TO THE COLLEGE STATION CITY LIMITS

WHEREAS, on October 23, 2014, Union Pacific Railroad ("UPRR") officials met local officials including Brazos County and College Station officials, as well as residents, to discuss UPRR's plans to close two existing railroad crossings located at Straub Road and Wade Road in College Station and the Railroad's plans to construct a new railroad crossing at Greens Prairie Trail; and

WHEREAS, on December 8, 2014 and December 11, 2014, Brazos County officials met with residents at public meetings to further discuss UPRR's plans and Brazos County roadway plans involving closures of Straub Road and Wade Road and construction of a new road along Greens Prairie Trail from I&GN Road to FM 2154; and

WHEREAS, on January 13, 2015, the Brazos County Commissioners Court agreed to execute an agreement with UPRR for closure of the Wade Road and Straub Road crossings (Railroad Milepost 64.66 and 65.31, Navasota Subdivision, County of Brazos, State of Texas); and

WHEREAS, the Brazos County Commissioners Court further announced plans to acquire right-of-way and construct an extension of a county road to extend from the intersection of FM 2154 and Greens Prairie Trail for approximately 868 feet to I&GN Road; and

WHEREAS, on January 29, 2015 City of College Station provided Notice of Annexation Proceedings to Enlarge and Extend Boundary Limits to include the proposed rail crossing at Greens Prairie Trail west of FM 2154; and

WHEREAS, on April 9, 2015, the City of College Station annexed 233 acres of land including that portion of FM 2154 located at its intersection with Greens Prairie Trail; and

WHEREAS, such annexation now requires Brazos County to construct a portion of the above-referenced extension within the College Station city limits; and

WHEREAS, TEXAS TRANSPORTATION CODE, Section 251.012, requires the consent of the City Council of the City of College Station, Texas, in order for the Brazos County Commissioners Court to expend county funds to finance the construction of that portion of the above-referenced street extension that is located within College Station city limits; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby consents to the Brazos County Commissioners Court's expenditure of county funds to finance the construction of an extension of Greens Prairie Trail within College Station city limits from its intersection with FM 2154 west to the City limits.

PART 2: That this resolution shall take effect immediately from and after its passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
MAYOR

APPROVED:

\_\_\_\_\_  
City Attorney



## Legislation Details (With Text)

**File #:** 15-0437      **Version:** 1      **Name:** LCWWTP Change Order No. 3  
**Type:** Change Order      **Status:** Consent Agenda  
**File created:** 8/4/2015      **In control:** City Council Regular  
**On agenda:** 8/27/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding approval of Change Order No. 3 for the Lick Creek Wastewater Treatment Plant Miscellaneous Improvements construction contract 12-191 with Bryan Construction Company, Inc. in the amount of \$58,750.  
**Sponsors:** Donald Harmon  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of Change Order No. 3 for the Lick Creek Wastewater Treatment Plant Miscellaneous Improvements construction contract 12-191 with Bryan Construction Company, Inc. in the amount of \$58,750.

### Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of Change Order No. 3 in the amount of \$58,750.

Summary: Lick Creek Wastewater Treatment Plant Miscellaneous Improvements project included the installation of a second centrifuge. After installation of the centrifuge, it was found that the specified equipment was not meeting performance specifications as set forth in the contract. After consultation with the design engineer, contractor, and manufacturer, it was decided that an emulsion polymer would increase the output of the centrifuge. The current feed system for both centrifuges is a dry polymer system. In order to inject an emulsion polymer, an emulsion polymer feed system needs to be installed. Change Order No. 3 includes the installation and equipment for the new polymer feed system.

Budget & Financial Summary: Budget for this change order is available in the Wastewater Capital Improvement Projects Fund.

### Attachments:

1. Change Order Number 3 - On file with the City Secretary's Office



## Legislation Details (With Text)

<b>File #:</b>	15-0438	<b>Version:</b>	1	<b>Name:</b>	Luther Street Project
<b>Type:</b>	Contract	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	8/4/2015	<b>In control:</b>		<b>In control:</b>	City Council Regular
<b>On agenda:</b>	8/27/2015	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Presentation, possible action, and discussion on a professional services contract with Jones and Carter in the amount of \$167,000 for the professional engineering services related to the Luther Street Project.				
<b>Sponsors:</b>	Donald Harmon				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Luther Street Rehab Project Map.pdf</a>				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on a professional services contract with Jones and Carter in the amount of \$167,000 for the professional engineering services related to the Luther Street Project.

### Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the professional services contract.

Summary: The Luther Street Project will reconstruct Luther from FM 2818 to Penberthy, replacing a Hot Mix Asphaltic Concrete (HMAC) roadway with a Portland Cement Concrete (PCC) roadway. The project will also relocate approximately 400 LF of a 16" waterline along this portion of Luther Street.

Budget & Financial Summary: Budget in the amount of \$2,410,000 is included for this project in the Streets Capital Improvement Projects Fund (\$2,220,000) and the Water Capital Improvement Projects Fund (\$190,000). A total of \$79,881 has been expended or committed to date for conceptual design, leaving a balance of \$2,330,119 for final design, construction, and related expenditures.

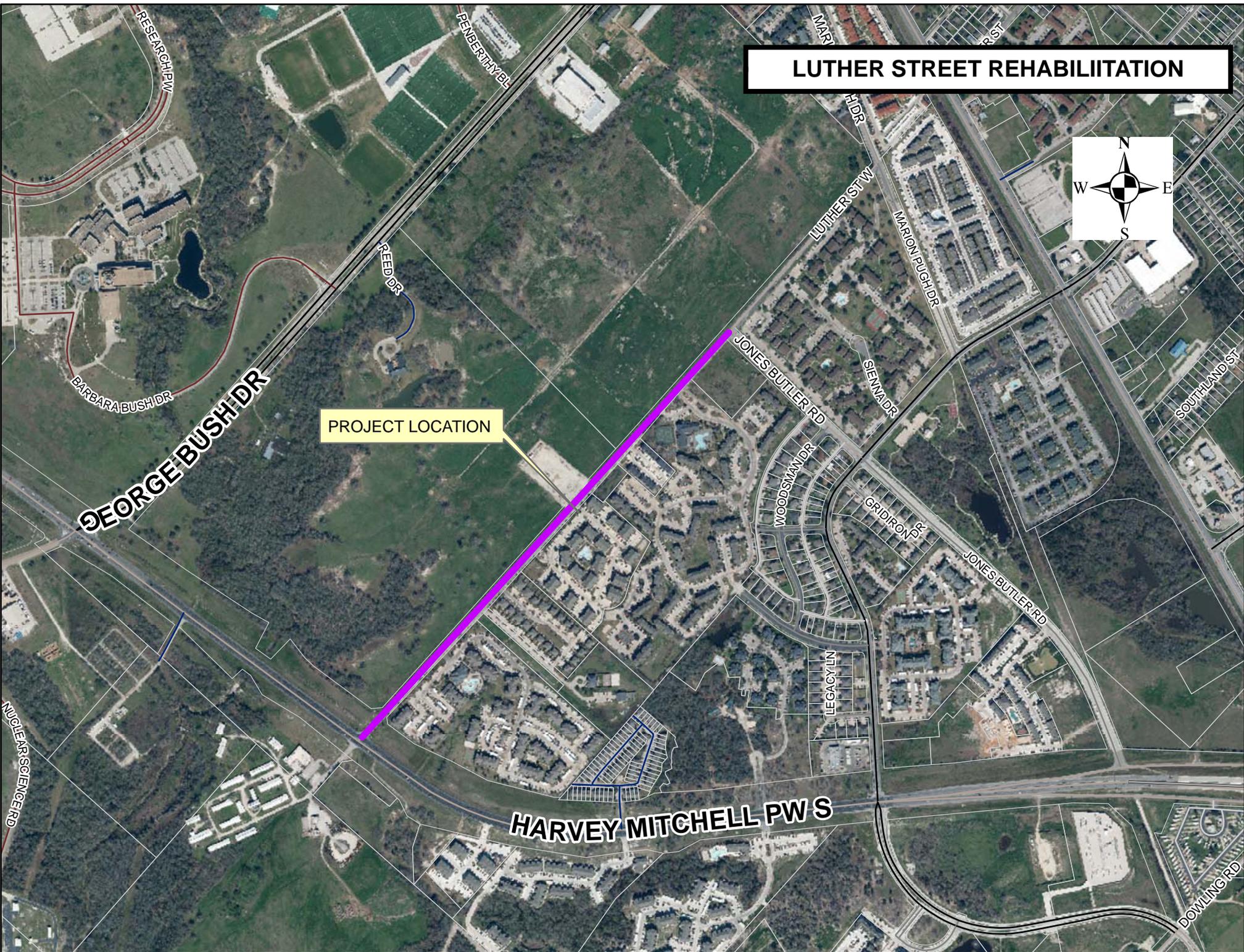
### Attachments:

1. Contract - On file with the City Secretary's Office
2. Project Map

# LUTHER STREET REHABILITATION



PROJECT LOCATION





## Legislation Details (With Text)

<b>File #:</b>	15-0439	<b>Version:</b>	1	<b>Name:</b>	Munson Needs Resolution
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	8/4/2015	<b>In control:</b>		<b>In control:</b>	City Council Regular
<b>On agenda:</b>	8/27/2015	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Presentation, possible action, and discussion regarding approval of a Resolution determining public need and necessity authorizing City staff to negotiate easement purchases for the Munson Street Rehab Project.				
<b>Sponsors:</b>	Donald Harmon				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Munson St Rehab Easement Parcels.pdf</a> <a href="#">Munson Street Rehab Project - Needs Resolution.pdf</a>				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of a Resolution determining public need and necessity authorizing City staff to negotiate easement purchases for the Munson Street Rehab Project.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends Council approval of the Resolution Determining Public Need and Necessity.

Summary: : This project will consist of the design, easement acquisition and rehabilitation for infrastructure along Munson Avenue, from Lincoln Avenue to Dominik Drive. Infrastructure rehabilitation will include the roadway, storm drains, sidewalks, water lines and sewer lines, as well as the installation of underground power conduit for future use.

Approval of the Resolution Determining Need and Necessity will authorize staff to negotiate for the purchase of public utility easements and public access easements necessary to complete the project.

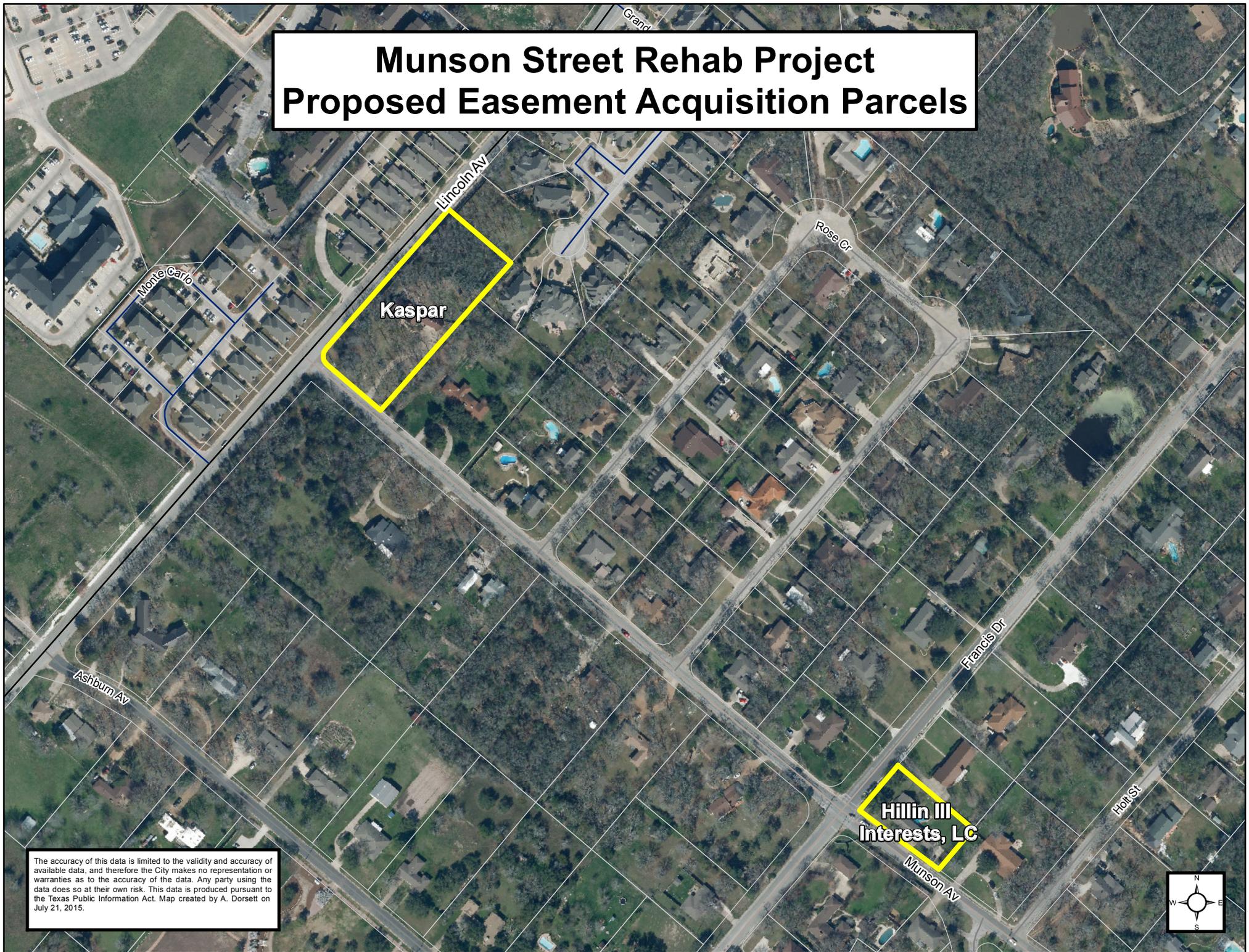
Budget & Financial Summary: Budget in the amount of \$2,585,000 is included for this project in the Streets Capital Improvement Project Fund (\$1,450,000), the Water Capital Improvement Projects Fund (\$580,000) and the Wastewater Capital Improvement Projects Fund (\$555,000).

Attachments:

1. Project Map
2. Resolution Determining Public Need and Necessity with Exhibit "A"



# Munson Street Rehab Project Proposed Easement Acquisition Parcels



The accuracy of this data is limited to the validity and accuracy of available data, and therefore the City makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. Map created by A. Dorsett on July 21, 2015.



**RESOLUTION DETERMINING PUBLIC NEED AND NECESSITY**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, DETERMINING PUBLIC NEED AND NECESSITY FOR THE CITY TO INITIATE, COMPLETE, AND ACQUIRE CERTAIN PROPERTY LOCATED ALONG MUNSON AVENUE, COLLEGE STATION, BRAZOS COUNTY, TEXAS, FOR THE PURPOSE OF THE MUNSON STREET REHAB PROJECT; AUTHORIZING THE CITY AND ITS REPRESENTATIVES AND EMPLOYEES TO TAKE ANY AND ALL REASONABLE ACTIONS TO ACHIEVE SAME; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER.**

**WHEREAS**, the City of College Station, Texas (“City”) is a home rule municipality duly incorporated and chartered under the constitution and laws of the state of Texas; and

**WHEREAS**, the City is engaged in the Munson Street Rehab Project (“Project”); and

**WHEREAS**, such Project is for the public purpose of rehabilitating roadways and sidewalks; and

**WHEREAS**, such Project is located at or about the following physical location: the southeast corner of the intersection of Lincoln Avenue and Munson Avenue, and the southeast corner of the intersection of Francis Drive and Munson Avenue in College Station, Brazos County, Texas; and

**WHEREAS**, such Project will necessitate the acquisition of land as set forth in this Resolution; and

**WHEREAS**, the City Council of the City desires to acquire land for the Project to achieve the aforesaid public purpose, and herein determines it to be in the best interest of its citizens and the general public to designate its lawful agents and representatives, including City staff, to achieve same, now therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:**

- PART 1:** That the facts and recitations set forth in the preamble of this Resolution are hereby declared true and correct.
- PART 2:** That the City Council of the City of College Station, Texas, herein determines it to be in the best interest of its citizens and the general public to commence the Munson Street Rehab Project at the southeast corner of the intersection of Lincoln Avenue and Munson Avenue, and the southeast corner of the intersection of Francis Drive and Munson Avenue in College Station, Brazos County, Texas, for the public purpose of rehabilitating roadways and sidewalks, and to take any and all reasonable action to achieve completion of the Project, including the acquisition of property.
- PART 3:** That the Project will require the acquisition of an easement interest in the property as described in Exhibit "A" attached hereto and made a part of this Resolution ("Property").
- PART 4:** That the City's representatives, agents, and staff are hereby authorized to acquire the Property pursuant to applicable law, including Chapter 2206 Texas Government Code and Chapter 21 Texas Property Code as same may, from time to time, be amended; and to specifically provide the Landowner's Bill of Rights to landowners, and to conduct such land appraisals as may be desired and as may be required by law.
- PART 5:** That adoption of this Resolution shall not authorize the City's representatives, agents, and staff to proceed to condemnation without first obtaining express authority to condemn from the City Council.
- PART 6:** That the City Manager is hereby authorized to direct and designate City staff and to contract with one or more agents or representatives as deemed appropriate to act on behalf of the City to acquire the Property, including contracting with professional appraisers for appraisal services, and contracting with professional real estate agents to act as a land agent for the City relating to acquisition of the Property.
- PART 7:** That the City Attorney and his authorized designee be hereby authorized to execute those documents necessary to close on the purchase of the Property.
- PART 8:** That the City Manager and his authorized designee be authorized to sell any surplus improvements and to order the removal or the demolition of any improvements that are located on the Property that in their determination hinder or are unnecessary to completion of the Project.

**PART 9:** That this Resolution shall take effect immediately from and after its passage.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, **2015**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**Mayor**

**APPROVED:**

\_\_\_\_\_  
**City Attorney**

**EXHIBIT "A"**

Being all those tracts or parcels of land necessary to complete a street rehabilitation project located along Munson Avenue in College Station, Brazos County, Texas. Said route depicted on the map attached hereto and made part hereof. The parcels needed in easement interest for the project may be acquired from the following lands:

**Landowner (Now or Formerly):** KASPAR, WILLIAM PAUL AND WENDI ARANT

**Brazos County Appraisal District Property ID:** 49724

**Street Address:** 901 Munson Avenue, College Station, Texas

**Legal Description:** Lot 1R, College Hills Woodland Estates, according to amending plat recorded in Volume 6046, Page 258, Official Records of Brazos County, Texas.

**Landowner (Now or Formerly):** HILLIN III INTERESTS, LC

**Brazos County Appraisal District Property ID:** 49732

**Street Address:** 1000 Francis Drive, College Station, Texas

**Legal Description:** Lot 8-A, College Hills Woodland Estates, as described in Warranty Deed recorded in Volume 10673, Page 223, Official Records of Brazos County, Texas.



## Legislation Details (With Text)

<b>File #:</b>	15-0442	<b>Version:</b>	1	<b>Name:</b>	University Drive Pedestrian Safety Improvements Change Order No. 2
<b>Type:</b>	Change Order	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	8/4/2015	<b>In control:</b>		<b>In control:</b>	City Council Regular
<b>On agenda:</b>	8/27/2015	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Presentation, possible action, and discussion regarding Change Order Number 2 for Professional Services Contract 12-206 with HDR Engineering, Inc., for the University Drive Pedestrian Improvements Phase 2 Project reducing the contract by \$84,342.41.				
<b>Sponsors:</b>	Donald Harmon				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Project Map University Ped 2-5.pdf</a>				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding Change Order Number 2 for Professional Services Contract 12-206 with HDR Engineering, Inc., for the University Drive Pedestrian Improvements Phase 2 Project reducing the contract by \$84,342.41.

### Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of Change Order Number 2 with HDR Engineering, Inc. reducing the contract amount by \$84,342.41.

Summary: A professional services contract with HDR Engineering, Inc. was awarded on May 24, 2012 for completion of a preliminary engineering report (PER) to study the University Drive corridor. Phase 2 of the University Drive Pedestrian Improvements Project will begin at College Main and extend to South College/Bizzell. The focus of this project is to improve pedestrian mobility and safety while balancing acceptable levels of service for vehicular transportation.

Change Order #1 was approved by City Council on August 8, 2013 and included additional traffic analysis, inclusion of a schematic design and environmental documentation, and reduction of tasks. The schematic design, right-of-way survey, traffic analysis, and corridor progression study have been completed.

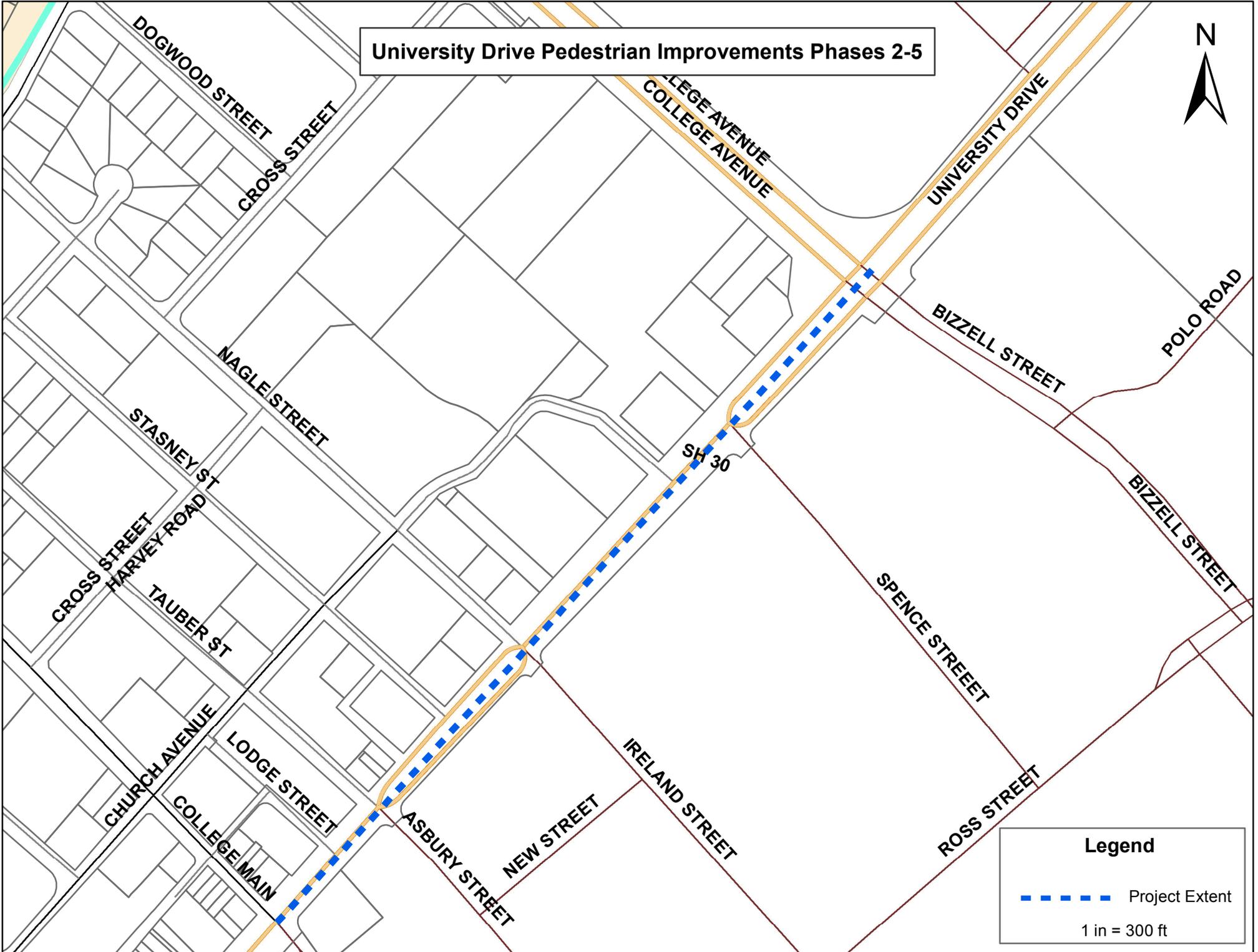
Due to ongoing discussions and agreements on the proposed scope of work with TxDOT and TAMU, staff recommends closing out this preliminary engineering phase contract and moving forward with final design phase that will include construction. A new design contract with the proposed scope of work will be presented for Council approval in the near future.

Budget & Financial Summary: The budget for this project is \$7,055,000. Funds in the amount of \$387,256 have been expended or committed to date. With this deductive change order in the amount of \$84,343.41, a balance of \$6,752,087.41 will be available for final design, construction, and related expenditures.

Attachments:

1. Change Order No. 2 - On file in the City Secretary's Office
2. Project Location Map

# University Drive Pedestrian Improvements Phases 2-5



**Legend**

- Project Extent

1 in = 300 ft



## Legislation Details (With Text)

<b>File #:</b>	15-0444	<b>Version:</b>	1	<b>Name:</b>	Construction Contract # 15300379 Roof Replacement and Repairs in Various City Parks
<b>Type:</b>	Report	<b>Status:</b>			Consent Agenda
<b>File created:</b>	8/5/2015	<b>In control:</b>			City Council Regular
<b>On agenda:</b>	8/27/2015	<b>Final action:</b>			
<b>Title:</b>	Presentation, possible action, and discussion on a construction contract with Jamail and Smith, in the amount of \$80,186.30 for providing new standing seam roofs on various City Park shelters.				
<b>Sponsors:</b>	David Schmitz				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Roof replacement cover sheet.pdf</a> <a href="#">Roof Replacement Cost Proposal.pdf</a>				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on a construction contract with Jamail and Smith, in the amount of \$80,186.30 for providing new standing seam roofs on various City Park shelters.

Staff recommends approval and award of the construction contract with Jamail and Smith, for roof repairs, and replacement project within City Parks, in the amount of \$80,186.30, and thirty (30) construction days.

**Summary:** The proposed construction project includes removal of existing asphalt shingles, repairs to the sub roof if needed, installation of standing seam metal roof, and repainting of shelters in D.A. Anderson Arboretum, Bee Creek, Central, and Edelweiss Park. In addition to the roofs, the Arboretum shelter will have the existing wood supports removed and replaced with steel tubing.

**Budget & Financial Summary:** Jamail and Smith; a Job Order Contractor, was asked to submit a quote for the removal, repair, and installation of metal roofs in the various City Parks. Job Order Contractors vendors have been competitively procured, so members automatically have compliance with Texas local and state procurement requirements. Budget for these repairs was included as an approved FY15 SLA in the Parks and Recreation budget.

**Attachments:**

1. Roof Replacement Proposal
2. Construction Contract with Jamail and Smith, (on file in the City Secretary's Office)

**August 27, 2015**  
**Consent Agenda Item**  
**Construction Contract # 15300379**  
**Roof Replacement and Repairs in Various City Parks**

**To:** Kelly Templin, City Manager

**From:** David Schmitz, Parks and Recreation Director

**Relationship to Strategic Goal:** Neighborhood Integrity; Diverse Growing Economy

**Agenda Caption:** Presentation, possible action, and discussion on a construction contract with Jamail and Smith, in the amount of \$80,186.30 for providing new standing seam roofs on various City Park shelters.

**Recommendation(s):** Staff recommends approval and award of the construction contract with Jamail and Smith, for roof repairs, and replacement project within City Parks, in the amount of \$80,186.30, and thirty (30) construction days.

**Summary:** The proposed construction project includes removal of existing asphalt shingles, repairs to the sub roof if needed, installation of standing seam metal roof, and repainting of shelters in D.A. Anderson Arboretum, Bee Creek, Central, and Edelweiss Park. In addition to the roofs, the Arboretum shelter will have the existing wood supports removed and replaced with steel tubing.

**Budget & Financial Summary:** Jamail and Smith; a Job Order Contractor, was asked to submit a quote for the removal, repair, and installation of metal roofs in the various City Parks. Job Order Contractors vendors have been competitively procured, so members automatically have compliance with Texas local and state procurement requirements. Funds are available from the general fund allocated through the SLA process of the FY '15 budget.

**Attachments:**

1. Roof Replacement Proposal
2. Construction Contract with Jamail and Smith, (on file in the City Secretary's Office)



**Work Order Number  
JOC# JLN**

**Job Order Contract (JOC) Detail**

<b>Project Name:</b>	College Station Canopy Roof Replacement	<b>TEA#</b>	
<b>Project Contact:</b>	Rusty Warncke	<b>Phone:</b>	979-764-3731
<b>Project Description</b>	Provide new standing Seam roof on canopies and paint		
<b>Estimated Cost:</b>	\$ 80,186.30	Dated: 6/30/15 Rev 2 7/14/15	
<b>Summary of Work Scope:</b>	Misc. Repairs		
<b>Estimated Start Date:</b>	7/13/15	<b>Estimated Completion Date:</b>	8/14/15
<b>Approval Signatures:</b>			
<b>Jamail &amp; Smith Construction:</b>			
<b>College Station-PM:</b>			
<b>College Station-CFM:</b>			

***Attachment: Detailed Estimate including Scope of Work***

**Rusty Warncke**  
**Houston Independent School District**  
**3200 Center Street**  
**Houston, Texas 77007**

**June 30, 2015**

**Attn: Mr. Warncke,**

**Subject: College Station Roof Replacement**

We are pleased to provide our detailed unit price estimate to accomplish the below described scope of work, estimated using the 2015 R.S. Means Facilities Construction Cost Data, the Houston City Cost Index, and our TCPN Job Order Contract coefficient (0.72). Our scope of work is based upon the walk through at the school and the specifications given to Jamail Construction.

**Scope of Work**

1. Remove all shingles to deck at each canopy at each park (General Note)
2. Replace with standing seam roofs and metal fascia at each park (General Note)
3. Replace damaged decking as necessary (General Note)

**Central Park Ball Field Canopy**

1. Provide and install green Standing seam roof with green metal fascia
2. Provide gutters and down spouts with down spouts at each corner with splash blocks
3. Paint all columns and the ceiling under roof to match existing colors

**Central Park Hexogen Roof near Pond**

1. Provide and install green standing seam roof and install green metal fascia
2. Paint all columns and ceiling under roof matching the existing color

**Central Park Well House**

1. Provide new galvalume R-panel roofing
2. Re-paint well house matching existing colors
3. No metal fascia will be installed at well house (EXCLUDED)

**Edelweiss Park**

1. Provide new Red standing seam roof with red metal fascia
2. Paint ceiling under roof and columns to match existing color

**Arboretum Park**

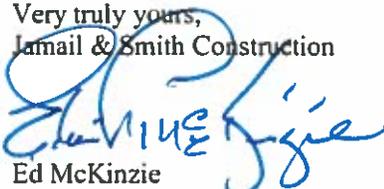
1. Provide new Red standing seam roof with metal fascia
2. Remove existing wood columns and use shoring jacks to suspend roof until new columns are installed.
3. Cut the existing concrete and dig out 3' deep piers at each column and provide rebar and 16" L type anchor bolts for new columns

4. Provide and install new 5"x 8" steel tubing for the new columns
5. Replace the wood siding on wall with new boards
6. Repaint ceiling and new columns, and wood wall to match existing

We are available for review of this estimate at your convenience. Should you have any questions or need additional information please do not hesitate to contact Ed McKinzie at 281-901-5893.

Arboretum Park	\$ 31,153.71
<u>Bond</u>	<u>\$ 623.07</u>
<b>Total</b>	<b>\$ 31,776.78</b>
Central Park BB	\$ 15,529.64
<u>Bond</u>	<u>\$ 310.59</u>
<b>Total</b>	<b>\$ 15,840.23</b>
Central Park Well House	\$ 7,800.63
<u>Bond</u>	<u>\$ 156.01</u>
<b>Total</b>	<b>\$ 7,956.64</b>
Central Park Wayne Bryan	\$ 12,570.15
<u>Bond</u>	<u>\$ 251.40</u>
<b>Total</b>	<b>\$ 12,821.55</b>
Edelweiss Park	\$ 11,559.91
<u>Bond</u>	<u>\$ 231.19</u>
<b>Total</b>	<b>\$ 11,791.10</b>
<b>Total Project</b>	<b>\$ 80,186.30</b>

Very truly yours,  
Jaimail & Smith Construction

  
Ed McKinzie  
Sr. Project Manager

Attachments:  
College Station CX job number cover sheet

**Estimator: Sr. Estimator Val Bankston**

**Summary of tagged estimates...**

Division Summary (MF04)	
01 - General Requirements	\$37,830.00
02 - Existing Conditions	\$5,785.00
03 - Concrete	\$1,969.00
04 - Masonry	
05 - Metals	\$4,258.32
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$56,263.45
08 - Openings	
09 - Finishes	\$6,096.15
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
<b>Totalling Components</b>	
Priced Line Items	\$141,646.92
2012 TCPN JOC Standard and NonStandard (-28.0000%)	\$(39,661.14)
<b>MF04 Total (Without totalling components)</b>	<b>\$141,646.92</b>

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	\$13,385.00
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	\$16,060.00
Alternates	
Trades	
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$141,646.92</b>

RSMeans BRYAN, TX CCI 2015Q2, 83.50%	\$23,371.74
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**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$41,161.49
Labor:	\$85,513.43
Equipment:	\$14,972.00
Other:	\$0.00
Laborhours:	650.54
Green Line Items:3	\$4,674.00

**Priced/Non-Priced**

Total Priced Items:	89	\$141,646.92	
Total Non-Priced Items:	0	\$0.00	0.00%
	89	\$141,646.92	

**Grand Total**

**\$78,614.04**

# **Arboretum Park**



**Estimator: Sr. Estimator Val Bankston**

**Arboretum**

Division Summary (MF04)	
01 - General Requirements	\$10,690.00
02 - Existing Conditions	\$1,893.00
03 - Concrete	\$1,969.00
04 - Masonry	
05 - Metals	\$4,258.32
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$19,403.09
08 - Openings	
09 - Finishes	\$1,322.40
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
<b>Totalling Components</b>	
Priced Line Items	\$56,132.81
RSMean BRYAN, TX CCI 2015Q2, 83.50%	\$(9,261.91)
<b>MF04 Total (Without totalling components)</b>	<b>\$56,132.81</b>
26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	\$13,385.00
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternates	\$3,212.00
Trades	
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$56,132.81</b>
2012 TCPN JOC Standard and NonStandard (-28.0000%)	\$(15,717.19)

**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$17,766.56
Labor:	\$33,374.25
Equipment:	\$4,992.00
Other:	\$0.00
Laborhours:	344.73
Green Line Items:3	\$4,674.00

**Priced/Non-Priced**

Total Priced Items:	26	\$56,132.81	0.00%
Total Non-Priced Items:	0	\$0.00	0.00%
	26	\$56,132.81	

**Grand Total**

**\$31,153.71**

# Final Estimate

Estimator: Sr. Project Manager Ed McKinzie

Arboretum

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-31-13-20-0200 Field personnel, project manager, average	Week	1.0000	\$3,700.00	\$3,700.00	RSM15FAC L, O&P P
2	01-31-13-20-0260 Field personnel, superintendent, average	Week	1.0000	\$3,450.00	\$3,450.00	RSM15FAC L, O&P P
3	01-54-33-40-2040-1 Hourly operating cost for general equipment rental, without operators, forklift, straight mast, 21' lift, 5000 lb., 4 wheel drive, diesel	Ea.	100.0000	\$20.90	\$2,090.00	RSM15FAC E, B P
4	01-54-33-40-2050-3 Rent per week for general equipment rental, without operators, forklift, for rough terrain, 42' lift, 35' reach, 9000 lb., 110 H.P.	Ea.	1.0000	\$1,450.00	\$1,450.00	RSM15FAC E, B P
<b>01 - General Requirements Total</b>					<b>\$10,690.00</b>	
<b>02 - Existing Conditions</b>						
5	02-41-13-17-5590 Demolish, remove pavement and curb, excludes hauling and disposal fees, concrete, minimum labor/equipment charge	Job	1.0000	\$695.00	\$695.00	RSM15FAC L, E, O&P P
6	02-41-13-30-0890 Minor site demolition, excluding hauling, guide posts, minimum labor/equipment charge	Job	1.0000	\$247.00	\$247.00	RSM15FAC L, O&P P
7	02-41-19-19-0840 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons	Week	1.0000	\$775.00	\$775.00	RSM15FAC M, B P
8	02-41-19-19-0950 Selective demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, alternate pricing for dumpsters, disposal fee per ton, average for all sizes	Ton	2.0000	\$88.00	\$176.00	RSM15FAC M, B P
<b>02 - Existing Conditions Total</b>					<b>\$1,893.00</b>	
<b>03 - Concrete</b>						
9	03-15-19-10-0140 Anchor bolts, two bolt pattern, including job built two hole template, per set, J-type, including hex nut and washer, 3/4" diameter x 12" long	Set	12.0000	\$44.00	\$528.00	RSM15FAC Grn, M, L, O&P P
10	03-15-19-10-0140-1990 Anchor bolts, for galvanized, add (Modified using 03-15-19-10-1990)	Ea.	24.0000	\$9.00	\$216.00	RSM15FAC Grn, M, O&P P
11	03-30-53-40-9000 Concrete in place, minimum labor/equipment charge	Job	1.0000	\$1,225.00	\$1,225.00	RSM15FAC L, O&P P
<b>03 - Concrete Total</b>					<b>\$1,969.00</b>	
<b>05 - Metals</b>						
12	05-05-21-15-1990 Drilling steel, drilling and layout for steel, up to 1/4" deep, no anchor, holes, 1" diameter Four holes in top of new steel post and four holes each in each bottom plate	Ea.	48.0000	\$6.84	\$328.32	RSM15FAC M, L, B P

# Final Estimate

Estimator: Sr. Project Manager Ed McKinzie

Arboretum

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>05 - Metals</b>						
13	05-12-23-17-5600 Columns, structural, including shop primer, cap and base plate, excluding bolts, shop fabricated for 100 ton, 1 to 2 story project, bolted connections, structural tubing, rectangular, 8" x 4" x 3/8" x 12'-0"	Ea.	6.0000	\$655.00	\$3,930.00	RSM15FAC M, L, E, O&P
<b>05 - Metals Total</b>						
<b>07 - Thermal and Moisture Protection</b>						
14	07-05-05-10-3125 Selective demolition, thermal and moisture protection, roofing, felt paper, #30 felt Sq. Demo existing underlayment	Sq.	9.8000	\$16.45	\$161.21	RSM15FAC L, O&P
15	07-05-05-10-3170 Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 S.F. layer Demo existing shingles	S.F.	980.0000	\$0.71	\$695.80	RSM15FAC L, O&P
16	07-31-13-10-0850 Asphalt roof shingles, self adhering polyethylene and rubberized asphalt underlayment	Sq.	9.8000	\$89.60	\$878.08	RSM15FAC M, L, B
17	07-41-13-20-0720 Steel roofing panels, flat profile, 1-3/4" standing seams, 10" wide, standard finish, S.F. 22 gauge	S.F.	1,724.0000	\$8.60	\$14,826.40	RSM15FAC M, L, O&P
18	07-41-13-20-1200 Steel roofing panels, on steel frame, ridge, galvanized, 10" wide	L.F.	118.0000	\$6.40	\$755.20	RSM15FAC M, L, O&P
19	07-65-10-10-9322 Sheet metal flashing and counter flashing, including up to 4 bends, steel sheets, galvanized, 22 gauge Metal Facia	S.F.	118.0000	\$5.60	\$660.80	RSM15FAC M, L, O&P
20	07-71-23-10-4900 Downspouts, steel, galvanized, round, corrugated, 4" diameter, 28 gauge	L.F.	60.0000	\$7.65	\$459.00	RSM15FAC M, L, O&P
21	07-71-23-30-0400 Gutters, aluminum, stock units, 5" K type, .032" thick, enameled	L.F.	108.0000	\$8.95	\$966.60	RSM15FAC M, L, O&P
<b>07 - Thermal and Moisture Protection Total</b>						
<b>\$19,403.09</b>						
<b>09 - Finishes</b>						
22	09-91-23-52-9220 Miscellaneous, interior, trusses and wood frames, oil base, paint two coats, brushwork Paint trusses and posts	S.F.	640.0000	\$1.27	\$812.80	RSM15FAC M, L, O&P
23	09-91-23-75-0500 Dry fall painting, sprayed on ceilings, gypsum board or plaster, two coats	S.F.	980.0000	\$0.52	\$509.60	RSM15FAC M, L, O&P
<b>09 - Finishes Total</b>						
<b>\$1,322.40</b>						
<b>31 - Earthwork</b>						
24	31-41-13-10-1000 Building shoring, on cribbing with 35 ton screw jacks, per box and jack	Jack	12.0000	\$980.00	\$11,760.00	RSM15FAC M, L, E, O&P

**Final Estimate**

**Estimator: Sr. Project Manager Ed McKinzie**

**Arboretum**

31 - Earthwork

Item	Description	UM	Quantity	Unit Cost	Total	Book
25 31-41-13-10-1090	Building shoring, minimum labor/equipment charge	Ea.	1.0000	\$1,625.00	\$1,625.00	RSMISFAC L, E, O&P

**31 - Earthwork Total** **\$13,385.00**

**Alternates**

26 015433400000	Equipment Operators	Day	5.0000	\$642.40	\$3,212.00	CUSTOM L, B
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**Alternates Total** **\$3,212.00**

**Estimate Grand Total** **31,153.71**

**Central Park**

**BB Field**

**Estimator: Sr. Estimator Val Bankston**

**BB Field**

**Division Summary (MF04)**

01 - General Requirements	\$6,576.00
02 - Existing Conditions	\$951.00
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	\$15,930.33
08 - Openings	
09 - Finishes	\$1,312.00
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternates	\$3,212.00
Trades	
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$27,981.33</b>

**Totalling Components**

Priced Line Items	\$27,981.33
RSMean BRYAN, TX CCI 2015Q2, 83.50%	\$(4,616.92)

2012 TCPN JOC Standard and NonStandard (-28.00000%)	\$7,834.77
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**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$8,835.01
Labor:	\$16,860.32
Equipment:	\$2,286.00
Other:	\$0.00
Laborhours:	123.12
Green Line Items:	0

**Priced/Non-Priced**

Total Priced Items:	18	\$27,981.33
Total Non-Priced Items:	0	\$0.00
	18	\$27,981.33

**Grand Total**

**\$15,529.64**

# Final Estimate

Estimator: Sr. Project Manager Ed McKinzie

BB Field

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-31-13-20-0200 Field personnel, project manager, average	Week	0.6000	\$3,700.00	\$2,220.00	RSM15FAC L, O&P P
2	01-31-13-20-0260 Field personnel, superintendent, average	Week	0.6000	\$3,450.00	\$2,070.00	RSM15FAC L, O&P P
3	01-54-33-40-2040-1 Hourly operating cost for general equipment rental, without operators, forklift, straight mast, 21' lift, 5000 lb., 4 wheel drive, diesel	Ea.	40.0000	\$20.90	\$836.00	RSM15FAC E, B P
4	01-54-33-40-2050-3 Rent per week for general equipment rental, without operators, forklift, for rough terrain, 42' lift, 35' reach, 9000 lb., 110 H.P.	Ea.	1.0000	\$1,450.00	\$1,450.00	RSM15FAC E, B P
<b>01 - General Requirements Total</b>					<b>\$6,576.00</b>	
<b>02 - Existing Conditions</b>						
5	02-41-19-19-0840 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons	Week	1.0000	\$775.00	\$775.00	RSM15FAC M, B P
6	02-41-19-19-0950 Selective demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, alternate pricing for dumpsters, disposal fee per ton, average for all sizes	Ton	2.0000	\$88.00	\$176.00	RSM15FAC M, B P
<b>02 - Existing Conditions Total</b>					<b>\$951.00</b>	
<b>07 - Thermal and Moisture Protection</b>						
7	07-05-05-10-3125 Selective demolition, thermal and moisture protection, roofing, felt paper, #30 felt Sq. Demo existing underlayment	Sq.	14.6000	\$16.45	\$240.17	RSM15FAC L, O&P P
8	07-05-05-10-3170 Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 S.F. Demo existing shingles	S.F.	960.0000	\$0.71	\$681.60	RSM15FAC L, O&P P
9	07-31-13-10-0850 Asphalt roof shingles, self adhering polyethylene and rubberized asphalt underlayment ice and water shield	Sq.	9.6000	\$89.60	\$860.16	RSM15FAC M, L, B P
10	07-41-13-20-0720 Steel roofing panels, flat profile, 1-3/4" standing seams, 10" wide, standard finish, S.F. 22 gauge	S.F.	960.0000	\$8.60	\$8,256.00	RSM15FAC M, L, O&P P
11	07-41-13-20-1200 Steel roofing panels, on steel frame, ridge, galvanized, 10" wide	L.F.	34.0000	\$6.40	\$217.60	RSM15FAC M, L, O&P P
12	07-44-73-10-1800 Metal faced panels and accessories, accessories, batten mounting clip	L.F.	960.0000	\$4.07	\$3,907.20	RSM15FAC M, L, O&P P
13	07-65-10-10-9322 Sheet metal flashing and counter flashing, including up to 4 bends, steel sheets, galvanized, 22 gauge Metal Facia	S.F.	115.0000	\$5.60	\$644.00	RSM15FAC M, L, O&P P

**Final Estimate**

**Estimator: Sr. Project Manager Ed McKinzie**

**BB Field**

07 - Thermal and Moisture Protection		Description		UM	Quantity	Unit Cost	Total	Book
14	07-71-23-10-4900	Downspouts, steel, galvanized, round, corrugated, 4" diameter, 28 gauge	L.F.	72.0000	\$7.65	\$550.80	RSM15FAC M, L, O&P	P
15	07-71-23-30-0400	Gutters, aluminum, stock units, 5" K type, .032" thick, enameled	L.F.	64.0000	\$8.95	\$572.80	RSM15FAC M, L, O&P	P
<b>07 - Thermal and Moisture Protection Total</b>								
<b>\$15,930.33</b>								
09 - Finishes		Miscellaneous, interior, trusses and wood frames, oil base, paint two coats, brushwork		S.F.	640.0000	\$1.27	\$812.80	RSM15FAC M, L, O&P
		Paint trusses and posts						
17	09-91-23-75-0500	Dry fall painting, sprayed on ceilings, gypsum board or plaster, two coats	S.F.	960.0000	\$0.52	\$499.20	RSM15FAC M, L, O&P	P
<b>09 - Finishes Total</b>								
<b>\$1,312.00</b>								
Alternates		Equipment Operators		Day	5.0000	\$642.40	\$3,212.00	CUSTOM L, B
18	015433400000							P
<b>Alternates Total</b>								
<b>\$3,212.00</b>								
<b>Estimate Grand Total</b>							<b>15,529.64</b>	

**Central Park  
Pump House**

**Estimator: Sr. Estimator Val Bankston**

**Pump House**

**Division Summary (MF04)**

01 - General Requirements	\$6,576.00	26 - Electrical	
02 - Existing Conditions	\$951.00	27 - Communications	
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites		33 - Utilities	
07 - Thermal and Moisture Protection	\$3,316.19	34 - Transportation	
08 - Operings		35 - Waterway and Marine Transportation	
09 - Finishes		41 - Material Processing and Handling Equipment	
10 - Specialties		44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	\$3,212.00
13 - Special Construction		Alternates	
14 - Conveying Equipment		Trades	
21 - Fire Suppression		Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		<b>MF04 Total (Without totalling components)</b>	<b>\$14,055.19</b>

**Totalling Components**

Priced Line Items	\$14,055.19
RSMears BRYAN, TX CCI 2015Q2, 83.50%	\$(2,319.11)
<b>2012 TCPN JOC Standard and Non-Standard (-28.00000%)</b>	<b>\$(3,935.45)</b>

**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$2,800.90
Labor:	\$8,968.29
Equipment:	\$2,286.00
Other:	\$0.00
Laborhours:	19.99
Green Line Items:	0

**Priced/Non-Priced**

Total Priced Items:	15	\$14,055.19
Total Non-Priced Items:	0	\$0.00
	15	\$14,055.19

**Grand Total**

**\$7,800.63**

Estimator: Sr. Project Manager Ed McKinzie

Pump House

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-31-13-20-0200 Field personnel, project manager, average	Week	0.6000	\$3,700.00	\$2,220.00	RSM15FAC L, O&P
2	01-31-13-20-0260 Field personnel, superintendent, average	Week	0.6000	\$3,450.00	\$2,070.00	RSM15FAC L, O&P
3	01-54-33-40-2040-1 Hourly operating cost for general equipment rental, without operators, forklift, straight mast, 21' lift, 5000 lb., 4 wheel drive, diesel	Ea.	40.0000	\$20.90	\$836.00	RSM15FAC E, B
4	01-54-33-40-2050-3 Rent per week for general equipment rental, without operators, forklift, for rough terrain, 42' lift, 35' reach, 9000 lb., 110 H.P.	Ea.	1.0000	\$1,450.00	\$1,450.00	RSM15FAC E, B
<b>01 - General Requirements Total</b>					<b>\$6,576.00</b>	
<b>02 - Existing Conditions</b>						
5	02-41-19-19-0840 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons	Week	1.0000	\$775.00	\$775.00	RSM15FAC M, B
6	02-41-19-19-0950 Selective demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, alternate pricing for dumpsters, disposal fee per ton, average for all sizes	Ton	2.0000	\$88.00	\$176.00	RSM15FAC M, B
<b>02 - Existing Conditions Total</b>					<b>\$951.00</b>	
<b>07 - Thermal and Moisture Protection</b>						
7	07-05-05-10-3125 Selective demolition, thermal and moisture protection, roofing, felt paper, #30 felt Demo existing underlayment	Sq.	2.2700	\$16.45	\$37.34	RSM15FAC L, O&P
8	07-05-05-10-3170 Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 S.F. Demo existing shingles	Sq.	227.0000	\$0.71	\$161.17	RSM15FAC L, O&P
9	07-31-13-10-0850 Asphalt roof shingles, self adhering polyethylene and rubberized asphalt underlayment Ice and water shield	Sq.	2.3000	\$89.60	\$206.08	RSM15FAC M, L, B
10	07-41-13-20-0720 Steel roofing panels, flat profile, 1-3/4" standing seams, 10" wide, standard finish, S.F. 22 gauge	S.F.	230.0000	\$8.60	\$1,978.00	RSM15FAC M, L, O&P
11	07-41-13-20-1200 Steel roofing panels, on steel frame, ridge, galvanized, 10" wide	L.F.	12.0000	\$6.40	\$76.80	RSM15FAC M, L, O&P
12	07-65-10-10-9322 Sheet metal flashing and counter flashing, including up to 4 bends, steel sheets, galvanized, 22 gauge Metal Facia	S.F.	60.0000	\$5.60	\$336.00	RSM15FAC M, L, O&P
13	07-71-23-10-4900 Downspouts, steel, galvanized, round, corrugated, 4" diameter, 28 gauge	L.F.	40.0000	\$7.65	\$306.00	RSM15FAC M, L, O&P

**Final Estimate**

**Estimator: Sr. Project Manager Ed McKinzie**

**Pump House**

**07 - Thermal and Moisture Protection**

Item	Description	UM	Quantity	Unit Cost	Total	Book
14 07-71-23-30-0400	Gutters, aluminum, stock units, 5" K type, .032" thick, enameled	L.F.	24.0000	\$8.95	\$214.80	RSM15FAC M, L, O&P
<b>07 - Thermal and Moisture Protection Total</b>						<b>\$3,316.19</b>

**Alternates**

15 015433400000	Equipment Operators	Day	5.0000	\$642.40	\$3,212.00	CUSTOM L, B
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**Alternates Total**

**\$3,212.00**

**Estimate Grand Total**

**7,800.63**

**Central Park**  
**Wayne Bryan**

**Estimator: Sr. Estimator Val Bankston**

**Wayne Bryan**

**Division Summary (MF04)**

01 - General Requirements	\$6,576.00	26 - Electrical	
02 - Existing Conditions	\$951.00	27 - Communications	
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites		33 - Utilities	
07 - Thermal and Moisture Protection	\$10,877.27	34 - Transportation	
08 - Openings		35 - Waterway and Marine Transportation	
09 - Finishes	\$1,032.65	41 - Material Processing and Handling Equipment	
10 - Specialties		44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	\$3,212.00
13 - Special Construction		Alternates	
14 - Conveying Equipment		Trades	
21 - Fire Suppression		Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		<b>MF04 Total (Without totalling components)</b>	<b>\$22,648.92</b>

**Totalling Components**

Priced Line Items	\$22,648.92	2012 TCPN JOC Standard and NonStandard (-28.0000%)	\$ (6,341.70)
RSMears BRYAN, TX CCI 2015Q2, 83.50%	\$ (3,737.07)		

**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$6,634.10
Labor:	\$13,728.82
Equipment:	\$2,286.00
Other:	\$0.00
Laborhours:	88.70
Green Line Items:	0

**Priced/Non-Priced**

Total Priced Items:	15	\$22,648.92
Total Non-Priced Items:	0	\$0.00
	15	\$22,648.92

**Grand Total**

**\$12,570.15**

# Final Estimate

Estimator: Sr. Project Manager Ed McKinzie

Wayne Bryan

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-31-13-20-0200 Field personnel, project manager, average	Week	0.6000	\$3,700.00	\$2,220.00	RSM15FAC L, O&P P
2	01-31-13-20-0260 Field personnel, superintendent, average	Week	0.6000	\$3,450.00	\$2,070.00	RSM15FAC L, O&P P
3	01-54-33-40-2040-1 Hourly operating cost for general equipment rental, without operators, forklift, straight mast, 21' lift, 5000 lb., 4 wheel drive, diesel	Ea.	40.0000	\$20.90	\$836.00	RSM15FAC E, B P
4	01-54-33-40-2050-3 Rent per week for general equipment rental, without operators, forklift, for rough terrain, 42' lift, 35' reach, 9000 lb., 110 H.P.	Ea.	1.0000	\$1,450.00	\$1,450.00	RSM15FAC E, B P
<b>01 - General Requirements Total</b>					<b>\$6,576.00</b>	
<b>02 - Existing Conditions</b>						
5	02-41-19-19-0840 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons	Week	1.0000	\$775.00	\$775.00	RSM15FAC M, B P
6	02-41-19-19-0950 Selective demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, alternate pricing for dumpsters, disposal fee per ton, average for all sizes	Ton	2.0000	\$88.00	\$176.00	RSM15FAC M, B P
<b>02 - Existing Conditions Total</b>					<b>\$951.00</b>	
<b>07 - Thermal and Moisture Protection</b>						
7	07-05-05-10-3125 Selective demolition, thermal and moisture protection, roofing, felt paper, #30 felt Demo existing underlayment	Sq.	6.3500	\$16.45	\$104.46	RSM15FAC L, O&P P
8	07-05-05-10-3170 Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 S.F. Demo existing shingles	S.F.	635.0000	\$0.71	\$450.85	RSM15FAC L, O&P P
9	07-31-13-10-0850 Asphalt roof shingles, self adhering polyethylene and rubberized asphalt underlayment Ice and water shield	Sq.	6.3500	\$89.60	\$568.96	RSM15FAC M, L, B P
10	07-41-13-20-0720 Steel roofing panels, flat profile, 1-3/4" standing seams, 10" wide, standard finish, S.F. 22 gauge	S.F.	635.0000	\$8.60	\$5,461.00	RSM15FAC M, L, O&P P
11	07-41-13-20-1200 Steel roofing panels, on steel frame, ridge, galvanized, 10" wide	L.F.	115.0000	\$6.40	\$736.00	RSM15FAC M, L, O&P P
12	07-65-10-10-9322 Sheet metal flashing and counter flashing, including up to 4 bends, steel sheets, galvanized, 22 gauge Metal Facia	S.F.	635.0000	\$5.60	\$3,556.00	RSM15FAC M, L, O&P P

**Final Estimate**

**Estimator: Sr. Project Manager Ed McKinzie**

**Wayne Bryan**

07 - Thermal and Moisture Protection									
Item	Description	UM	Quantity	Unit Cost	Total	Book			
<b>07 - Thermal and Moisture Protection Total</b>									
<b>09 - Finishes</b>									
13	09-91-23-52-9220	Miscellaneous, interior, trusses and wood frames, oil base, paint two coats, brushwork Paint trusses and posts	S.F.	635.0000	\$1.27	\$806.45	RSM15FAC M, L, O&P	P	
14	09-91-23-75-0500	Dry fall painting, sprayed on ceilings, gypsum board or plaster, two coats	S.F.	435.0000	\$0.52	\$226.20	RSM15FAC M, L, O&P	P	
<b>09 - Finishes Total</b>									
<b>Alternates</b>									
15	015433400000	Equipment Operators	Day	5.0000	\$642.40	\$3,212.00	CUSTOM L B	P	
<b>Alternates Total</b>									

**Estimate Grand Total**

**12,570.15**

**\$1,032.65**

**\$3,212.00**

# **Edelweiss Park**

**Estimator: Sr. Estimator Val Bankston**

**Edelweiss**

**Division Summary (MF04)**

01 - General Requirements	\$7,412.00	26 - Electrical	
02 - Existing Conditions	\$1,039.00	27 - Communications	
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites		33 - Utilities	
07 - Thermal and Moisture Protection	\$6,736.57	34 - Transportation	
08 - Openings		35 - Waterway and Marine Transportation	
09 - Finishes	\$2,429.10	41 - Material Processing and Handling Equipment	
10 - Specialties		44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	\$3,212.00
13 - Special Construction		Alternates	
14 - Conveying Equipment		Trades	
21 - Fire Suppression		Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		<b>MF04 Total (Without totalling components)</b>	<b>\$20,828.67</b>

**Totalling Components**

Priced Line Items	\$20,828.67	2012 TCPN JOC Standard and NonStandard (-28.00000%)	\$(-5,832.03)
RSMeans BRYAN, TX CCI 2015Q2, 83.50%	\$(-3,436.73)		

**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$5,124.92
Labor:	\$12,581.75
Equipment:	\$3,122.00
Other:	\$0.00
Laborhours:	74.00
Green Line Items:	0

**Priced/Non-Priced**

Total Priced Items:	15	\$20,828.67	0.00%
Total Non-Priced Items:	0	\$0.00	
	15	\$20,828.67	

**Grand Total**

**\$11,559.91**

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>01 - General Requirements</b>						
1	01-31-13-20-0200 Field personnel, project manager, average	Week	0.6000	\$3,700.00	\$2,220.00	RSM1SFAC L, O&P P
2	01-31-13-20-0260 Field personnel, superintendent, average	Week	0.6000	\$3,450.00	\$2,070.00	RSM1SFAC L, O&P P
3	01-54-33-40-2040-1 Hourly operating cost for general equipment rental, without operators, forklift, straight mast, 21' lift, 5000 lb., 4 wheel drive, diesel	Ea.	80.0000	\$20.90	\$1,672.00	RSM1SFAC E, B P
4	01-54-33-40-2050-3 Rent per week for general equipment rental, without operators, forklift, for rough terrain, 42' lift, 35' reach, 9000 lb., 110 H.P.	Ea.	1.0000	\$1,450.00	\$1,450.00	RSM1SFAC E, B P
<b>01 - General Requirements Total</b>					<b>\$7,412.00</b>	
<b>02 - Existing Conditions</b>						
5	02-41-19-19-0840 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons	Week	1.0000	\$775.00	\$775.00	RSM1SFAC M, B P
6	02-41-19-19-0950 Selective demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, alternate pricing for dumpsters, disposal fee per ton, average for all sizes	Ton	3.0000	\$88.00	\$264.00	RSM1SFAC M, B P
<b>02 - Existing Conditions Total</b>					<b>\$1,039.00</b>	
<b>07 - Thermal and Moisture Protection</b>						
7	07-05-05-10-3125 Selective demolition, thermal and moisture protection, roofing, felt paper, #30 felt Demo existing underlayment	Sq.	4.8500	\$16.45	\$79.78	RSM1SFAC L, O&P P
8	07-05-05-10-3170 Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 S.F. layer Demo existing shingles	S.F.	485.0000	\$0.71	\$344.35	RSM1SFAC L, O&P P
9	07-31-13-10-0850 Asphalt roof shingles, self adhering polyethylene and rubberized asphalt underlayment Ice and water shield	Sq.	4.6500	\$89.60	\$416.64	RSM1SFAC M, L, B P
10	07-41-13-20-0720 Steel roofing panels, flat profile, 1-3/4" standing seams, 10" wide, standard finish, S.F. 22 gauge	S.F.	465.0000	\$8.60	\$3,999.00	RSM1SFAC M, L, O&P P
11	07-41-13-20-1200 Steel roofing panels, on steel frame, ridge, galvanized, 10" wide	L.F.	12.0000	\$6.40	\$76.80	RSM1SFAC M, L, O&P P
12	07-65-10-10-9322 Sheet metal flashing and counter flashing, including up to 4 bends, steel sheets, galvanized, 22 gauge Metal Facia	S.F.	325.0000	\$5.60	\$1,820.00	RSM1SFAC M, L, O&P P

# Final Estimate

Estimator: Sr. Project Manager Ed McKinzie

Edelweiss

07 - Thermal and Moisture Protection						
Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>07 - Thermal and Moisture Protection Total</b>						
<b>09 - Finishes</b>						
13	09-91-23-52-9220 Miscellaneous, interior, trusses and wood frames, oil base, paint two coats, brushwork Paint trusses and posts	S.F.	930.0000	\$1.27	\$1,181.10	RSM15FAC M, L, O&P P
14	09-91-23-75-0500 Dry fall painting, sprayed on ceilings, gypsum board or plaster, two coats	S.F.	2,400.0000	\$0.52	\$1,248.00	RSM15FAC M, L, O&P P
<b>09 - Finishes Total</b>					<b>\$2,429.10</b>	
<b>Alternates</b>						
15	015433400000 Equipment Operators Operators and riggers	Day	5.0000	\$642.40	\$3,212.00	CUSTOM L, B P
<b>Alternates Total</b>					<b>\$3,212.00</b>	
<b>Estimate Grand Total</b>					<b>11,559.91</b>	



Legislation Details (With Text)

<b>File #:</b>	15-0446	<b>Version:</b>	1	<b>Name:</b>	Turkey Creek Road and Health Science Center Parkway Conduit Installation Bid # 15-063
<b>Type:</b>	Contract	<b>Status:</b>			Consent Agenda
<b>File created:</b>	8/7/2015	<b>In control:</b>			City Council Regular
<b>On agenda:</b>	8/27/2015	<b>Final action:</b>			
<b>Title:</b>	Presentation, possible action, and discussion regarding approval of a contract with Alcott Inc., dba TCH, for Option 1, Directional Bore, for the Turkey Creek Road and Health Science Center Parkway electric conduits installation in the amount of \$128,925.				
<b>Sponsors:</b>	Timothy Crabb				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Bid Tabulation 15-063.pdf</a>				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of a contract with Alcott Inc., dba TCH, for Option 1, Directional Bore, for the Turkey Creek Road and Health Science Center Parkway electric conduits installation in the amount of \$128,925.

Relationship to Strategic Goals: (Select all that apply)

- Financially Sustainable City
- Core Services and Infrastructure
- Diverse Growing Economy

Recommendation(s):  
Staff recommends approval of the contract.

Summary:  
This contract will be for the installation of an electric conduit at Turkey Creek Road and Health Science Center Parkway to provide the necessary infrastructure for electric distribution feeders to provide reliable electric service to the Bio-Corridor area from the Northgate Substation.

Sealed competitive bids were received and open on July 10, 2015 from three (3) companies with Alcott Inc., dba TCH, being the lowest responsible bidder in the amount of \$128,925 for the Option 1 proposal. Elliott Construction withdrew their bid for material purposes. The bid submitted by The Fishel Company was deemed non-responsive.

Budget & Financial Summary:  
Funds are budgeted and available in the City of College Station’s Electric Capital Improvement Projects Budget.

Attachments:  
Bid Tabulation 15-063



**City of College Station - Purchasing Division**  
**Bid Tabulation for #15-063**  
**"Underground Conduit Installation"**  
**Open Date: Friday, July 10, 2015 @ 2:00 p.m.**

					Alcott, Inc. dba TCH				The Fishel Company			
<b>Option 1 - Directional Bore</b>												
Item No.	Unit No.	Description	Unit	Estimate Quantity	Unit Price Labor	Unit Price Material	Unit Price Total	Extended Price Total	Unit Price Labor	Unit Price Material	Unit Price Total	Extended Price Total
A-1	UMOB	Mobilization, insurance, bonds and move-in related expenses not to exceed 5% of total bid. See Section 01 71 13 of the B/CS Unified Specifications for unit description.	LS	1	\$6,100.00	\$0.00	\$6,100.00	\$6,100.00	\$30,631.99	\$0.00	\$30,631.99	\$30,631.99
A-2	UTS1	Trench safety plan and trench safety plan implementation, in place as detailed and specified. See Section 31 50 00 of the B/CS Unified Specifications for unit description.	LF	100	\$1.00	\$0.00	\$1.00	\$100.00	\$2.66	\$5.41	\$8.07	\$807.00
A-3	Traffic Control	Traffic control plan and traffic control. See Section 01 55 26 of the B/CS Unified Specifications for unit description.	LS	1	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$2,857.25	\$2,976.88	\$5,834.13	\$5,834.13
A-4	URTB-4(10)-2(2)	Labor and material to install 10-4" and 2-2" schedule 40 HDPE conduits by directional boring. As shown on drawing MEI-11216-8 of plans, Bore Detail "A"	LF	566	\$135.00	\$40.00	\$175.00	\$99,050.00	\$175.85	\$61.41	\$237.26	\$134,289.16
A-5	UM50-P-4D-2	Labor and material to install 5-4" and 1-2" schedule 40 PVC conduits including excavation, sand backfill, warning tape and natural fill as shown on drawing MEI-11216-8 of plans, Trench Detail "C"	LF	95	\$85.00	\$20.00	\$105.00	\$9,975.00	\$189.79	\$26.88	\$216.67	\$20,583.65
A-6	Hydro-Mulch	Labor and material to install hydro-mulch, including grading and watering to sustain growth. See Section 32 92 13 of the B/CS Unified Specifications for unit description	AC	0.12	\$8,000.00	\$2,000.00	\$10,000.00	\$1,200.00	\$11,188.08	\$0.00	\$11,188.08	\$1,342.57
A-7	DVD	Provide DVD recording of project work area prior to start of construction and after completion of construction. See Section 01 30 00 of the B/CS Unified Specifications for unit description.	LS	1	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$1,043.00	\$541.25	\$1,584.25	\$1,584.25
A-8	Erosion And Sedimentation Control	Obtaining and maintaining erosion and sedimentation control. This unit is to include all silt fencing, inlet protection, rock berms and any required TCEQ permits. See Section 31 25 13 of the B/CS Unified Specifications	LS	1	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$1,038.06	\$135.31	\$1,173.37	\$1,173.37
A-9	Sidewalk Remove and Replace	Labor and materials to remove and replace sidewalk with detectable warning surface as shown on drawing MEI-11216-6. Repair to be in accordance to the B/CS Unified Specification Standard Sidewalk Retail.	LS	1	\$1,750.00	\$1,750.00	\$3,500.00	\$3,500.00	\$9,174.70	\$4,373.30	\$13,548.00	\$13,548.00
<b>TOTAL FOR OPTION 1 GROUP A</b>					<b>\$128,925.00</b>				<b>\$209,794.12</b>			



**City of College Station - Purchasing Division**  
**Bid Tabulation for #15-063**  
**"Underground Conduit Installation"**  
**Open Date: Friday, July 10, 2015 @ 2:00 p.m.**

					Alcott, Inc. dba TCH				The Fishel Company			
<b>Option 2 - Open Cut Trench</b>												
Item No.	Unit No.	Description	Unit	Estimate Quantity	Unit Price Labor	Unit Price Material	Unit Price Total	Extended Price Total	Unit Price Labor	Unit Price Material	Unit Price Total	Extended Price Total
A-1	UMOB	Mobilization, insurance, bonds and move-in related expenses not to exceed 5% of total bid. See Section 01 71 13 of the B/CS Unified Specifications for unit description.	LS	1	\$8,600.00	\$0.00	\$8,600.00	\$8,600.00	\$30,861.40	\$0.00	\$30,861.40	\$30,861.40
A-2	UTS1	Trench safety plan and trench safety plan implementation, in place as detailed and specified. See Section 31 50 00 of the B/CS Unified Specifications for unit description.	LF	689	\$5.00	\$0.00	\$5.00	\$3,445.00	\$0.39	\$0.79	\$1.18	\$813.02
A-3	Traffic Control	Traffic control plan and traffic control. See Section 01 55 26 of the B/CS Unified Specifications for unit description.	LS	1	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	\$2,906.45	\$2,976.88	\$5,883.33	\$5,883.33
A-4	UM50-P-4H-2A	Labor and material to install 10-4" and 2-2" schedule 40 PVC conduits including excavation, sand backfill, warning tape and natural fill as shown on drawing MEI-11216-8 of plans, Trench Detail "B"	LF	413	\$185.00	\$40.00	\$225.00	\$92,925.00	\$110.75	\$27.16	\$137.91	\$56,956.83
A-5	UM50-P-4D-2	Labor and material to install 5-4" and 1-2" schedule 40 PVC conduits including excavation, sand backfill, warning tape and natural fill as shown on drawing MEI-11216-8 of plans, Trench Detail "C"	LF	86	\$85.00	\$20.00	\$105.00	\$9,030.00	\$97.58	\$13.98	\$111.56	\$9,594.16
A-6	Hydro-Mulch	Labor and material to install hydro-mulch, including grading and watering to sustain growth. See Section 32 92 13 of the B/CS Unified Specifications for unit description	AC	0.6	\$2,800.00	\$700.00	\$3,500.00	\$2,100.00	\$11,282.43	\$0.00	\$11,282.43	\$6,769.46
A-7	Street Remove and Replace (Asphalt)	Labor and material to remove and replace pavement and road base as shown on drawing MEI-11216-6. Repair to be in accordance to the B/CS Unified Specifications.	LS	1	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$5,564.41	\$1,315.24	\$6,879.65	\$6,879.65
A-8	DVD	Provide DVD recording of project work area prior to start of construction and after completion of construction. See Section 01 30 00 of the B/CS Unified Specifications for unit description.	LS	1	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$1,056.35	\$541.25	\$1,597.60	\$1,597.60
A-9	Erosion And Sedimentation Control	Obtaining and maintaining erosion and sedimentation control. This unit is to include all silt fencing, inlet protection, rock berms and any required TCEQ permits. See Section 31 25 13 of the B/CS Unified Specifications	LS	1	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	\$1,433.53	\$135.31	\$1,568.84	\$1,568.84
A-10	Sidewalk Remove and Replace	Labor and materials to remove and replace sidewalk with detectable warning surface as shown on drawing MEI-11216-6. Repair to be in accordance to the B/CS Unified Specification Standard Sidewalk Retail.	LS	1	\$1,750.00	\$1,750.00	\$3,500.00	\$3,500.00	\$12,954.00	\$4,373.30	\$17,327.30	\$17,327.30
A-11	URTB-4(10)-2(2)	Labor and material to install 10-4" and 2-2" schedule 40 HDPE conduits by directional boring. As shown on drawing MEI-11216-8 of plans, Bore Detail "A"	LF	190	\$160.00	\$38.00	\$198.00	\$37,620.00	\$181.79	\$82.74	\$264.53	\$50,260.70
<b>TOTAL FOR OPTION 2 GROUP A</b>					<b>\$180,720.00</b>				<b>\$188,512.29</b>			
Bid Certification					Y				Y			
Bid Bond					Y				Y			
Addendum Acknowledged					Y				Y			

**Notes:**

- Elliott Construction withdrew their bid for material purposes.
- The total extended price for The Fishel Company's bid on line A-3 for both options has been corrected using the unit price provided.
- The bid submitted by The Fishel Company does not meet the 5% requirement of line A-1 for both options and can not be considered for award.



Legislation Details (With Text)

**File #:** 15-0451      **Version:** 1      **Name:** Three Phase Pad- Mounted Transformer  
**Type:** Presentation      **Status:** Consent Agenda  
**File created:** 8/11/2015      **In control:** City Council Regular  
**On agenda:** 8/27/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion on a bid award for the annual purchase of three phase pad-mounted transformers, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$437,700 and will be awarded by line item to the lowest responsible bidder.  
**Sponsors:** Jeff Kersten  
**Indexes:**  
**Code sections:**  
**Attachments:** [Tabulation 15-071.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion on a bid award for the annual purchase of three phase pad-mounted transformers, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$437,700 and will be awarded by line item to the lowest responsible bidder.

**Relationship to Strategic Goals:** Core Services and Infrastructure

**Recommendation(s):** Recommend award to the lowest responsible bidder providing the best value to the City as follows:

Texas Electric Cooperatives	\$249,528.00
Techline	\$188,172.00
<b>TOTAL</b>	<b>\$437,700.00</b>

**Summary:** Eight (8) sealed competitive bids were received and opened on July 29, 2015. Electric staff evaluated the bids for compliance to the needed specifications. The lowest responsible bidder for each line item is recommended for award.

Upon Council approval, blanket orders will be issued to the vendors recommended for award. The materials will be placed and maintained in the electrical inventory and expended as needed.

**Budget & Financial Summary:** Funds are budgeted and available in the Electrical Fund. Various projects may be expensed as supplies are pulled from inventory and issued.

**Reviewed and Approved by Legal:** N/A

**Attachments:** Bid Tabulation #15-072



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 1**

**ITEM DESCRIPTION:** 75 KVA Padmount Transformer 208/120

**Order Quantity:** 1

**INVENTORY #:** 285-086-00037

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$6,007.00	\$6,007.00	\$7,286.00	6-8
KBS #1 (2016 DOE)	Ermco	\$5,744.00	\$5,744.00	\$7,116.00	8-10
KBS #2 (2015 DOE)	Ermco	\$5,587.00	\$5,587.00	\$7,081.00	8-10
TEC (2016 DOE)	Ermco	\$5,732.00	\$5,732.00	\$7,104.00	8-10
Techline (2016 DOE)	Howard	\$5,132.00	\$5,132.00	\$6,453.00	10-12
HD Supply (2016 DOE)	GE	\$5,235.00	\$5,235.00	\$6,531.00	12
TEC #2 (2016 DOE)	GE Prolec	\$5,070.00	\$5,070.00	\$6,366.00	16
Irby #1 (2016 DOE)	Ermco	\$5,997.00	\$5,997.00	\$7,369.00	8-10
Irby #2 (2016 DOE)	Cooper	\$7,226.00	\$7,226.00	\$8,540.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER:** 2

**ITEM DESCRIPTION:** 112.5 KVA Padmount Transformer 208/120

**Order Quantity:** 2

**INVENTORY #:** 285-086-00038

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$6,596.00	\$13,192.00	\$8,366.00	6-9
KBS #1 (2016 DOE)	Ermco	\$6,142.00	\$12,284.00	\$8,013.00	8-10
KBS #2 (2015 DOE)	Ermco	\$5,983.00	\$11,966.00	\$8,081.00	8-10
TEC (2016 DOE)	Ermco	\$6,126.00	\$12,252.00	\$7,997.00	8-10
Techline (2016 DOE)	Howard	\$5,448.00	\$10,896.00	\$7,223.00	10-12
HD Supply (2016 DOE)	GE	\$5,608.00	\$11,216.00	\$7,418.00	12
TEC #2 (2016 DOE)	GE Prolec	\$5,430.00	\$10,860.00	\$7,240.00	16
Irby #1 (2016 DOE)	Ermco	\$6,408.00	\$12,816.00	\$8,279.00	8-10
Irby #2 (2016 DOE)	Cooper	\$7,509.00	\$15,018.00	\$9,350.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 3**

**ITEM DESCRIPTION:** 150 KVA Padmount Transformer 208/120

**Order Quantity:** 4

**INVENTORY #:** 285-086-00039

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$6,924.00	\$27,696.00	\$9,101.00	6-9
KBS #1 (2016 DOE)	Ermco	\$6,549.00	\$26,196.00	\$8,877.00	8-10
KBS #2 (2015 DOE)	Ermco	\$6,438.00	\$25,752.00	\$9,036.00	8-10
TEC (2016 DOE)	Ermco	\$6,536.00	\$26,144.00	\$8,864.00	8-10
Techline (2016 DOE)	Howard	\$5,763.00	\$23,052.00	\$8,016.00	10-12
HD Supply (2016 DOE)	GE	\$5,759.00	\$23,036.00	\$8,000.00	12
TEC #2 (2016 DOE)	GE Prolec	\$5,577.00	\$22,308.00	\$7,818.00	16
Irby #1 (2016 DOE)	Ermco	\$6,801.00	\$27,204.00	\$9,129.00	8-10
Irby #2 (2016 DOE)	Cooper	\$7,892.00	\$31,568.00	\$10,230.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 4**

**ITEM DESCRIPTION: 225 KVA Padmount Transformer 208/120**

**Order Quantity:**           6

**INVENTORY #:**           285-086-00040

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$8,497.00	\$50,982.00	\$11,445.00	6-9
KBS #1 (2016 DOE)	Ermco	\$7,542.00	\$45,252.00	\$10,737.00	8-10
KBS #2 (2015 DOE)	Ermco	\$7,351.00	\$44,106.00	\$10,871.00	8-10
TEC (2016 DOE)	Ermco	\$7,523.00	\$45,138.00	\$10,718.00	8-10
Techline (2016 DOE)	Howard	\$6,937.00	\$41,622.00	\$10,027.00	10-12
HD Supply (2016 DOE)	GE	\$7,156.00	\$42,936.00	\$10,257.00	12
TEC #2 (2016 DOE)	GE Prolec	\$6,929.00	\$41,574.00	\$10,030.00	16
Irby #1 (2016 DOE)	Ermco	\$7,811.00	\$46,866.00	\$11,006.00	8-10
Irby #2 (2016 DOE)	Cooper	\$8,558.00	\$51,348.00	\$11,799.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 5**

**ITEM DESCRIPTION:** 300 KVA Padmount Transformer 208/120

**Order Quantity:** 6

**INVENTORY #:** 285-086-00041

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$9,098.00	\$54,588.00	\$13,032.00	6-9
KBS #1 (2016 DOE)	Ermco	\$8,396.00	\$50,376.00	\$12,442.00	8-10
KBS #2 (2015 DOE)	Ermco	\$8,368.00	\$50,208.00	\$12,653.00	8-10
TEC (2016 DOE)	Ermco	\$8,378.00	\$50,268.00	\$12,424.00	8-10
Techline (2016 DOE)	Howard	\$8,140.00	\$48,840.00	\$11,991.00	10-12
HD Supply (2016 DOE)	GE	\$8,159.00	\$48,954.00	\$12,067.00	12
TEC #2 (2016 DOE)	GE Prolec	\$7,900.00	\$47,400.00	\$11,808.00	16
Irby #1 (2016 DOE)	Ermco	\$8,718.00	\$52,308.00	\$12,764.00	8-10
Irby #2 (2016 DOE)	Cooper	\$9,486.00	\$56,916.00	\$13,497.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 6**

**ITEM DESCRIPTION:** 500 KVA Padmount Transformer 208/120

**Order Quantity:** 4

**INVENTORY #:** 285-086-00042

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$11,751.00	\$47,004.00	\$17,610.00	6-9
KBS #1 (2016 DOE)	Ermco	\$11,292.00	\$45,168.00	\$17,330.00	8-10
KBS #2 (2015 DOE)	Ermco	\$10,098.00	\$40,392.00	\$17,265.00	8-10
TEC (2016 DOE)	Ermco	\$11,269.00	\$45,076.00	\$17,307.00	8-10
Techline (2016 DOE)	Howard	\$10,939.00	\$43,756.00	\$16,811.00	10-12
HD Supply (2016 DOE)	GE	\$13,762.00	\$55,048.00	\$19,684.00	12
TEC #2 (2016 DOE)	GE Prolec	\$13,327.00	\$53,308.00	\$19,249.00	16
Irby #1 (2016 DOE)	Ermco	\$11,664.00	\$46,656.00	\$17,702.00	8-10
Irby #2 (2016 DOE)	Cooper	\$12,158.00	\$48,632.00	\$18,138.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

Not 2016 compliant



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER:** 7

**ITEM DESCRIPTION:** 750 KVA Padmount Transformer 208/120

**Order Quantity:** 2

**INVENTORY #:** 285-086-00043

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$17,424.00	\$34,848.00	\$25,633.00	8-11
KBS #1 (2016 DOE)	Ermco	\$15,294.00	\$30,588.00	\$23,725.00	8-10
KBS #2 (2015 DOE)	Ermco	\$13,644.00	\$27,288.00	\$23,333.00	8-10
TEC (2016 DOE)	Ermco	\$15,255.00	\$30,510.00	\$23,686.00	8-10
Techline (2016 DOE)	Howard	\$17,080.00	\$34,160.00	\$25,264.00	10-12
HD Supply (2016 DOE)	GE	\$17,243.00	\$34,486.00	\$25,930.00	12
TEC #2 (2016 DOE)	GE Prolec	\$16,698.00	\$33,396.00	\$25,385.00	16
Irby #1 (2016 DOE)	Ermco	\$15,892.00	\$31,784.00	\$24,323.00	8-10
Irby #2 (2016 DOE)	Cooper	\$16,352.00	\$32,704.00	\$24,645.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

Not 2016 compliant



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 8**

**ITEM DESCRIPTION:** 1000 KVA Padmount Transformer 208/120

**Order Quantity:** 1

**INVENTORY #:** 285-086-00044

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$21,161.00	\$21,161.00	\$31,426.00	8-11
KBS #1 (2016 DOE)	Ermco	\$19,075.00	\$19,075.00	\$29,958.00	8-10
KBS #2 (2015 DOE)	Ermco	\$17,345.00	\$17,345.00	\$28,914.00	8-10
TEC (2016 DOE)	Ermco	\$19,034.00	\$19,034.00	\$29,917.00	8-10
Techline (2016 DOE)	Howard	\$21,846.00	\$21,846.00	\$32,079.00	10-12
HD Supply (2016 DOE)	GE	\$23,791.00	\$23,791.00	\$34,273.00	12
TEC #2 (2016 DOE)	GE Prolec	\$23,039.00	\$23,039.00	\$33,521.00	16
Irby #1 (2016 DOE)	Ermco	\$19,893.00	\$19,893.00	\$30,775.00	8-10
Irby #2 (2016 DOE)	Cooper	\$21,141.00	\$21,141.00	\$31,505.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

Not 2016 compliant



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 9**

**ITEM DESCRIPTION:** 112.5 KVA Padmount Transformer 480/277

**Order Quantity:** 1

**INVENTORY #:** 285-086-00045

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$6,432.00	\$6,432.00	\$8,236.00	6-9
KBS #1 (2016 DOE)	Ermco	\$6,069.00	\$6,069.00	\$7,911.00	8-10
KBS #2 (2015 DOE)	Ermco	\$5,991.00	\$5,991.00	\$8,065.00	8-10
TEC (2016 DOE)	Ermco	\$6,055.00	\$6,055.00	\$7,897.00	8-10
Techline (2016 DOE)	Howard	\$5,471.00	\$5,471.00	\$7,234.00	10-12
HD Supply (2016 DOE)	GE	\$5,470.00	\$5,470.00	\$7,267.00	12
TEC #2 (2016 DOE)	GE Prolec	\$5,297.00	\$5,297.00	\$7,094.00	16
Irby #1 (2016 DOE)	Ermco	\$6,369.00	\$6,369.00	\$8,211.00	8-10
Irby #2 (2016 DOE)	Cooper	\$9,714.00	\$9,714.00	\$11,545.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 10**

**ITEM DESCRIPTION:** 150 KVA Padmount Transformer 480/277

**Order Quantity:** 1

**INVENTORY #:** 285-086-00046

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$7,041.00	\$7,041.00	\$9,079.00	6-9
KBS #1 (2016 DOE)	Ermco	\$6,352.00	\$6,352.00	\$8,713.00	8-10
KBS #2 (2015 DOE)	Ermco	\$6,357.00	\$6,357.00	\$8,947.00	8-10
TEC (2016 DOE)	Ermco	\$6,339.00	\$6,339.00	\$8,700.00	8-10
Techline (2016 DOE)	Howard	\$5,908.00	\$5,908.00	\$8,115.00	10-12
HD Supply (2016 DOE)	GE	\$5,712.00	\$5,712.00	\$7,995.00	12
TEC #2 (2016 DOE)	GE Prolec	\$5,532.00	\$5,532.00	\$7,815.00	16
Irby #1 (2016 DOE)	Ermco	\$6,703.00	\$6,703.00	\$9,063.00	8-10
Irby #2 (2016 DOE)	Cooper	\$9,970.00	\$9,970.00	\$12,277.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 11**

**ITEM DESCRIPTION: 225 KVA Padmount Transformer 480/277**

**Order Quantity:**           1

**INVENTORY #:**           285-086-00047

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$8,069.00	\$8,069.00	\$11,039.00	6-9
KBS #1 (2016 DOE)	Ermco	\$7,133.00	\$7,133.00	\$10,396.00	8-10
KBS #2 (2015 DOE)	Ermco	\$7,122.00	\$7,122.00	\$10,641.00	8-10
TEC (2016 DOE)	Ermco	\$7,118.00	\$7,118.00	\$10,381.00	8-10
Techline (2016 DOE)	Howard	\$6,735.00	\$6,735.00	\$9,833.00	10-12
HD Supply (2016 DOE)	GE	\$6,994.00	\$6,994.00	\$10,132.00	12
TEC #2 (2016 DOE)	GE Prolec	\$6,773.00	\$6,773.00	\$9,911.00	16
Irby #1 (2016 DOE)	Ermco	\$7,527.00	\$7,527.00	\$10,790.00	8-10
Irby #2 (2016 DOE)	Cooper	\$10,656.00	\$10,656.00	\$13,864.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 12**

**ITEM DESCRIPTION:** 300 KVA Padmount Transformer 480/277

**Order Quantity:** 2

**INVENTORY #:** 285-086-00048

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$8,920.00	\$17,840.00	\$12,282.00	6-9
KBS #1 (2016 DOE)	Ermco	\$7,976.00	\$15,952.00	\$11,996.00	8-10
KBS #2 (2015 DOE)	Ermco	\$8,059.00	\$16,118.00	\$12,375.00	8-10
TEC (2016 DOE)	Ermco	\$7,956.00	\$15,912.00	\$11,976.00	8-10
Techline (2016 DOE)	Howard	\$8,023.00	\$16,046.00	\$11,839.00	10-12
HD Supply (2016 DOE)	GE	\$6,994.00	\$13,988.00	\$10,936.00	12
TEC #2 (2016 DOE)	GE Prolec	\$7,375.00	\$14,750.00	\$11,317.00	16
Irby #1 (2016 DOE)	Ermco	\$8,323.00	\$16,646.00	\$12,344.00	8-10
Irby #2 (2016 DOE)	Cooper	\$11,537.00	\$23,074.00	\$15,574.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 13**

**ITEM DESCRIPTION:** 500 KVA Padmount Transformer 480/277

**Order Quantity:** 4

**INVENTORY #:** 285-086-00049

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$10,903.00	\$43,612.00	\$16,913.00	6-9
KBS #1 (2016 DOE)	Ermco	\$9,943.00	\$39,772.00	\$15,959.00	8-10
KBS #2 (2015 DOE)	Ermco	\$10,564.00	\$42,256.00	\$16,568.00	8-10
TEC (2016 DOE)	Ermco	\$9,915.00	\$39,660.00	\$15,931.00	8-10
Techline (2016 DOE)	Howard	\$10,323.00	\$41,292.00	\$16,076.00	10-12
HD Supply (2016 DOE)	GE	\$9,085.00	\$36,340.00	\$14,908.00	12
TEC #2 (2016 DOE)	GE Prolec	\$8,799.00	\$35,196.00	\$14,622.00	16
Irby #1 (2016 DOE)	Ermco	\$10,318.00	\$41,272.00	\$16,334.00	8-10
Irby #2 (2016 DOE)	Cooper	\$13,535.00	\$54,140.00	\$19,590.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 14**

**ITEM DESCRIPTION:** 750 KVA Padmount Transformer 480/277

**Order Quantity:** 2

**INVENTORY #:** 285-086-00050

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$15,029.00	\$30,058.00	\$23,002.00	8-11
KBS #1 (2016 DOE)	Ermco	\$13,566.00	\$27,132.00	\$22,047.00	8-10
KBS #2 (2015 DOE)	Ermco	\$12,974.00	\$25,948.00	\$22,444.00	8-10
TEC (2016 DOE)	Ermco	\$13,537.00	\$27,074.00	\$22,018.00	8-10
Techline (2016 DOE)	Howard	\$13,743.00	\$27,486.00	\$21,844.00	10-12
HD Supply (2016 DOE)	GE	\$12,162.00	\$24,324.00	\$20,407.00	12
TEC #2 (2016 DOE)	GE Prolec	\$11,778.00	\$23,556.00	\$20,023.00	16-18
Irby #1 (2016 DOE)	Ermco	\$14,087.00	\$28,174.00	\$22,568.00	8-10
Irby #2 (2016 DOE)	Cooper	\$16,578.00	\$33,156.00	\$24,918.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues

Not 2016 compliant



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 15**

**ITEM DESCRIPTION:** 1000 KVA Padmount Transformer 480/277

**Order Quantity:** 1

**INVENTORY #:** 285-086-00051

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$17,932.00	\$17,932.00	\$27,985.00	8-11
KBS #1 (2016 DOE)	Ermco	\$16,368.00	\$16,368.00	\$27,109.00	8-10
KBS #2 (2015 DOE)	Ermco	\$15,266.00	\$15,266.00	\$27,248.00	8-10
TEC (2016 DOE)	Ermco	\$16,333.00	\$16,333.00	\$27,074.00	8-10
Techline (2016 DOE)	Howard	\$16,455.00	\$16,455.00	\$26,540.00	10-12
HD Supply (2016 DOE)	GE	\$14,777.00	\$14,777.00	\$25,095.00	12
TEC #2 (2016 DOE)	GE Prolec	\$14,730.00	\$14,730.00	\$25,048.00	16-18
Irby #1 (2016 DOE)	Ermco	\$17,070.00	\$17,070.00	\$27,811.00	8-10
Irby #2 (2016 DOE)	Cooper	\$18,679.00	\$18,679.00	\$29,161.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues

Not 2016 compliant



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 16**

**ITEM DESCRIPTION:** 1500 KVA Padmount Transformer 480/277

**Order Quantity:** 2

**INVENTORY #:** 285-086-00052

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$23,992.00	\$47,984.00	\$37,273.00	8-11
KBS #1 (2016 DOE)	Ermco	\$21,461.00	\$42,922.00	\$35,966.00	8-10
KBS #2 (2015 DOE)	Ermco	\$20,986.00	\$41,972.00	\$37,102.00	8-10
TEC (2016 DOE)	Ermco	\$21,415.00	\$42,830.00	\$35,920.00	8-10
Techline (2016 DOE)	Howard	\$23,620.00	\$47,240.00	\$37,625.00	10-12
HD Supply (2016 DOE)	GE	\$18,857.00	\$37,714.00	\$33,210.00	12
TEC #2 (2016 DOE)	GE Prolec	\$18,260.00	\$36,520.00	\$32,613.00	16-18
Irby #1 (2016 DOE)	Ermco	\$22,284.00	\$44,568.00	\$36,790.00	8-10
Irby #2 (2016 DOE)	Cooper	\$23,288.00	\$46,576.00	\$37,699.00	8-10
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues

Not 2016 compliant



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 17**

**ITEM DESCRIPTION: 2000 KVA Padmount Transformer 480/277**

**Order Quantity:**           1

**INVENTORY #:**           285-086-00053

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$33,713.00	\$33,713.00	\$51,521.00	8-11
KBS #1 (2016 DOE)	Ermco	\$26,517.00	\$26,517.00	\$43,741.00	8-10
KBS #2 (2015 DOE)	Ermco	\$26,018.00	\$26,018.00	\$44,371.00	8-10
TEC (2016 DOE)	Ermco	\$26,462.00	\$26,462.00	\$43,686.00	8-10
Techline (2016 DOE)	Howard	\$31,593.00	\$31,593.00	\$48,660.00	10-12
HD Supply (2016 DOE)	GE	\$24,940.00	\$24,940.00	\$42,882.00	12
TEC #2 (2016 DOE)	GE Prolec	\$24,153.00	\$24,153.00	\$42,095.00	16-18
Irby #1 (2016 DOE)	Ermco	\$27,390.00	\$27,390.00	\$44,615.00	8-10
Irby #2 (2016 DOE)	Cooper	\$28,701.00	\$28,701.00	\$46,634.00	9-11
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues

Not 2016 compliant



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**ITEM NUMBER: 18**

**ITEM DESCRIPTION:** 2500 KVA Padmount Transformer 480/277

**Order Quantity:** 1

**INVENTORY #:** 285-086-00054

BIDDER	MANUFACTURER	UNIT PRICE	EXTENDED PRICE	Total Owning Cost (TOC)	DELIVERY (weeks)
Wesco (2016 DOE)	ABB	\$36,586.00	\$36,586.00	\$57,875.00	8-11
KBS #1 (2016 DOE)	Ermco	\$31,781.00	\$31,781.00	\$53,557.00	8-10
KBS #2 (2015 DOE)	Ermco	\$31,026.00	\$31,026.00	\$53,960.00	8-10
TEC (2016 DOE)	Ermco	\$31,713.00	\$31,713.00	\$53,489.00	8-10
Techline (2016 DOE)	Howard	\$37,537.00	\$37,537.00	\$58,690.00	10-12
HD Supply (2016 DOE)	GE	\$30,092.00	\$30,092.00	\$51,798.00	12
TEC #2 (2016 DOE)	GE Prolec	\$29,140.00	\$29,140.00	\$50,846.00	16-18
Irby #1 (2016 DOE)	Ermco	\$33,001.00	\$33,001.00	\$54,777.00	8-10
Irby #2 (2016 DOE)	Cooper	\$35,682.00	\$35,682.00	\$56,857.00	9-11
			\$0.00		
			\$0.00		
			\$0.00		

Low Acceptable Bid

GE/GE Prolec unacceptable manufacturer due to delivery/contract issues

Not 2016 compliant



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**SUMMARY**

<b>Award by Item</b>	<b>Vendor</b>	<b>Manufacturer</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>	<b>Delivery</b>
<b>Item #1</b> <b>75 KVA Padmount Transformer 208/120</b> <b>Inventory #285-086-00037</b>	Techline	Howard	1	\$5,132	\$5,132	10-12 weeks
<b>Item #2</b> <b>112.5 KVA Padmount Transformer 208/120</b> <b>Inventory #285-086-00038</b>	Techline	Howard	2	\$5,448	\$10,896	10-12 weeks
<b>Item #3</b> <b>150 KVA Padmount Transformer 208/120</b> <b>Inventory #285-086-00039</b>	Techline	Howard	4	\$5,763	\$23,052	10-12 weeks
<b>Item #4</b> <b>225 KVA Padmount Transformer 208/120</b> <b>Inventory #285-086-00040</b>	Techline	Howard	6	\$6,397	\$38,382	10-12 weeks
<b>Item #5</b> <b>300 KVA Padmount Transformer 208/120</b> <b>Inventory #285-086-00041</b>	Techline	Howard	6	\$8,140	\$48,840	10-12 weeks
<b>Item #6</b> <b>500 KVA Padmount Transformer 208/120</b> <b>Inventory #285-086-00042</b>	Techline	Howard	4	\$10,939	\$43,756	10-12 weeks
<b>Item #7</b> <b>750 KVA Padmount Transformer 208/120</b> <b>Inventory #285-086-00043</b>	TEC	Ermco	2	\$15,255	\$30,510	8-10 weeks
<b>Item #8</b> <b>1000 KVA Padmount Transformer 208/120</b> <b>Inventory #285-086-00044</b>	TEC	Ermco	1	\$19,034	\$19,034	8-10 weeks
<b>Item #9</b> <b>112.5 KVA Padmount Transformer 480/277</b> <b>Inventory #285-086-00045</b>	Techline	Howard	1	\$5,471	\$5,471	10-12 weeks
<b>Item #10</b> <b>150 KVA Padmount Transformer 480/277</b> <b>Inventory #285-086-00046</b>	Techline	Howard	1	\$5,908	\$5,908	10-12 weeks
<b>Item #11</b> <b>225 KVA Padmount Transformer 480/277</b> <b>Inventory #285-086-00047</b>	Techline	Howard	1	\$6,735	\$6,735	10-12 weeks



City of College Station - Purchasing Division  
 Bid Tabulation for #15-071  
 "Annual Purchase of Three Phase Pad-Mounted Transformers"  
 Open Date: Wednesday, July 29, 2015 @ 2:00 p.m.

**SUMMARY**

<b>Award by Item</b>	<b>Vendor</b>	<b>Manufacturer</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>	<b>Delivery</b>
<b>Item #12</b> 300 KVA Padmount Transformer 480/277 Inventory #285-086-00048	TEC	Ermco	2	\$7,956	\$15,912	8-10 weeks
<b>Item #13</b> 500 KVA Padmount Transformer 480/277 Inventory #285-086-00049	TEC	Ermco	4	\$9,915	\$39,660	8-10 weeks
<b>Item #14</b> 750 KVA Padmount Transformer 480/277 Inventory #285-086-00050	TEC	Ermco	2	\$13,537	\$27,074	8-10 weeks
<b>Item #15</b> 1000 KVA Padmount Transformer 480/277 Inventory #285-086-00051	TEC	Ermco	1	\$16,333	\$16,333	8-10 weeks
<b>Item #16</b> 1500 KVA Padmount Transformer 480/277 Inventory #285-086-00052	TEC	Ermco	2	\$21,415	\$42,830	8-10 weeks
<b>Item #17</b> 2000 KVA Padmount Transformer 480/277 Inventory #285-086-00053	TEC	Ermco	1	\$26,462	\$26,462	8-10 weeks
<b>Item #18</b> 2500 KVA Padmount Transformer 480/277 Inventory #285-086-00054	TEC	Ermco	1	\$31,713	\$31,713	8-10 weeks

**Grand Total    \$437,700**



## Legislation Details (With Text)

**File #:** 15-0454      **Version:** 1      **Name:** Pappas Restaurants, Inc.  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 8/11/2015      **In control:** City Council Regular  
**On agenda:** 8/27/2015      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding an Infrastructure and Economic Development Agreement with Pappas Restaurants, Inc. for the redevelopment of approximately 4.37 acres at 1600 University Drive, Lot 1, Block 16 of the Glenhaven Estates Phase 6 Subdivision.  
**Sponsors:** Natalie Ruiz  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an Infrastructure and Economic Development Agreement with Pappas Restaurants, Inc. for the redevelopment of approximately 4.37 acres at 1600 University Drive, Lot 1, Block 16 of the Glenhaven Estates Phase 6 Subdivision.

### Relationship to Strategic Goals:

- Core Services and Infrastructure
- Diverse Growing Economy

**Recommendation(s):** Staff recommends approval of the Infrastructure and Economic Development Agreement.

**Summary:** Pappas Restaurants, Inc. purchased the existing vacant medical clinic for the development of a new restaurant in the University Drive Corridor. Original plans for the site included preserving the existing building that was originally constructed over the top of an existing creek prior to minimum drainage design standards adopted by the City. The modified creek under the building serves as the public drainage system outfall for the adjacent Glenhaven Estates Subdivision. Current drainage design standards would not allow the existing configuration and it is in the best interest of the City and Pappas Restaurants, Inc. to relocate the drainage away from the building. We have worked together on the attached Infrastructure and Economic Development Agreement that provides for the re-routing of the drainage system, dedication of public utility easements and compliance with modern drainage standards. The City's participation in the drainage improvements totals \$127,430. Pappas Restaurants, Inc. has agreed to complete construction of the new restaurant by September 1, 2016.

**Budget & Financial Summary:** The City's portion of the drainage improvements are available via the Drainage Fund.

**Attachments:**

Infrastructure & Economic Development Agreement (Will be available at the Council Meeting)



## Legislation Details (With Text)

<b>File #:</b>	15-0440	<b>Version:</b>	1	<b>Name:</b>	Renee Lane No Parking
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	8/4/2015	<b>In control:</b>		<b>In control:</b>	City Council Regular
<b>On agenda:</b>	8/27/2015	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Public Hearing, presentation, possible action, and discussion of an ordinance amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", of the Code of Ordinances, to remove parking along Renee Lane.				
<b>Sponsors:</b>	Troy Rother				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Park Removal Ordinance -Renee Lane.pdf</a> <a href="#">Renee Lane Parking Removal.pdf</a>				

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion of an ordinance amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", of the Code of Ordinances, to remove parking along Renee Lane.

### Relationship to Strategic Goals:

- Core Services and Infrastructure
- Improving Mobility

Recommendation(s): Staff recommends approval of the ordinance amendment.

Summary: This ordinance is for no parking anytime along both sides of Renee Lane between Barron Road and the termination of the roadway 260 feet north of Passendale Lane.

This parking removal is needed to provide sufficient travel width for the City of College Station Fire Department to respond to calls along this roadway and to local residents.

The Traffic Management Team evaluated this roadway because of a request from a citizen to remove parking along the roadway because they were having trouble accessing their homes. During the evaluation, the Fire Department determined that parking along Renee Lane would affect their ability to respond to an emergency in the area.

On July 28, 2015, City of College Station staff held a public meeting to discuss no parking with property owners and residents that own property or live on Renee Lane. Seven people attended this meeting, and all seven people support this ordinance. Traffic Engineering also received an email from another resident that could not attend the meeting. That person also supports this ordinance.

Based upon the need for emergency vehicle access along Renee Lane, the Traffic Management Team recommends approving this ordinance.

Budget & Financial Summary: The "NO PARKING" signs are planned operation and maintenance expenses accounted for in the Public Works Traffic Operations budget.

Attachments:

1. Ordinance
2. Map

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 10, “TRAFFIC CODE”, SECTION 4 “ADMINISTRATIVE ADJUDICATION OF PARKING VIOLATIONS”, E “PARKING REGULATIONS OF CERTAIN DESCRIBED AREAS”, (1) “TRAFFIC SCHEDULE XIV - NO PARKING HERE TO CORNER OR NO PARKING ANYTIME”, OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, TO INCLUDE RENEE LANE BY PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:**

**PART 1:** That Chapter 10, “Traffic Code”, Section 4 “Administrative Adjudication of Parking Violations”, E “Parking Regulations of Certain Described Areas”, (1) “Traffic Schedule XIV – No Parking Here to Corner or No Parking Anytime”, of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”**, attached hereto and made a part of this ordinance for all purposes.

**PART 2:** That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

**PART 3:** That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed liable for a civil offense or guilty of a Class C misdemeanor, and, upon a finding of liability thereof, shall be punished by a civil penalty of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00), or upon conviction thereof, shall be punished by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Said Ordinance becomes effective ten (10) days after date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

**PASSED, ADOPTED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**APPROVED:**

\_\_\_\_\_  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**City Secretary**

**APPROVED:**

\_\_\_\_\_  
**City Attorney**

**EXHIBIT “A”**

That Chapter 10, “Traffic Code”, Section 4 “Administrative Adjudication of Parking Violations”, E “Parking Regulations of Certain Described Areas”, (1) “Traffic Schedule XIV – No Parking Here to Corner or No Parking Anytime”, is hereby amended to include the following:

**Renee Lane – Anytime**

- a. Northwest bound traffic – no parking anytime along the northeast side of Renee Lane between Barron Road and the Termination of the Roadway 260 feet north of Passendale Lane.
- b. Northeast bound traffic – no parking anytime along the southwest side of Renee Lane between the Termination of the Roadway 260 feet north of Passendale Lane and Barron Road.



Proposed No Parking Anytime Along Renee Lane



## Legislation Details (With Text)

**File #:** 15-0468      **Version:** 1      **Name:** Embassy Suites PDD Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 8/12/2015      **In control:** City Council Regular  
**On agenda:** 8/27/2015      **Final action:**

**Title:** Public Hearing, presentation, possible action, and discussion on an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries for approximately 2.429 acres from O Office and GC General Commercial to PDD Planned Development District for a hotel development, being located in the Richard Carter Survey, Abstract No. 8, College Station, Brazos County, Texas. Said tract being all of Lot 1, Black Eyed Pea Addition, according to the plat recorded in Volume 1233, Page 531 of the Official Records of Brazos County, Texas, and all of Lot 3-11 and a portion of Lot 2, Block "A", College Heights, according to the plat recorded in Volume 124, Page 259 of the Deed Records of Brazos County, Texas; being located at 201 University Drive East, 403, 405, 409 Jane Street, and 400, 402, 406 A&B, 408 Eisenhower Street, and being more generally located north of University Drive East between Jane Street and Eisenhower Street.

**Sponsors:** Jennifer Prochazka

**Indexes:**

**Code sections:**

- Attachments:** [Background Information](#)  
[Aerial & Small Area Map](#)  
[Modifications Request Letter](#)  
[Rezoning Map](#)  
[Concept Plan](#)  
[Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion on an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries for approximately 2.429 acres from O Office and GC General Commercial to PDD Planned Development District for a hotel development, being located in the Richard Carter Survey, Abstract No. 8, College Station, Brazos County, Texas. Said tract being all of Lot 1, Black Eyed Pea Addition, according to the plat recorded in Volume 1233, Page 531 of the Official Records of Brazos County, Texas, and all of Lot 3-11 and a portion of Lot 2, Block "A", College Heights, according to the plat recorded in Volume 124, Page 259 of the Deed Records of Brazos County, Texas; being located at 201 University Drive East, 403, 405, 409 Jane Street, and 400, 402, 406 A&B, 408 Eisenhower Street, and being more generally located north of University Drive East between Jane Street and Eisenhower Street.

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission considered this item on August 6, 2015 and voted 6-0 to approve the rezoning request. City staff also recommends approval of the PDD zoning.

Summary: The applicant has requested a PDD Planned Development District rezoning based on the MU Mixed Use zoning district for the development of a multi-story hotel with a parking garage. The MU district allows hotel uses to meet both the residential and non-residential requirements. The properties are currently developed as single-family homes and a restaurant, but proposed to be consolidated for redevelopment.

## REZONING REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban and Redevelopment. The Comprehensive Plan states that this designation is for areas that should have the most intense level of development consisting of vertical mixed use and other aspects of urban character. The proposed zoning permits mixed-use along University Drive East, allowing the property to be redeveloped consistent with the Comprehensive Plan.
2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property immediately to the north is developed with apartment buildings and a cell tower. Properties to the east are developed as single-family homes, generally not compatible with a hotel with a structured parking garage. These homes, however, are designated for redevelopment to urban densities in the future. To the west, across Jane Street, and to the south, across University Drive East, properties are developed as office, retail and restaurant and are compatible with the proposed hotel development.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The property is in close proximity to Texas A&M University, with frontage to University Drive East and access to two local streets. With the appropriate upgrades to existing utility infrastructure at the time of private development of the property (as discussed below), the subject property is suitable for the proposed hotel use and other uses permitted by the MU Mixed Use base zoning district.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The majority of the property is currently zoned for O Office, but developed as single-family homes. The properties are suitable for office development. The portion of the property with frontage to University Drive East is currently zoned GC General Commercial and developed as a restaurant. The property is suitable for the restaurant use and other uses permitted in the GC district.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is marketable with its current zoning of O Office and GC General Commercial, however, the requested rezoning allows for the consolidation and redevelopment of properties into a mixed-use development.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water distribution and sanitary sewer infrastructure is limited immediately adjacent to the property. The waterlines in the area are

currently undersized for the proposed use and will have to be upgraded by the developer with this project. The developer will provide the necessary waterline improvements to serve the development. The newly constructed Cooner Street sewerline has sufficient capacity for this development, however sewerline upgrades from the subject property to the Cooner Street line may be required by the developer at the time of site development.

The subject property is located in the Burton Creek Drainage Basin and development of the subject property is required to meet the minimum standards of the City's Storm Water Design Guidelines. The subject property is not encroached by a Special Flood Hazard Area per FEMA FIRM Panel 215F.

The subject property has frontage on University Drive East, a 6-lane Major Arterial on the City's Thoroughfare Plan. The property has access to Jane Street and Eisenhower Street, both local streets.

## REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

*The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;*

*The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;*

*The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;*

*Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;*

*The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;*

*The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and*

*The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.*

## General

The Concept Plan includes the consolidation and redevelopment of properties for a hotel and structured parking. The buildings are multi-story and placed close to the street to create an urban character. A small surface parking lot is proposed at the corner of University Drive East and Jane Street and an access drive connecting Jane Street to Eisenhower Street at the rear of the property. The proposed Concept Plan includes new sidewalk along all rights-of-way, which will provide

opportunities for safe pedestrian activity. As redevelopment occurs in the area, more sidewalks will be built and create a network of pedestrian facilities.

Building Height - The hotel building will be approximately 95 feet tall and the two-level parking garage will be approximately 25 feet tall, at the highest point.

Drainage - The applicant states that the site sits at a hilltop and drainage from the site flows in four directions: to the northeast along University Drive East, to the southwest along University Drive East, to the west along Jane Street, and to the west along Eisenhower Street. The site will be graded to match or reduce the flows along University Drive East by reducing the drainage area, and the flows along Jane Street and Eisenhower Street will be matched or reduced by underground stormwater detention.

### **Requested Modifications**

The applicant has requested the following modifications from the requirements of the Unified Development Ordinance (UDO).

- 1. Maximum Front Setback Requirement-** The applicant has requested to vary from **UDO Section 12-5.2 “Residential Dimensional Standards,”** specifically the maximum front setback requirement. The MU district requires a maximum front setback of 15 feet. The front setback may be increased to 85 feet to accommodate parking between the street and the building. Parking has been provided in front of the building, however, the driveway from Jane Street to the parking lot is required to be placed at least 130 feet from University Drive East to provide safer driveway spacing. This driveway and parking area also provides required fire truck access to ensure proper building fire protection coverage.
- 2. Required Cross-Access Between Commercial Sites -** The applicant has requested to vary from **UDO Section 12-7.4.B.2 “Cross-Access Easements.”** Developing and redeveloping properties are required to provide cross-access to adjoining properties. Two potential locations were identified for an easement: across the front of the properties and through the parking lot along University Drive East, or across the properties along Eisenhower Street. The applicant states that as the hotel guest drop-off area there are safety concerns for the guests if through-traffic were allowed through the lot. The applicant also states that the alternative location along Eisenhower Street interferes with the amount of buildable area and placement of the garage. As an alternative, the Concept Plan includes a pedestrian cross access sidewalk along the front of the properties as well as cross access between Jane Street and Eisenhower Street at the rear of the property.

These properties sit on a small block of land where cross-access would not serve the same purpose for vehicular circulation as it would on a larger piece of property, such as a large shopping center with several pad sites. The cross-access at the back of the property will provide an alternative for crossing between Jane Street and Eisenhower Street without interfering with University Drive traffic. Cross-access easements also allow consumers the ability to access adjacent properties without leaving the larger property. The applicant states that it is unlikely that the consumers using the neighboring property would need to access the hotel; however, the guests who would like to access the adjacent property may utilize the sidewalk along the front of the properties as a safe pedestrian alternative.

- 3. Non-Residential Architectural Standards for the Parking Garage-** The applicant has requested to vary from **UDO Section 12-7.10 “Non-Residential Architectural Standards”**

(NRA) for the parking garage. A two-level garage is proposed. As a non-residential structure, it is required to meet the NRA standards, including requirements for building materials, façade and roofline articulation, architectural relief, and building colors. The applicant states that the required architectural relief elements for both the horizontal façade and roofline present construction challenges as garages are typically built using precast concrete walls. As an alternative, the applicant is offering to use a green screen as a form of horizontal architectural relief at the same percentage standard (no more than 66 percent of the façade is permitted to be on the same plane). Additionally, the applicant is requesting a waiver to roofline articulation and allowable building material requirement as the use of concrete on facades facing a right-of-way will consist of more than 10 percent. The garage will meet building color standards.

### **Requested Zoning Condition**

The applicant has requested approval of the PDD Planned Development District with the condition that the zoning be made effective upon the sale of the subject properties to MH Hospitality.

Budget & Financial Summary: N/A

### **Attachments:**

1. Background Information
2. Aerial & Small Area Map (SAM)
3. Modifications Request Letter
4. Rezoning Map
5. Concept Plan
6. Ordinance

## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: August 6, 2015  
Advertised Council Hearing Date: August 27, 2015

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 37  
Contacts in support: None at the time of staff report.  
Contacts in opposition: None at the time of staff report.  
Inquiry contacts: One at the time of staff report.

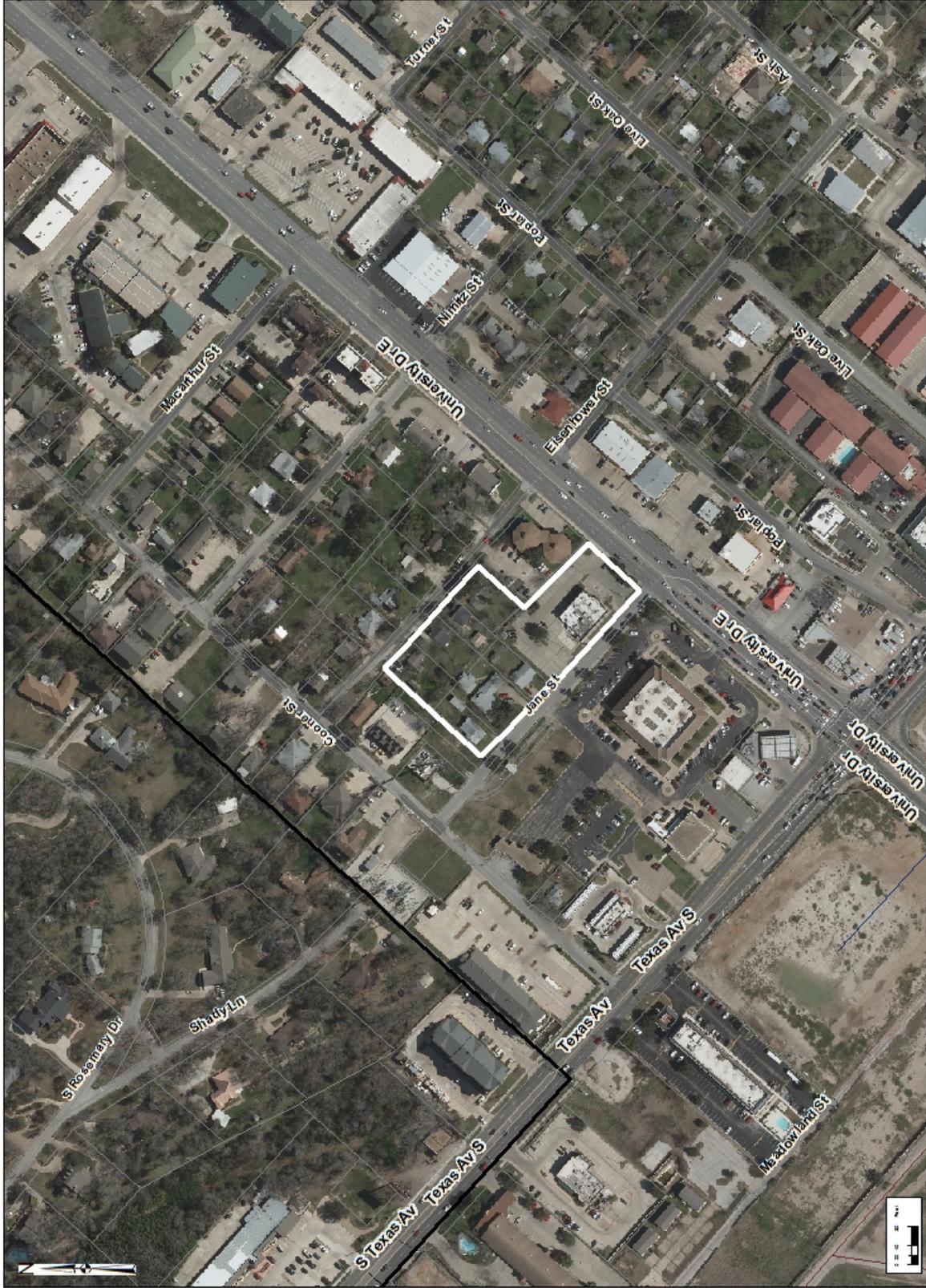
### ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
<b>North</b>	Urban and Redevelopment	R-4 Multi-Family	Apartment buildings
<b>South</b> (Across University Drive East)	Urban and Redevelopment	GC General Commercial	Retail and restaurant
<b>East</b> (Across Eisenhower Street)	Urban and Redevelopment	D Duplex and GC General Commercial	Single-family homes and retail
<b>West</b> (Across Jane Street)	Urban and Redevelopment	GC General Commercial	Office, retail and restaurant

### DEVELOPMENT HISTORY

**Annexation:** 1939  
**Zoning:** Properties zoned Apartment District on or after Annexation  
1973 - University Drive frontage zoned C-1 General Commercial  
1978- Remainder of property zoned A-P Administrative/Professional  
1989 – Portion of the A-P zoned C-1 General Commercial  
2012- A-P renamed O Office  
2012- C-1 renamed GC General Commercial  
**Final Plat:** A portion of the property is platted as Black Eyed Pea Lot 1 (1991). The remainder of the property is platted as a part of the College Heights Subdivision (1938).

**Site development:** Property is developed with existing restaurant with frontage on University Drive East. The remainder of the property is developed as seven single-family homes.



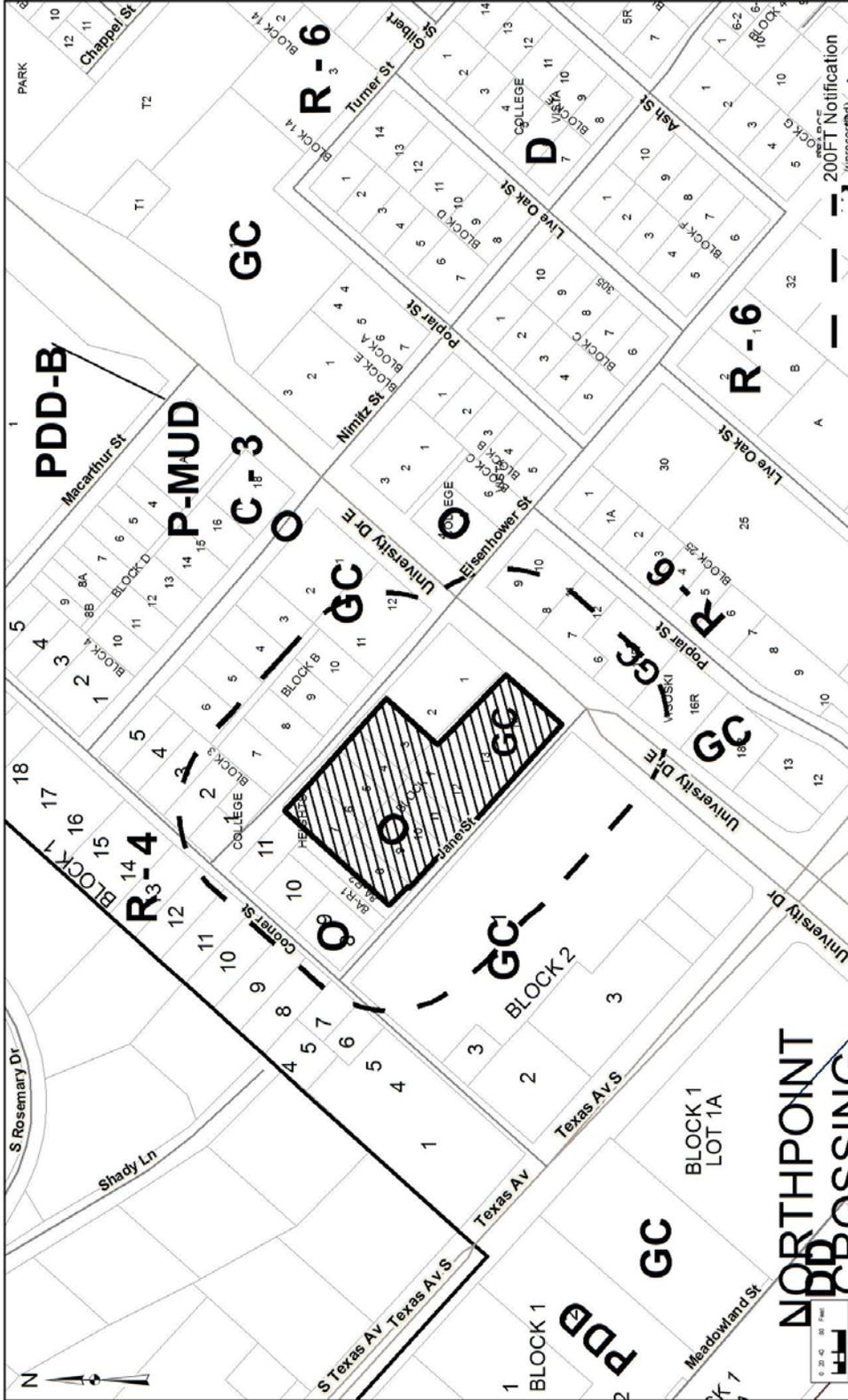
REZONING

Case:  
REZ2015-000010

EMBASSY SUITES

DEVELOPMENT REVIEW





Zoning Districts

R	Rural Estate	R-4	Multi-Family High Density Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
RS	Restricted Suburban	R-6	Manufactured Home Park	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
GS	General Suburban	O	Office	C-3	Light Commercial	NG-1	Core Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-1	Light Industrial	NG-2	Transitional Northgate
D	Duplex	GC	General Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
T	Townhouse	CI	Commercial-Industrial	C-U	College and University	OV	Corridor Overlay
		BP	Business Park	R&D	Research and Development	RDD	Redevelopment District
				P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

	DEVELOPMENT REVIEW	EMBASSY SUITES	REZONING
	Case: REZ2015-000010		



Jennifer Prochazka, AICP  
City of College Station  
Planning and Development Services  
P.O. Box 9960  
College Station, TX 77842

July 6, 2015

**Re: EMBASSY SUITES REDEVELOPMENT AT UNIVERSITY DRIVE AND JANE STREET/EISENHOWER STREET (REZ-PDD)**

Dear Jennifer,

As discussed, we are requesting the following bulk variances.

**Listed below are the bulk variances that we are seeking for the Embassy Suites rezoning:**

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen MU – Mixed Use as our base district.

1. The rezoning be conditional based on the sale of the property to MH Hospitality.
2. Allow for a variation to the maximum front setback requirement.

This district requires a maximum front setback of 15'. The front setback may be increased to 85' to accommodate a parking lot between the street and the building. Parking has been provided in front of the building, however, the driveway from Jane Street to the parking lot was required to be placed at least 130' from University Drive due to staff recommendation for driveway spacing standards. This driveway and parking area also provides required fire truck access to ensure proper building protection coverage.

3. A waiver to the required cross access easement between properties.

Developing and redeveloping properties are required to provide cross access to adjoining properties. Two potential locations were identified for an easement: across the front of the properties and through the parking lot along University, or across the properties along Eisenhower Street. The parking lot will be utilized as the hotel's guest drop off area and raises safety concerns for the guests if through-traffic were allowed through the lot. The alternative location along Eisenhower interferes with the amount of buildable area and placement of the garage. As an alternative, we have provided a pedestrian cross access sidewalk along the front of the properties, as well as cross access between Jane Street and Eisenhower Street at the back of the property.

These properties sit on a small block of land where cross access would not serve the same purpose for vehicular circulation as it would on a larger piece of property, such as a large shopping center with several padsites. The cross access at the back of the property will provide an alternative for crossing between Jane and Eisenhower without interfering with University Drive traffic. Cross access easements also allow consumers the ability to access adjacent properties without leaving the larger property. It is unlikely that the consumers using the neighboring property

would need to access the hotel; however, the guests who would like to access the adjacent property may utilize the sidewalk along the front of the properties as a safe pedestrian alternative.

4. A waiver to the Non-Residential Architectural standards for the garage

A two-level garage will be provided to accommodate parking for the hotel guests and staff. As a non-residential structure, it is required to meet the non-residential architectural standards, as spelled out in the UDO. Those standards include requirements for building materials, façade and roofline articulation, architectural relief and building colors. Required architectural relief elements for both the horizontal façade and roofline present construction challenges as garages are typically built using precast concrete walls. As an alternative, we are offering the use of green screens as a form of horizontal architectural relief at the same percentage standard. Additionally, we are asking for a waiver to roofline articulation and allowable building material requirements as the use of concrete on facades facing a right-of-way will consist of more than 10 percent. The garage will meet building color standards.

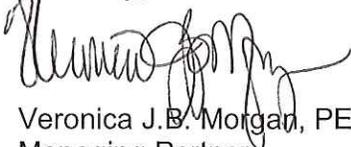
Garages in the Northgate districts are exempt from these standards, and we are asking for this garage to be held to the same standard as those built in the Northgate design districts.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a desired redevelopment opportunity and its community benefits certainly outweigh modifications being requested. These community benefits are as follows:

1. This project includes the consolidation and rebuilding of several properties that have been identified as prime for redevelopment. These properties are adjacent to a major intersection in College Station and in proximity to other mixed-use developments, creating a desired urban feel to the area.
2. The redevelopment will require upgrading substandard infrastructure, including new water and sewer lines and improving rights-of-way with curbing and sidewalks. These public improvements, while required, will be expedited with this project.
3. The improvements to the property and infrastructure have the potential to be a catalyst for future redevelopments to surrounding properties and continue the urban renewal in the area.

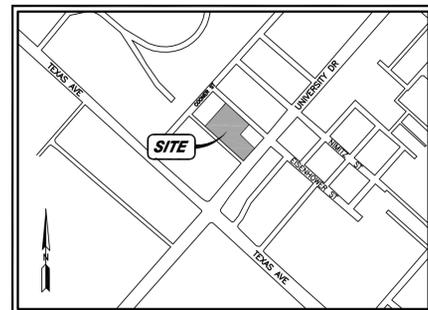
Thank you very much. If you have any questions please do not hesitate to call.

Sincerely,



Veronica J.B. Morgan, PE, CFM  
Managing Partner

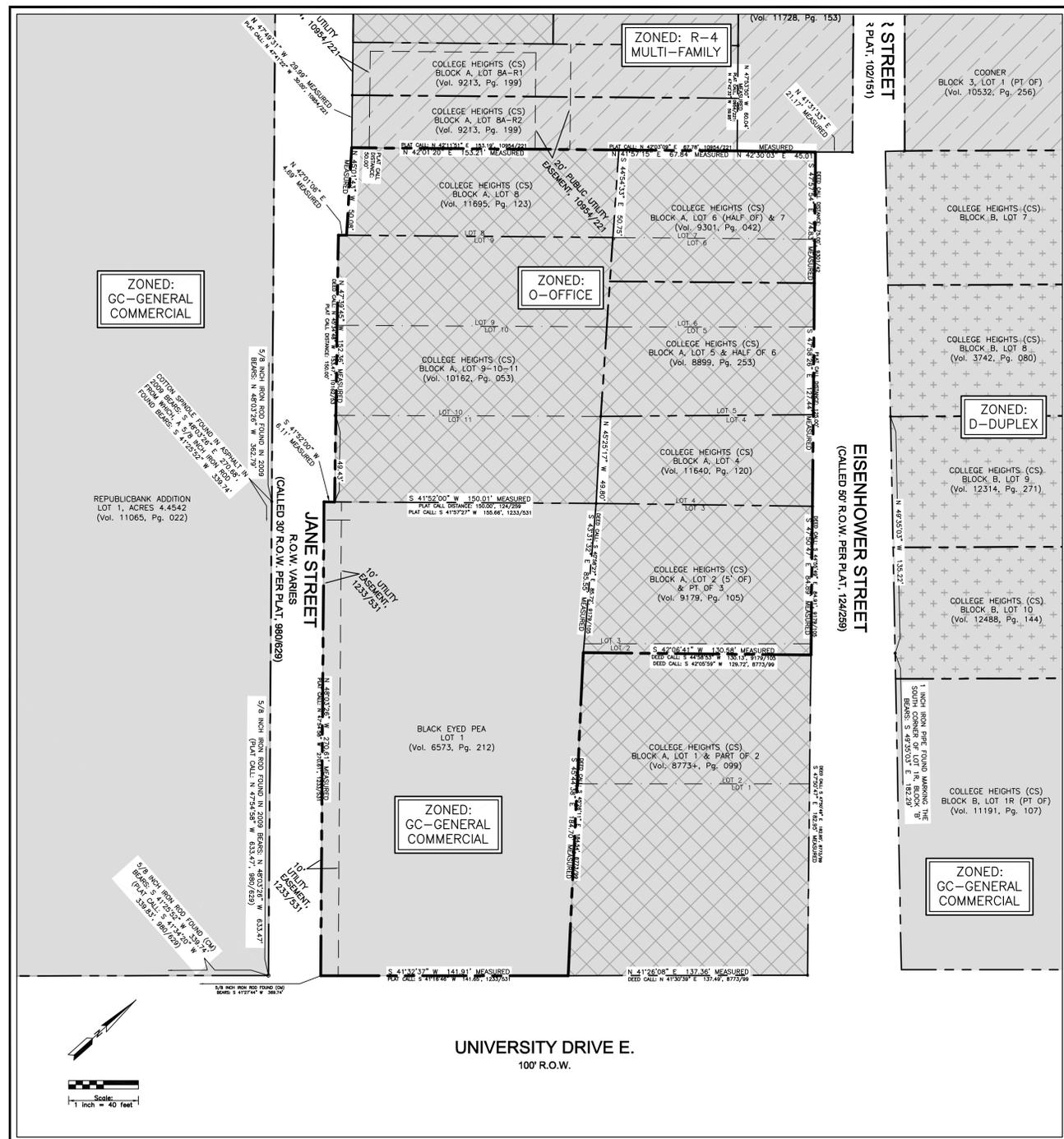
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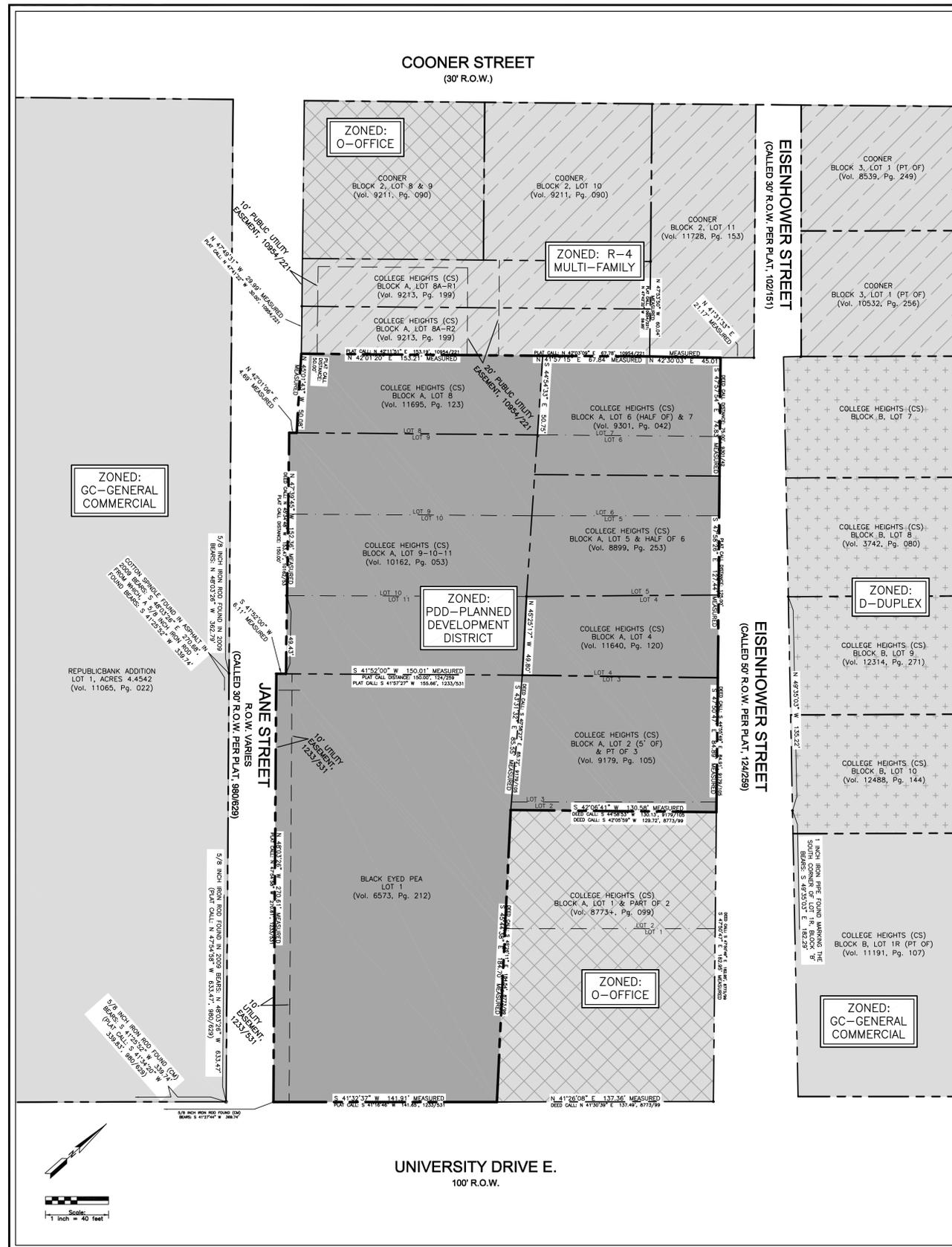
VICINITY MAP  
(NTS)

**LEGEND**

	PDD - PLANNED DEVELOPMENT DISTRICT
	GC - GENERAL COMMERCIAL
	O - OFFICE
	R-4 - MULTI-FAMILY
	D - DUPLEX
	PROPERTY LINE
	LOT LINE
	EASEMENT



**EXISTING ZONING**



**PROPOSED ZONING**



T.979.260.6963  
F.979.260.3564

TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.  
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN  
CIVIL ENGINEERING • HYDRAULICS  
HYDROLOGY • UTILITIES • STREETS  
SITE PLANS • SUBDIVISIONS

www.mitchellandmorgan.com

For Information Review Only  
These documents are not  
to be used for any purpose  
bidding, or permit purposes  
without the approval of P.E.  
John W. Morgan, P.E.  
No. 48948

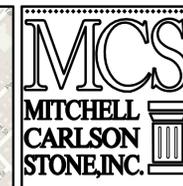
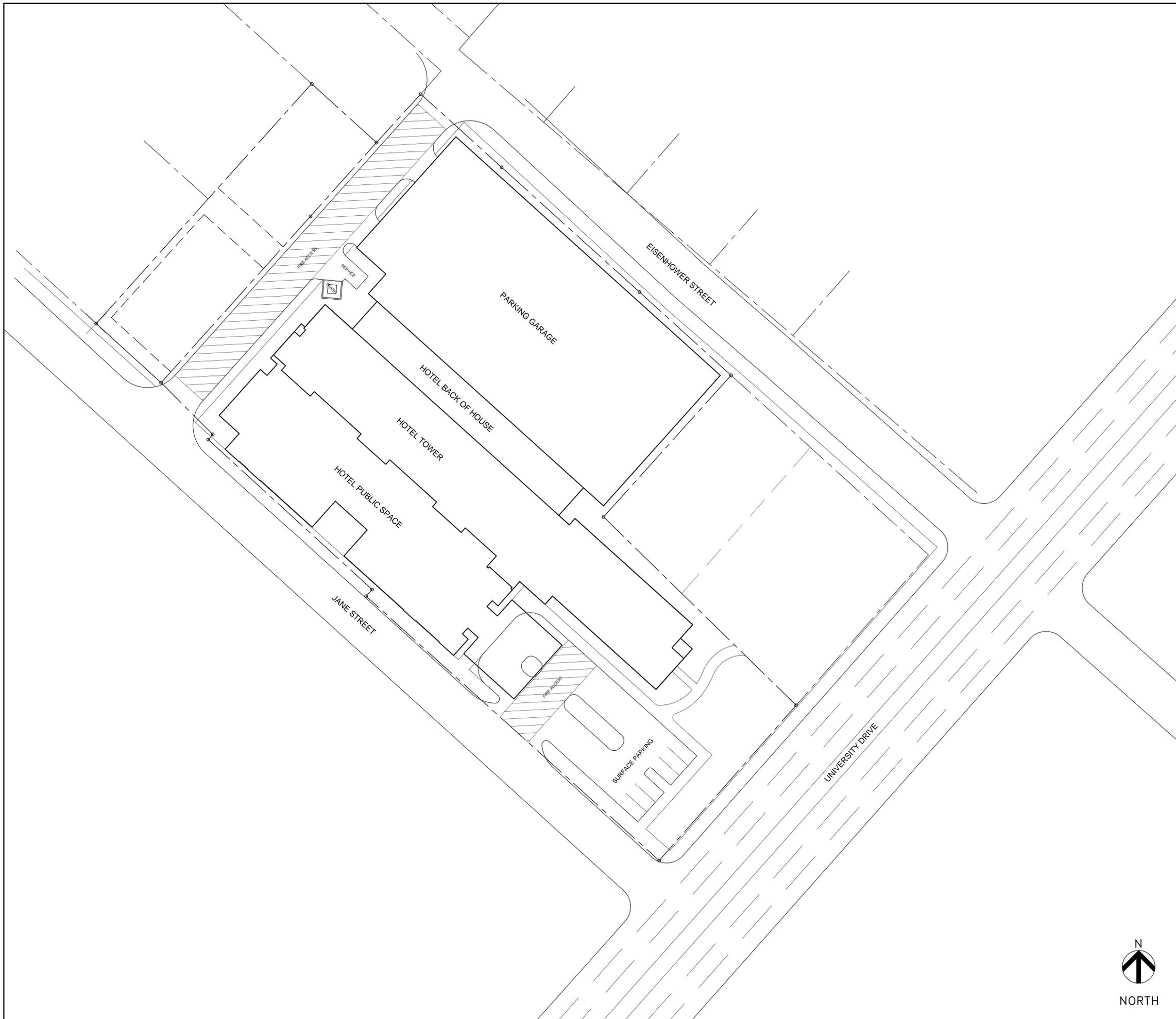
JUNE 2015  
Drawn By: D.M.J.U  
Checked By: W.B.M

Prepared For:  
TED ENT  
MH HOSPITALITY  
11757 KATY FRWY  
HOUSTON, TX 77079

Revisions

Re-Zoning Map  
EMBASSY SUITES REZONING

EX



ARCHITECTURE  
PLANNING  
INTERIORS

3221 WEST ALABAMA  
HOUSTON, TEXAS 77098  
713/522-1054  
713/522-4496 FAX

EMBASSY SUITES  
403, 405, 409 JANE ST; 400, 402, 406 A&B, 408  
EISENHOWER STREET; 201 UNIVERSITY DRIVE EAST  
COLLEGE STATION, TX  
LOTS 3-11 AND PART OF LOT 2, BLOCK 'A',  
COLLEGE HEIGHTS SUBDIVISION AND LOT 1, BLACK  
EYED PEA ADDITION

APPLICANT:  
MITCHELL & MORGAN, LLP c/o CRISSY HARTL  
3204 EARL RUDDER FREEWAY  
COLLEGE STATION, TX 77845  
979-260-6963

PROPERTY OWNER:  
RICHARD LEMONS AND GILBERT LEMONS  
301 SOPHIA LANE  
COLLEGE STATION, TX 77845  
979-255-1950

PROPERTY OWNER:  
PETERSON EQUITIES, LLC - JEFF PETERSON  
1912 TAFT AVENUE  
LOVELAND, CO  
970-669-7000

DEVELOPER:  
TED ENT - MH HOSPITALITY  
11757 KATY FREEWAY  
HOUSTON, TX 77079

SITE AREA: 2.429 ACRES (105,823 S.F.)

DATE OF SUBMITTAL: JULY 6, 2015

-NO FLOOD PLAIN ON SITE

NOTE: THE DEVELOPMENT WILL NOT INCLUDE  
PARKS, GREENWAYS, CONSERVATION AREAS,  
SCHOOLS, TRAILS OR BUFFER AREAS.

ALL SITE LIGHTING WILL COMPLY WITH CITY OF  
COLLEGE STATION ORDINANCES

**EMBASSY SUITES**  
College Station, Texas

DATE  
7/6/15 REZONING SUBMITTAL

PROJECT NUMBER:  
**1509**  
SHEET NUMBER:



**1 SITE PLAN**  
SCALE: 1" = 30'-0"



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FOR APPROXIMATELY 2.429 ACRES FROM O OFFICE AND GC GENERAL COMMERCIAL TO PDD PLANNED DEVELOPMENT DISTRICT FOR A HOTEL DEVELOPMENT, BEING LOCATED IN THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLACK EYED PEA ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1233, PAGE 531 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 3-11 AND A PORTION OF LOT 2, BLOCK "A", COLLEGE HEIGHTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 124, PAGE 259 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; BEING LOCATED AT 201 UNIVERSITY DRIVE EAST, 403, 405, 409 JANE STREET, AND 400, 402, 406 A&B, 408 EISENHOWER STREET, AND BEING MORE GENERALLY LOCATED NORTH OF UNIVERSITY DRIVE EAST BETWEEN JANE STREET AND EISENHOWER STREET, COLLEGE STATION, BRAZOS COUNTY, TEXAS., PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" and Exhibit "B", and as shown graphically in Exhibit "C" and "Exhibit D", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4: Said Ordinance will not become effective unless a deed executed for purchase of the properties is recorded in the Official Records of Brazos County, Texas on or before January 31, 2016.

PASSED, ADOPTED and APPROVED this 27<sup>th</sup> day of August, 2015

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED:

ORDINANCE NO. \_\_\_\_\_

Page 2

\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:  
The following property is rezoned from O Office and GC General Commercial to PDD Planned Development District, as described in EXHIBIT "B" and as shown graphically in EXHIBIT "C" and EXHIBIT "D."

**METES AND BOUNDS DESCRIPTION  
OF A  
2.429 ACRE TRACT  
RICHARD CARTER SURVEY, A-5  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLACK EYED PEA ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1233, PAGE 531 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 3-11 AND A PORTION OF LOT 2, BLOCK "A", COLLEGE HEIGHTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 124, PAGE 259 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF UNIVERSITY DRIVE (FM 60 - 100' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1, BLACK EYED PEA ADDITION, AND THE SOUTH CORNER OF LOT 1, BLOCK "A", COLLEGE HEIGHTS (PLAT 124/259);

**THENCE:** S 41° 32' 37" W ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE FOR A DISTANCE OF 141.91 FEET TO THE NORTHEAST LINE OF JANE STREET (30' R.O.W.) TO THE SOUTH CORNER OF SAID LOT 1, BLACK EYED PEA ADDITION, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 41° 32' 37" W FOR A DISTANCE OF 0.29 FEET;

**THENCE:** N 48° 03' 26" W ALONG THE NORTHEAST LINE OF JANE STREET FOR A DISTANCE OF 270.61 FEET TO A 1/2 INCH IRON ROD MARKING THE WEST CORNER OF SAID LOT 1;

**THENCE:** N 41° 52' 00" E ALONG THE NORTHWEST LINE OF SAID LOT 1, BLACK EYED PEA ADDITION, FOR A DISTANCE OF 6.11 FEET TO A 1/2 INCH IRON ROD AT THE SOUTH CORNER OF SAID LOT 11, BLOCK "A";

**THENCE:** CONTINUING ALONG THE NORTHEAST LINE OF JANE STREET (NOW VARIABLE WIDTH R.O.W.) FOR THE FOLLOWING CALLS:

N 47° 39' 45" W FOR A DISTANCE OF 152.36 FEET TO AN "X" IN A CONCRETE WALL AT THE WEST CORNER OF SAID LOT 9, BLOCK "A";

N 42° 01' 06" E FOR A DISTANCE OF 4.69 FEET TO A "CROW'S FOOT" FOUND IN A CONCRETE WALL AT THE SOUTH CORNER OF SAID LOT 8, BLOCK "A";

N 45° 01' 43" W FOR A DISTANCE OF 50.08 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 8, BLOCK "A", AND THE SOUTH CORNER OF LOT 8A-R2, BLOCK "A", COLLEGE HEIGHTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 10954, PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** N 42° 01' 20" E ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 8A-R2 FOR A DISTANCE OF 153.21 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 8 AND THE WEST CORNER OF SAID LOT 7, BLOCK "A";

**THENCE:** N 41° 57' 15" E ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 8A-R2 FOR A DISTANCE OF 67.84 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 8A-R2 AND THE SOUTH CORNER OF LOT 11, BLOCK 2, THE COONER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 102, PAGE 151 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** N 42° 30' 03" E ALONG THE COMMON LINE OF SAID LOT 7, BLOCK "A", AND SAID LOT 11, BLOCK 2, THE COONER ADDITION, FOR A DISTANCE OF 45.01 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF EISENHOWER STREET (VARIABLE R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 7;

**THENCE:** ALONG THE SOUTHWEST LINE OF EISENHOWER STREET FOR THE FOLLOWING CALLS:

S 47° 57' 54" E FOR A DISTANCE OF 74.83 FEET TO A 5/8 INCH IRON ROD FOUND;

S 47° 58' 26" E FOR A DISTANCE OF 127.44 FEET TO A 5/8 INCH IRON ROD FOUND;

S 47° 50' 47" E FOR A DISTANCE OF 84.89 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.563 ACRE TRACT AS DESCRIBED BY A DEED TO STACY WIGINGTON DVM RECORDED IN VOLUME 8773, PAGE 99 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.563 ACRE TRACT BEING ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK "A", COLLEGE HEIGHTS (PLAT 102/151);

**THENCE:** S 42° 06' 41" W THROUGH SAID LOT 2, BLOCK "A" AND ALONG THE NORTHWEST LINE OF SAID 0.563 ACRE TRACT FOR A DISTANCE OF 130.58 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID LOT 1, BLACK EYED PEA ADDITION, MARKING THE WEST CORNER OF SAID 0.563 ACRE TRACT;

**THENCE:** S 45° 44' 38" E ALONG THE COMMON LINE OF SAID LOT 1, BLACK EYED PEA ADDITION, AND SAID 0.563 ACRE TRACT FOR A DISTANCE OF 184.70 FEET TO THE POINT OF BEGINNING CONTAINING 2.429 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

D:/WORK/MAB/15-610.MAB



**EXHIBIT “B”****General Requirements**

The PDD Planned Development District is based on the MU Mixed-Use district with some modifications.

The Concept Plan includes a conceptual layout of buildings and parking areas. The purpose and intent of the zoning is for the consolidation and redevelopment of properties for a hotel use and structured parking. The buildings are multi-story and placed close to the street to create an urban character. A small surface parking lot is proposed at the corner of University Drive East and Jane Street and an access drive connecting Jane Street to Eisenhower Street at the rear of the property. The Concept Plan includes new sidewalk along all rights-of-ways.

**Permitted Uses**

Uses permitted in the MU Mixed Use district.

**Building Height** – The primary structure will be approximately 95 feet tall and the two-level parking garage will be approximately 25 feet tall, at the highest point.

**Modifications**

The following meritorious modifications to MU Mixed Use district requirements are included:

1. **Maximum Front Setback Requirement-**  
**UDO Section 12-5.2 “Residential Dimensional Standards,”** specifically the maximum front setback requirement to accommodate the minimum driveway spacing and the required fire truck access to ensure proper building fire protection coverage.
2. **Required Cross-Access Between Commercial Sites –**  
**UDO Section 12-7.4.B.2 “Cross-Access Easements.”** As an alternative, the Concept Plan includes a pedestrian cross access sidewalk along the front of the properties as well as cross access between Jane Street and Eisenhower Street at the rear of the property.
3. **Non-Residential Architectural Standards for the Parking Garage-**  
**UDO Section 12-7.10 “Non-Residential Architectural Standards”** (NRA) for the parking garage. As an alternative, the applicant is offering to use a green screen as a form of horizontal architectural relief at the same percentage standard (no more than 66 percent of the façade is permitted to be on the same plane). The garage will meet building color standards.

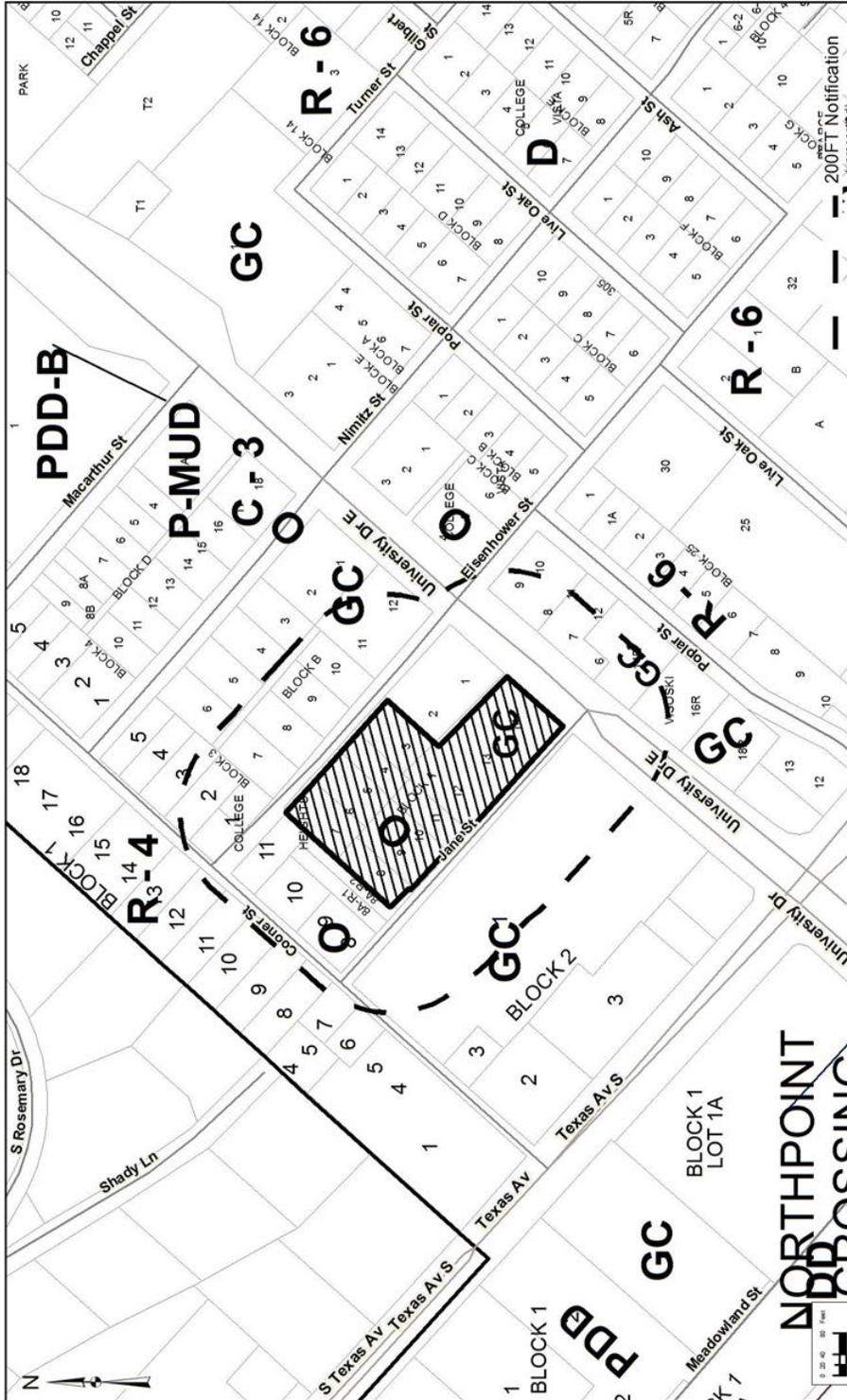
**Community Benefits**

The following community benefits were offered as part of the request:

- The project includes the consolidation and rebuilding of several properties that have been identified as prime for redevelopment. These properties are adjacent to a major intersection in College Station and in proximity to other mixed-use developments, creating a desired urban feel to the area.

- The redevelopment will require the development to upgrade substandard infrastructure, including new water and sewer lines and improving rights-of-way with curbing and sidewalks. These public improvements, while required, will be expedited with this project.
- The improvements to the property and infrastructure have the potential to be a catalyst for future redevelopments to surrounding properties and continue the urban renewal in the area.

EXHIBIT "C"



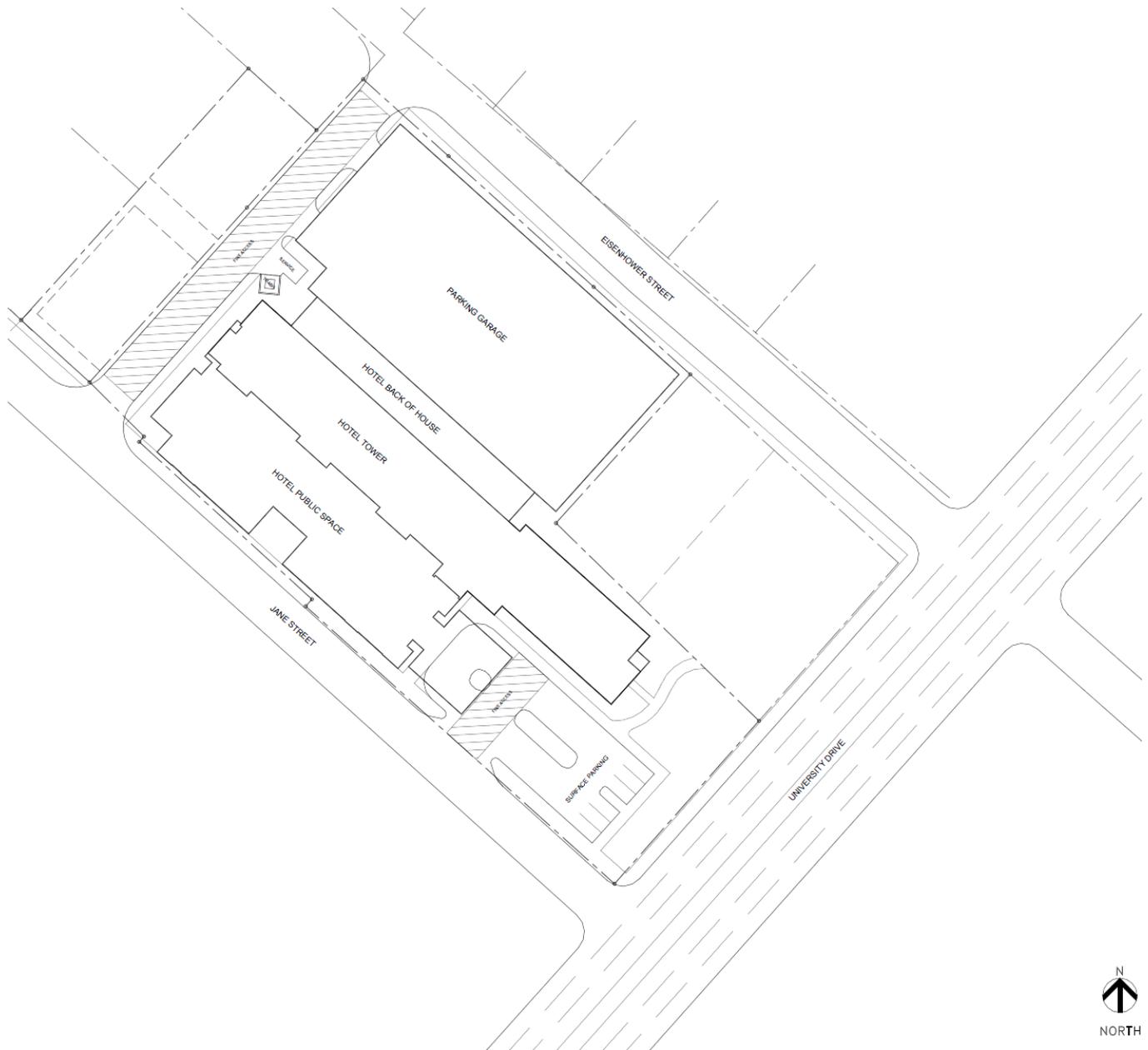
Zoning Districts	
R	Rural
E	Estate
RS	Restricted Suburban
GS	General Suburban
R-1B	Single Family Residential
D	Duplex
T	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
MHP	Manufactured Home Park
O	Office
SC	Suburban Commercial
GC	General Commercial
CI	Commercial-Industrial
BP	Business Park
BPI	Business Park Industrial
NAP	Natural Areas Protected
C-3	Light Commercial
M-1	Medium Industrial
M-2	Heavy Industrial
C-U	College and University
R&D	Research and Development
P-MUD	Planned Mixed-Use Development
R-6	Planned Development District
WPC	Wolf Pen Creek Dev. Corridor
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenek Tap Overlay

Case: REZ2015-000010	
DEVELOPMENT REVIEW	EMBASSY SUITES
REZONING	

**EXHIBIT "D"**

**Concept Plan**





## Legislation Details (With Text)

**File #:** 15-0469      **Version:** 1      **Name:** McCulloch Single-Family Overlay

**Type:** Rezoning      **Status:** Agenda Ready

**File created:** 8/12/2015      **In control:** City Council Regular

**On agenda:** 8/27/2015      **Final action:**

**Title:** Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12 "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by adding a NCO Neighborhood Conservation Overlay zoning district for approximately 32 acres, being located in the single-family portion of the McCulloch Subdivision, an area generally bordered to the north by Holleman Drive, to the south by Nevada Street, to the west by Pecan Tree Estates Subdivision, Phases 1 and 2, and to the east by lots fronting the southwest side of Georgia Street (1112 through 1228 Georgia), and including a portion of the lots fronting the north end of Georgia Street (1100 through 1113 Georgia) in College Station, Brazos County, Texas.

**Sponsors:** Jennifer Prochazka

**Indexes:**

**Code sections:**

**Attachments:** [Background Information](#)  
[Aerial and Small Area Map](#)  
[Neighborhood Conservation Study Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12 "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by adding a NCO Neighborhood Conservation Overlay zoning district for approximately 32 acres, being located in the single-family portion of the McCulloch Subdivision, an area generally bordered to the north by Holleman Drive, to the south by Nevada Street, to the west by Pecan Tree Estates Subdivision, Phases 1 and 2, and to the east by lots fronting the southwest side of Georgia Street (1112 through 1228 Georgia), and including a portion of the lots fronting the north end of Georgia Street (1100 through 1113 Georgia) in College Station, Brazos County, Texas.

### Relationship to Strategic Goals:

- Neighborhood Integrity

**Recommendation(s):** The Planning and Zoning Commission considered this item on August 20, 2015. Their recommendation will be presented to the City Council during the presentation of this item. Staff recommends approval of the overlay zoning.

**Summary:** Property owners from the McCulloch Subdivision submitted a petition signed by the majority of owners requesting a Neighborhood Conservation Overlay (NCO) zoning, one of the City's Single-Family Overlay districts. The request is in response to large homes recently constructed in

and around the neighborhood.

NCO is a type of zoning district that can be placed “over” the existing GS General Suburban zoning to provide additional standards for development in the area of the overlay. NCO is intended to help protect established neighborhoods from inappropriate infill development by prescribing setbacks, lot coverage, building height, or other controls based on the existing character of the neighborhood. If approved, an overlay carries additional standards that will be required to be met for any expansion, development, or redevelopment of property within the district.

As part of the overlay district, the property owners are proposing the following additional single-family restrictions:

1. Maximum one-story structures;
2. Minimum 25-foot front setback; and
3. Maximum 31% lot coverage (including impervious surfaces such as structures and driveways/parking).

Additional information can be found in the attached Neighborhood Conservation Study.

## REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The McCulloch Subdivision is designated as “Neighborhood Conservation” on the City’s Future Land Use & Character Map. This area was included in the Southside Area Neighborhood Plan, adopted as an amendment to the City’s Comprehensive Plan in 2012. During the neighborhood planning process, area residents expressed a desire to protect the neighborhood from infill development that is out of character with the surrounding neighborhood. The Future Land Use & Character designation for this area was changed from General Suburban to Neighborhood Conservation with the adoption of the Southside Area Neighborhood Plan.
2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The intent of the Neighborhood Conservation Overlay is to protect and preserve neighborhoods through a district that is focused on the specific needs of the neighborhood. The NCO is intended to protect the distinct character and unique assets of the McCulloch Subdivision. The underlying GS General Suburban district will remain the same. Proposed NCO restrictions are intended to ensure that new development and redevelopment are in keeping with the character of the existing structures in the neighborhood.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** Because the base GS General Suburban district will remain in place, the permitted uses will not change with the proposed overlay. The overlay proposes to limit the size of structures in the neighborhood by limiting the height, setback, and overall lot coverage for new development and redevelopment in the neighborhood.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** Because the base GS General Suburban district will remain in place, the permitted uses will not change with the proposed overlay.
5. **Marketability of the property affected by the amendment for uses permitted by the**

**district applicable to the property at the time of the proposed amendment:** The permitted uses will not change with the proposed overlay zone. The properties are marketable for single-family use permitted by the GS General Suburban zoning on the property.

6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The area is currently developed as a single-family neighborhood. Because the area was platted and developed in the 1940s there are narrow street right-of-ways and pavement. There are no sidewalks in the area.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Aerial & Small Area Map (SAM)
3. Neighborhood Conservation Study
4. Ordinance

## Background

### NOTIFICATIONS

Advertised Commission Hearing Date: August 20, 2015

Advertised Council Hearing Dates: August 27, 2015

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

N/A

Property owner notices mailed: 176

Contacts in support: 16 at the time of the staff report. Reasons included affordability, preserving community, parking issues, new structures too tall, and neighborhood integrity.

Contacts in opposition: 8 at the time of the staff report. Concerns related to limiting development potential and investment opportunities, limiting students, and too much regulation already exists.

Inquiry contacts: 9 at the time of the staff report.

### ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Holleman Drive)	Neighborhood Conservation	GS General Suburban	Lincoln Center, Lincoln House of Hope, single-family homes
South	Urban	R-4 Multi-Family	Apartment Complex
East	Urban	D Duplex, R-6 High-Density Multi-Family	Apartment Complex
West	Urban	D Duplex	Duplexes

### DEVELOPMENT HISTORY

**Annexation:** 1956

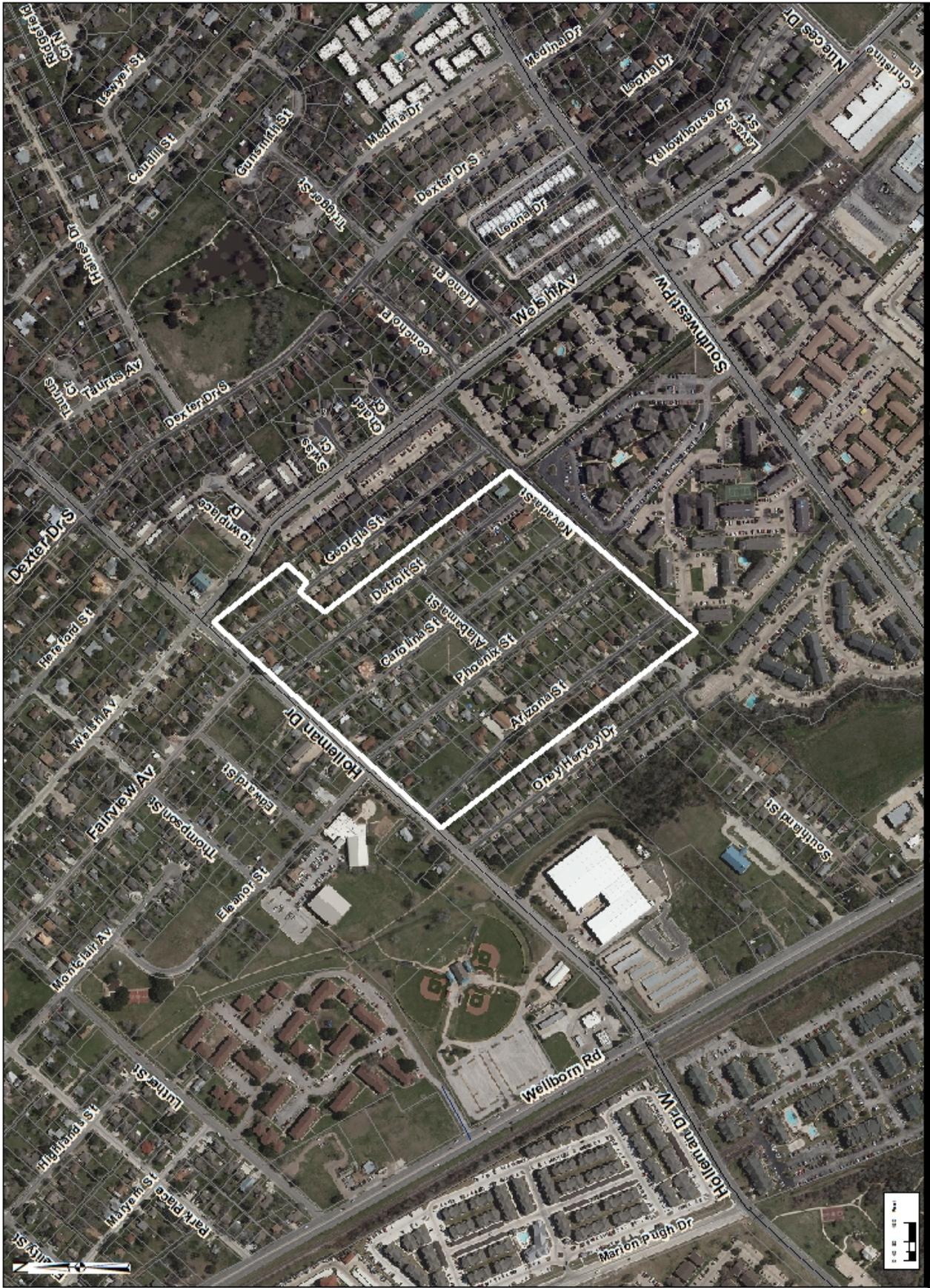
**Zoning:** R-3 Apartment Building District (on or around the time of annexation)

R-1 Single-Family Residential (1976)

R-1 renamed GS General Suburban (2013)

**Final Plat:** 1946 McCulloch Subdivision

**Site development:** Single-family homes



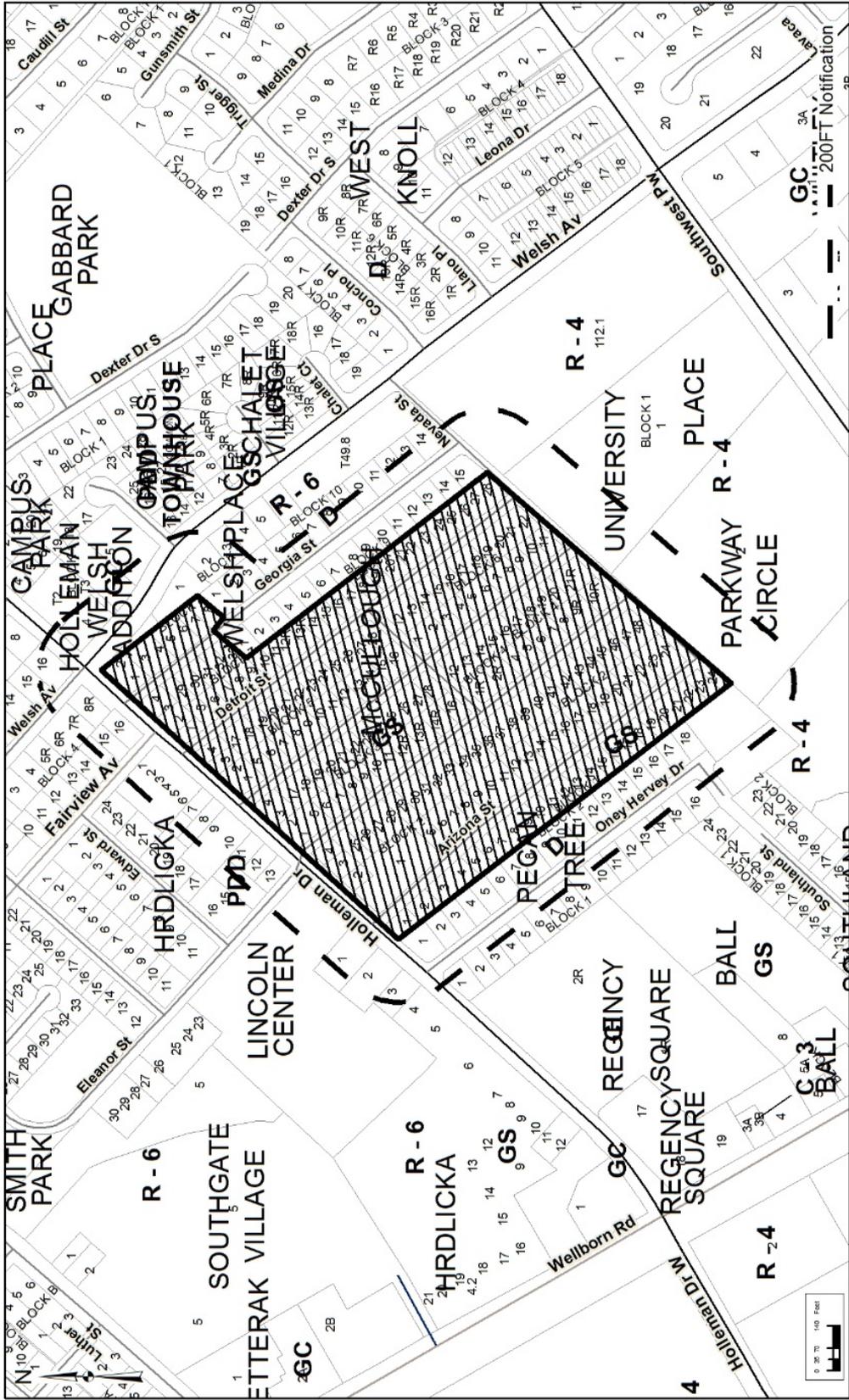
REZONING

Case:  
REZ2015-000009

MCCULLOCH-NEIGHBORHOOD  
CONSERVATION OV

DEVELOPMENT REVIEW





**Zoning Districts**

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R-6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R&D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay



**DEVELOPMENT REVIEW**

**MCCULLOUGH-NEIGHBORHOOD CONSERVATION OV**

**REZONING**

Case: REZ2015-000009

# McCulloch Subdivision Neighborhood Conservation Study

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## Summary

The McCulloch Subdivision is located just south of Holleman Drive and north of Nevada Street, generally between Welsh Avenue and Oney Hervey Drive. The neighborhood includes 139 single-family homes and is just south of the City's Lincoln Recreation Center.



*Single-family portion of the McCulloch Subdivision*

Neighborhood representatives in the McCulloch Subdivision have submitted an application to request a NCO Neighborhood Conservation Overlay zoning, one of the City's Single-Family Overlay districts. The request is in response to large homes intended for student occupancy being constructed in the neighborhood.

NCO is a type of zoning district that can be placed "over" the existing GS General Suburban zoning to provide additional standards for development in the area of the overlay. NCO is intended to help protect established neighborhoods from inappropriate infill development by prescribing setbacks, lot coverage, building height, or other controls based on the existing character of the neighborhood. If approved by the City Council, an overlay carries additional standards that will be required to be met for any expansion, development, or redevelopment of property. Neighborhood representatives have requested the

## **McCulloch Subdivision Neighborhood Conservation Study**

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following specific restrictions to help ensure that redevelopment and infill development is consistent with existing homes in the area:

- Maximum one-story single-family structures;
- Minimum 25-foot front building setback; and
- Maximum 31% lot coverage for single-family homes and associated parking.

The ordinance requires that a petition for a Single-Family Overlay District be signed by at least fifty (50) percent plus one (1) of property owners in the proposed district area. The petition submitted met this requirement and was verified by City staff using Brazos County Appraisal District (BCAD) data.

### **Compliance with the Comprehensive Plan and Unified Development Ordinance**

The McCulloch Subdivision is designated as “Neighborhood Conservation” on the City’s Future Land Use and Character Map. According to the Comprehensive Plan, the “Neighborhood Conservation” designation is intended for areas that are generally built-out and were platted before current development regulations were in place often resulting in non-conforming situations. These areas are appropriate for overlays or zoning classifications that provide additional character protection and address non-conforming issues.

This area was included in the Southside Area Neighborhood Plan. Through the planning process, residents and property owners in the McCulloch Subdivision expressed their desire to see the pattern of development remain primarily as it is today. Some additional restrictions currently exist for subdivision in older neighborhoods, including a minimum lot size of 8,500 square feet (larger than GS General Suburban zoning), and a minimum lot width being at least the average of the lot width on the block. While these additional restrictions certainly do not preclude further subdivision in the area, they do help to preserve the neighborhood pattern and reduce the total number of homes constructed in this area in the future.

Prior to the Southside Area Neighborhood Plan, the City’s Comprehensive Plan designated this area as General Suburban – supporting a potential change to denser housing. Area residents and property owners participated in the planning process and indicated that increased density in this area is not a desire character shift. To help ensure the character remains compatible with the existing single-family homes in the area, a change to the Future Land Use and Character Map was approved with the adoption of the Southside Area Neighborhood Plan. The Future Land Use and Character Map shows this property as Neighborhood Conservation. The map below illustrates the previous character designation and the current character designation.

## McCulloch Subdivision Neighborhood Conservation Study

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*Future Land Use & Character Map amended with the adoption of the Southside Area Neighborhood Plan*

The Unified Development Ordinance (UDO) offers two Single-Family Overlay districts, the NPO Neighborhood Prevailing Overlay District and the NCO Neighborhood Conservation Overlay District, both intended to provide additional standards for new construction and redevelopment in established neighborhoods. The NCO differs from the NPO in that it allows neighborhoods to choose from a variety of standards to address neighborhood specific issues. The NPO requires compliance with all neighborhood-specific standards based on the prevailing standards in the neighborhood.

The purpose of this study is to accompany the NCO Neighborhood Conservation Overlay request for the single-family properties in the McCulloch Subdivision. As described in the Unified Development Ordinance, this study includes the following:

- 1) A survey of existing conditions and unique characteristics of the neighborhood;
- 2) An outline of the issues that threaten preservation of those characteristics; and
- 3) Items that may be included in the Neighborhood Conservation Overlay.

### **Survey of Existing Conditions and Unique Characteristics**

The McCulloch Subdivision, was one of the earlier African-American communities in College Station. The area was subdivided in 1946 following the removal of on-campus houses from A&M College – because of this, many of the first residents were College employees required to relocate off of campus. Many of these founding families have maintained ownership within the area resulting in the continuation of the cultural heritage of the neighborhood.

# McCulloch Subdivision Neighborhood Conservation Study

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## Unique Community Assets & Qualities



### ***Lincoln Recreation Center***

The City's Lincoln Recreation Center provides a variety of recreational and social services to area residents, including youth programming, senior services, and community outreach.

The Lincoln Center is a State Historic Site with a marker for "African-American Education in College Station," as the location of the first formal school for African American education in College Station. The school opened in 1942.

### ***Lincoln House of Hope***

The Lincoln House of Hope, located just east of the Lincoln Recreational Center, was opened in 2009 as a ministry of A&M Church of Christ in response to needs in the surrounding neighborhood. Programs include personal finance workshops, WIC services, food distribution, and youth programs.

### ***Area Churches***

Three historically African-American churches exist within the McCulloch Subdivision boundaries and two more lie just on the periphery. Generally, the churches are small and serve as neighborhood churches for residents. It is common for residents to walk to church within the neighborhood. As members move out of the community, on-street parking has increased.

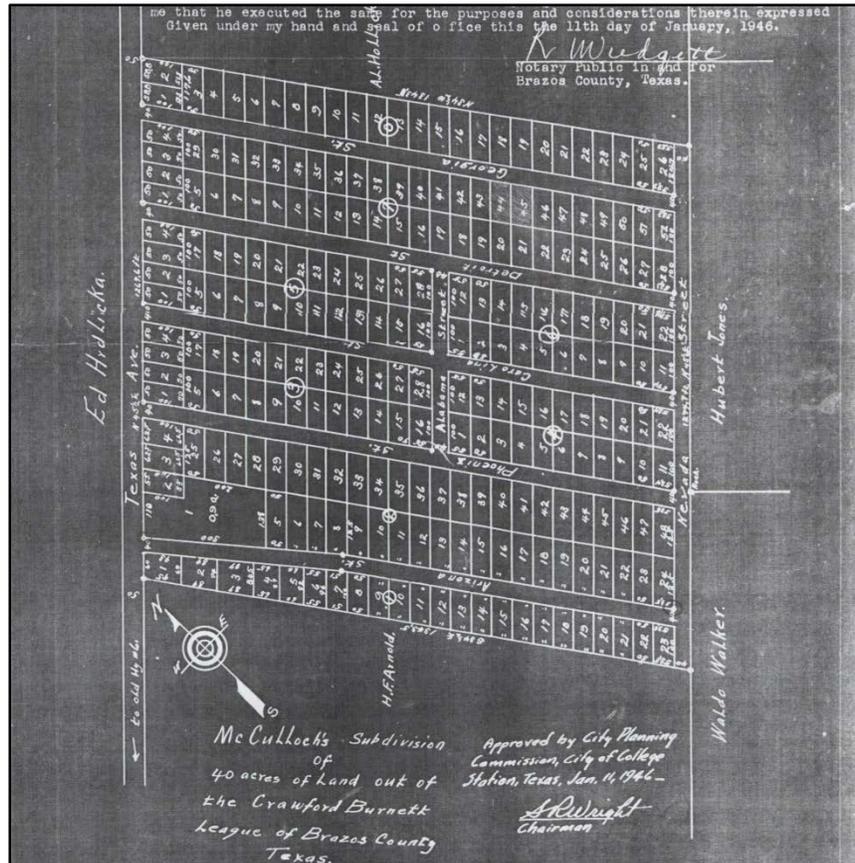
- Christ Holy Missionary Baptist Church on Arizona Street,
- Pleasant Grove Baptist Church on Detroit Street,
- Victory Temple Christ Holy Sanctified Church on Detroit Street,
- First United Methodist Church- College Station on Wellborn Road, and
- St. Matthew Baptist Church on Holleman Drive.

## **Neighborhood Design**

This area was subdivided in a grid-pattern for single-family development in 1946. In the McCulloch Subdivision, building plot sizes vary, with some areas of the subdivision having 5,000 square-foot lots/building plots and others having half of an acre or more.

Developed in the 1940s, the street right-of-way width in the McCulloch subdivision is just 40 feet. Today's standards for local /residential streets is 50 feet. The streets sections are also substandard in width in some areas and there are no existing sidewalks in the McCulloch Subdivision.

# McCulloch Subdivision Neighborhood Conservation Study



Original Plat of the McCulloch Subdivision, 1946

## Affordable Housing

The McCulloch neighborhood is found within Census Tract 16.05, Block Group 2. This area is bounded by Holleman Drive to the north, Welsh Avenue to the east, Southwest Parkway to the south, and Wellborn Road to the west. This area is considered by the US Department of Housing and Urban Development (HUD) as a low-income area with the Median Family Income being \$25,833, one of the lowest in the City. There are 1,570 residents in Census Tract 16.05. Of those, 1,225 are Low/Mod Income Residents and 885 earn at or below 50% of the area median income.

As of 2015, it is estimated that there are 77 owner-occupied homes in the McCulloch subdivision.

- 16 of these homes were built by B/CS Habitat for Humanity
- 12 more were facilitated the City, including 5 built by BVCAA; BVCAA has completed construction of another single-family home, which is currently for sale.

## McCulloch Subdivision Neighborhood Conservation Study

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Those 77 homes have experienced significant increases in land values over the last 5 years (2010-2015), based on data from the Brazos Central Appraisal District:

- Average one-year growth (2014-2015): 95% (Median: 94%)
- Average three-year growth (2012-2015): 137% (Median: 120%)
- Average five-year growth (2010-2015): 239% (Median: 240%)

Land is becoming a larger part of the total property value, increasing 20% over five years.

- In 2010 land constituted an average of 29% of the total property value.
- In 2015 land constituted an average of 49% of the total property value.

Overall increases in property values:

- 5-year average: 100%
- 5-year median: 45%

*<\*Difference is so stark because some of the homes surveyed were built after 2010, so the improvement value resulted in enormous property value increases (up to 1,169%). Therefore, the median value is more reliable.*

### Issues that Threaten Preservation of Neighborhood Character

McCulloch residents have begun to see properties in the neighborhood and in adjacent areas bought and developed for new homes that they believe to be out of character with the existing homes in the area. Generally, these homes are two-story and over twice the average size of existing homes in the neighborhood. Neighborhood representatives have requested the Neighborhood Conservation Overlay zoning in an effort to help ensure that redevelopment and infill development is consistent with the existing homes and development pattern in the neighborhood. General concerns of inconsistent redevelopment include:

- Increased property taxes and diminished affordability;
- Life-long residents leaving the community;
- Increased number of vehicles, parking, and speeding reducing safety;
- Future of area churches; and
- Future of the Lincoln Recreation Center's community services and programs.

## **McCulloch Subdivision Neighborhood Conservation Study**

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### ***Affordability***

Area residents and property owners have indicated that multi-story dwellings that are marketed to and rented by unrelated individuals places the neighborhood at risk of increased property taxes, limiting the affordability of the neighborhood. As described previously, property values have increased significantly in this area in the past five years because of the redevelopment potential.

### ***Vehicles, Parking, and Speeding***

Other concerns include increased vehicles attributed to rent-by-the-bedroom dwellings that create unsightly on-site parking, additional on-street parking, and potential issues with speeding. Because there are not sidewalks in the neighborhood and the street rights-of-ways are narrower than City standards, residents and property owners are concerned with the safety of children playing outside.

### ***Area Churches***

Neighborhood Representatives are concerned for the future of area churches as life-long residents and parishioners move out of the area because of affordability or neighborhood character issues. These historically African-American churches are located within the neighborhood streets with limited on- and off-street parking. The parking provided was never intended for entire congregations to drive into the neighborhood. Currently many of the parishioners walk to services and activities at the churches.

### ***Lincoln Recreation Center and the Lincoln House of Hope***

The Lincoln Center functions as an extension to the neighborhood as a community center providing programs and activities for both adults and youths, including afterschool care, summer day camps, and recreation programs. Area residents are concerned with the future of the services and programs offered at both the Lincoln Recreation Center and the Lincoln House of Hope as life-long residents move out of the community.

### **Infill and Redevelopment**

Below are pictures of properties redeveloping in the Pecan Tree Estates subdivision to the west that have parking located in the rear of the lots. These structures are inconsistent with the character of the McCulloch Subdivision.



## McCulloch Subdivision Neighborhood Conservation Study

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Below are pictures of existing development in the McCulloch Subdivision, both new and old.



### Neighborhood Conservation Items

The Neighborhood Conservation Overlay is intended to help protect established neighborhoods from inappropriate infill development by prescribing physical requirements based on the existing character of the neighborhood. If approved by the City Council, an overlay carries additional standards that will be required to be met for any expansion, development, or redevelopment of property. Neighborhood representatives have requested the following specific restrictions to help ensure that redevelopment and infill development is consistent with existing homes in the area:

- Maximum one-story single-family structures;
- Minimum 25-foot front building setback; and
- Maximum 31% lot coverage for single-family homes and associated parking.

### *One-Story vs. Two-Story structures*

The McCulloch Subdivision includes 139 single-family homes – 129 one-story homes and ten two-story homes. Of the two-story homes, eight are newly constructed.

### *Front Setback*

The standard GS General Suburban front setback is a minimum 25 feet. In this and other older areas of College Station the Unified Development Ordinance prescribes a “contextual” front setback, requiring that the home be placed no further back nor no closer to the road than the adjacent structures along the

## **McCulloch Subdivision Neighborhood Conservation Study**

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street. Neighborhood representatives prefer a minimum front setback of 25 feet regardless of whether the parking is located in the front or the rear of the structure to ensure predictability. Existing front setbacks in the neighborhood vary.

### ***Lot Coverage***

The average “lot” size in the neighborhood is 7,224 square feet (5,500 median) and the average homes size is 1,226 square feet (1,185 median).

Both the average and the median lot coverage in the neighborhood (including an estimated four parking spaces) is 31%. The majority of the homes do not have four parking spaces, making this a conservative estimate.

To ensure consistency with existing development patterns, neighborhood representatives have requested a maximum lot coverage of 31%. Maximum lot coverage includes impervious cover including the home, accessory structures, driveway, parking area, etc.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS BY ADDING A NCO NEIGHBORHOOD CONSERVATION OVERLAY ZONING DISTRICT FOR APPROXIMATELY 32 ACRES, BEING LOCATED IN THE SINGLE-FAMILY PORTION OF THE MCCULLOCH SUBDIVISION, AN AREA GENERALLY BORDERED TO THE NORTH BY HOLLEMAN DRIVE, TO THE SOUTH BY NEVADA STREET, TO THE WEST BY PECAN TREE ESTATES SUBDIVISION, PHASES 1 AND 2, AND TO THE EAST BY LOTS FRONTING THE SOUTHWEST SIDE OF GEORGIA STREET (1112 THROUGH 1228 GEORGIA), AND INCLUDING A PORTION OF THE LOTS FRONTING THE NORTH END OF GEORGIA STREET (1100 THROUGH 1113 GEORGIA) IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" and as shown graphically in Exhibit "B", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 27<sup>th</sup> day of August, 2015

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED:

\_\_\_\_\_  
City Attorney

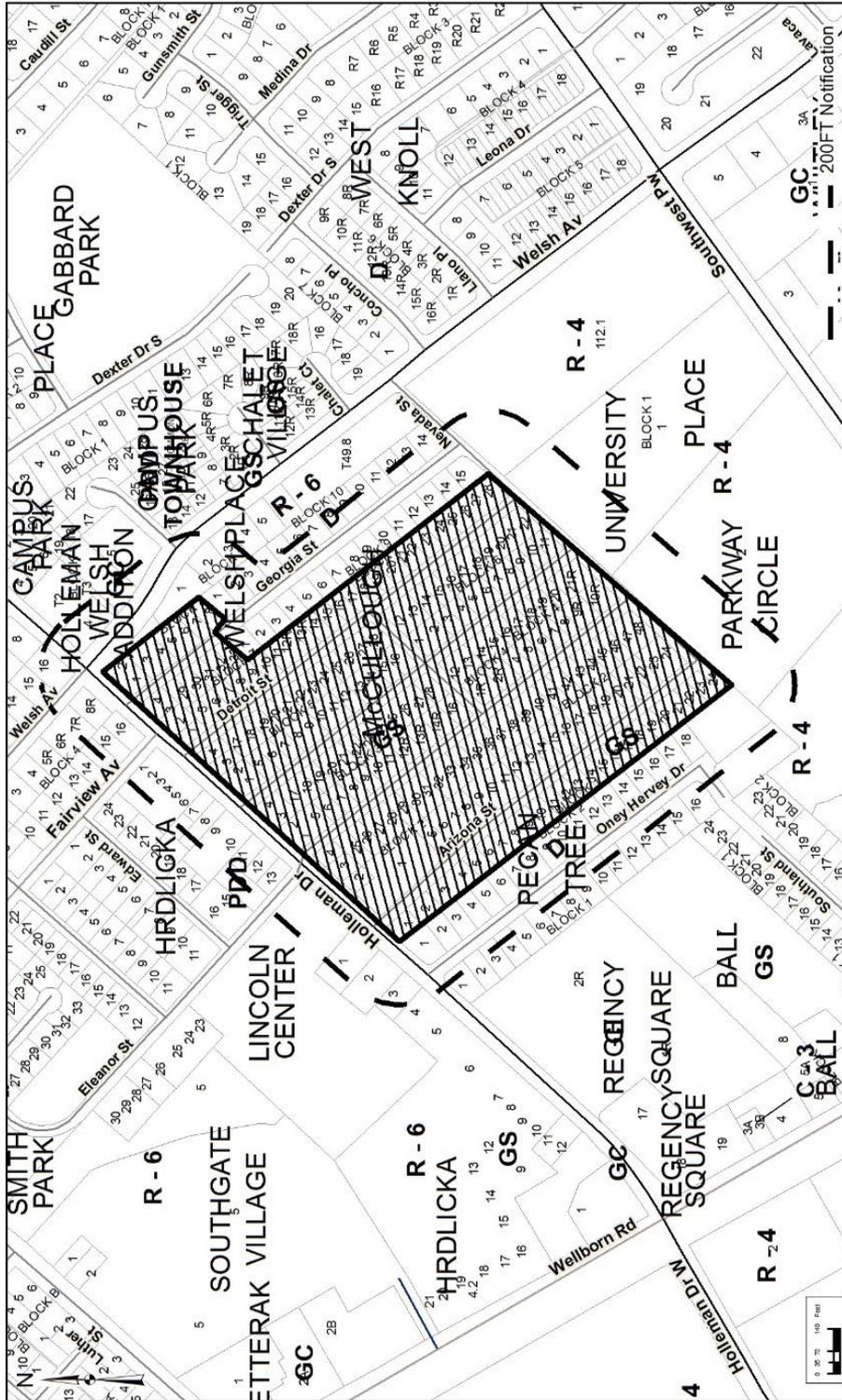
**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned to add the NCO Neighborhood Conservation Overlay, shown graphically in EXHIBIT "B," with Overlay restrictions described in EXHIBIT "C."

Approximately 32 acres, being located in the single-family portion of the McCulloch Subdivision, an area generally bordered to the north by Holleman Drive, to the south by Nevada Street, to the west by Pecan Tree Estates Subdivision, Phases 1 and 2, and to the east by lots fronting the southwest side of Georgia Street (1112 through 1228 Georgia), and including a portion of the lots fronting the north end of Georgia Street (1100 through 1113 Georgia) in College Station, Brazos County, Texas.

EXHIBIT "B"



Zoning Districts

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R-6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

 DEVELOPMENT REVIEW	MCCULLOCH-NEIGHBORHOOD CONSERVATION OV	Case: REZ2015-000009 REZONING
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**EXHIBIT “C”**

The following additional standards are required to be met for any development or redevelopment of single-family property, including expansion of existing structures.

1. Maximum one-story structures;
2. Minimum 25-foot front setback; and
3. Maximum 31% lot coverage (including impervious surfaces such as structures and driveways/parking).



Legislation Details (With Text)

**File #:** 15-0471      **Version:** 1      **Name:** 14015 Renee Lane- Rezoning

**Type:** Rezoning      **Status:** Agenda Ready

**File created:** 8/13/2015      **In control:** City Council Regular

**On agenda:** 8/27/2015      **Final action:**

**Title:** Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1.57 acres being the east half of Lot 10, Bald Prairie Subdivision, according to the plat recorded in volume 321, page 571 of the deed records of Brazos County, Texas, and being the same tract of land as described by a deed to Jeffery Joe Morgan Recorded in volume 3956, Page 223 of the Official Public Records of College Station, Brazos County, Texas. Generally located at 14015 Renee Lane, more generally located north of Barron Road and between Renee Lane and Victoria Avenue.

**Sponsors:** Mark Bombek

**Indexes:**

**Code sections:**

**Attachments:** [Background](#)  
[Aerial and Small Area Map \(SAM\)](#)  
[Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1.57 acres being the east half of Lot 10, Bald Prairie Subdivision, according to the plat recorded in volume 321, page 571 of the deed records of Brazos County, Texas, and being the same tract of land as described by a deed to Jeffery Joe Morgan Recorded in volume 3956, Page 223 of the Official Public Records of College Station, Brazos County, Texas. Generally located at 14015 Renee Lane, more generally located north of Barron Road and between Renee Lane and Victoria Avenue.

Relationship to Strategic Goals:

- Neighborhood Integrity

Recommendation(s): The Planning and Zoning Commission considered this item on August 6, 2015 and voted unanimously to recommend approval of the rezoning request. Staff also recommends approval of the rezoning request.

Summary: The applicant has requested the proposed amendment to rezone the property to GS General Suburban as a step toward creating additional single-family residential lots on approximately

1.57 acres located north of Barron Road and between Renee Lane and Victoria Avenue.

## REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject area is designated as General Suburban on the Comprehensive Plan Future Land Use and Character Map. This allows for an intense level of development activities consisting of high-density single-family residential lots with a minimum of 5,000 square feet in area. The proposed rezoning is consistent with this designation.
2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The current zoning of R Rural is compatible with the immediately adjacent properties. The proposed rezoning of GS General Suburban will allow for single-family residential development that is consistent with the development pattern across Victoria Avenue and of the larger surrounding area.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The current zoning designation of R Rural allows for large lot single-family and agricultural uses and is not compatible with the future land use designation for this area that is significantly more intense. A rezoning to GS General Suburban would be compatible with area development and meets the property owner's intent to develop single-family housing.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current zoning does allow for single-family residential use but at a very low density of approximately one dwelling unit for every three acres. This property is located along Victoria Avenue, a two-lane major collector, and a rezoning is appropriate to allow for a higher density single-family residential development.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The property could remain R Rural, but allowing GS General Suburban would make it more marketable and similar with the surrounding neighborhoods.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject property is located in the College Station Utility District's water service area. There is an existing 8-inch water line along Renee Lane at the edge of the subject property. Development of the subdivision will be required to meet the City's fire flow requirements. There are two 8-inch sanitary sewer lines adjacent to the property which will need to be extended according to BCS Unified Design Guidelines. The subject tract is located in the Lick Creek drainage basin. Future development of the tract will be required to meet the requirements of City Storm Water Design Guidelines. The property is also located along Victoria Avenue, an existing two-lane major collector.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Aerial & Small Area Map (SAM)
3. Ordinance

**NOTIFICATIONS**

Advertised Commission Hearing Date: August 6, 2015  
Advertised Council Hearing Date: August 27, 2015

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Westfield Village Homeowners Association Inc.  
Victoria Court Homeowners Association  
Edelweiss Ridge Homeowners Association

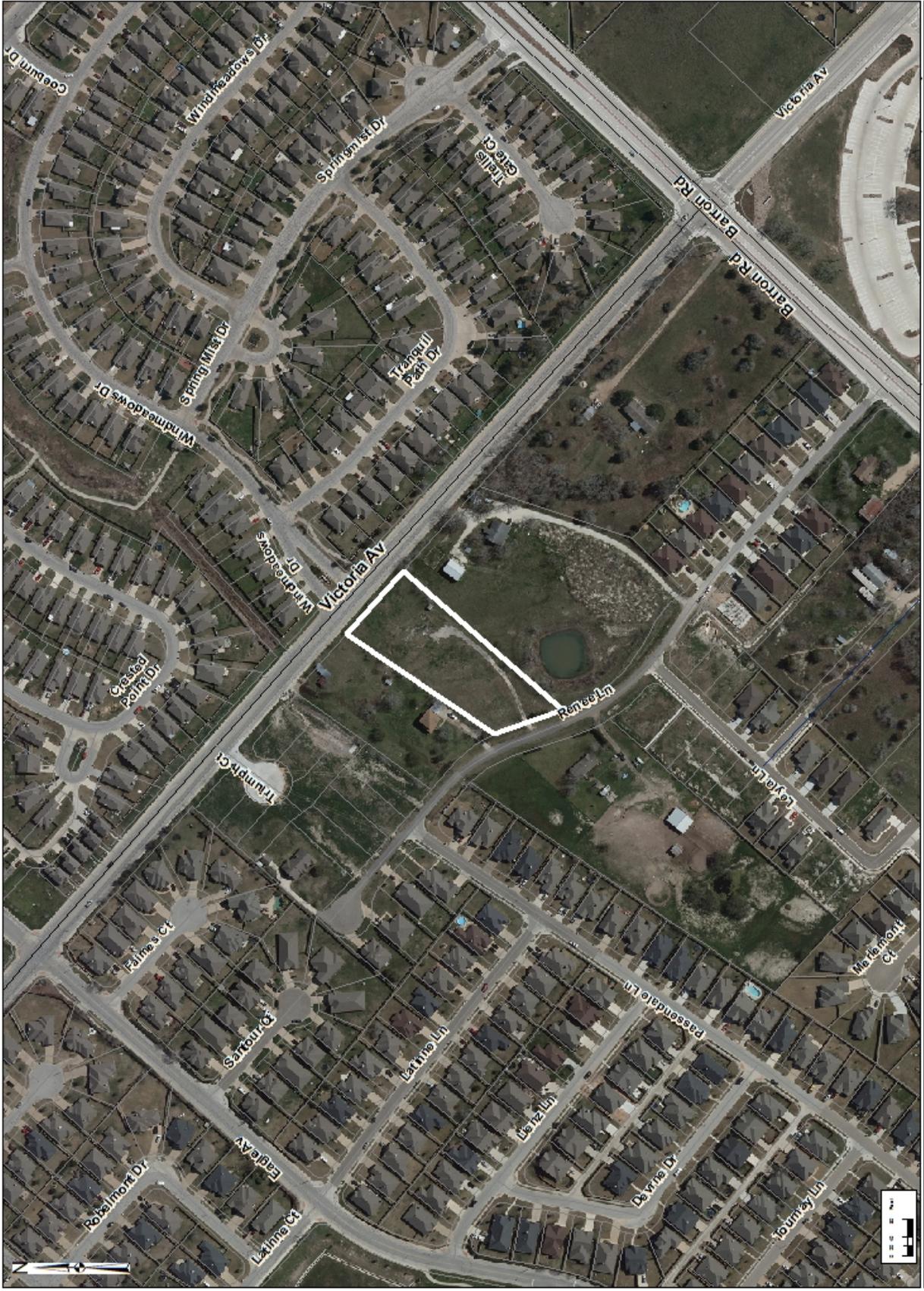
Property owner notices mailed: 18  
Contacts in support: None at the time of the report.  
Contacts in opposition: None at the time of the report.  
Inquiry contacts: None at the time of the report.

**ADJACENT LAND USES**

<b>Direction</b>	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	General Suburban	R Rural	Single-family home
<b>South</b>	General Suburban	R Rural	Single-family home
<b>East</b> (Across Victoria Avenue)	General Suburban	PDD Planned Development District	Westfield Village Subdivision
<b>West</b> (Across Renee Lane)	General Suburban	R Rural	Single-family home

**DEVELOPMENT HISTORY**

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation, renamed R Rural in 2013  
**Final Plat:** Bald Prairie Subdivision, 1973  
**Site development:** Vacant



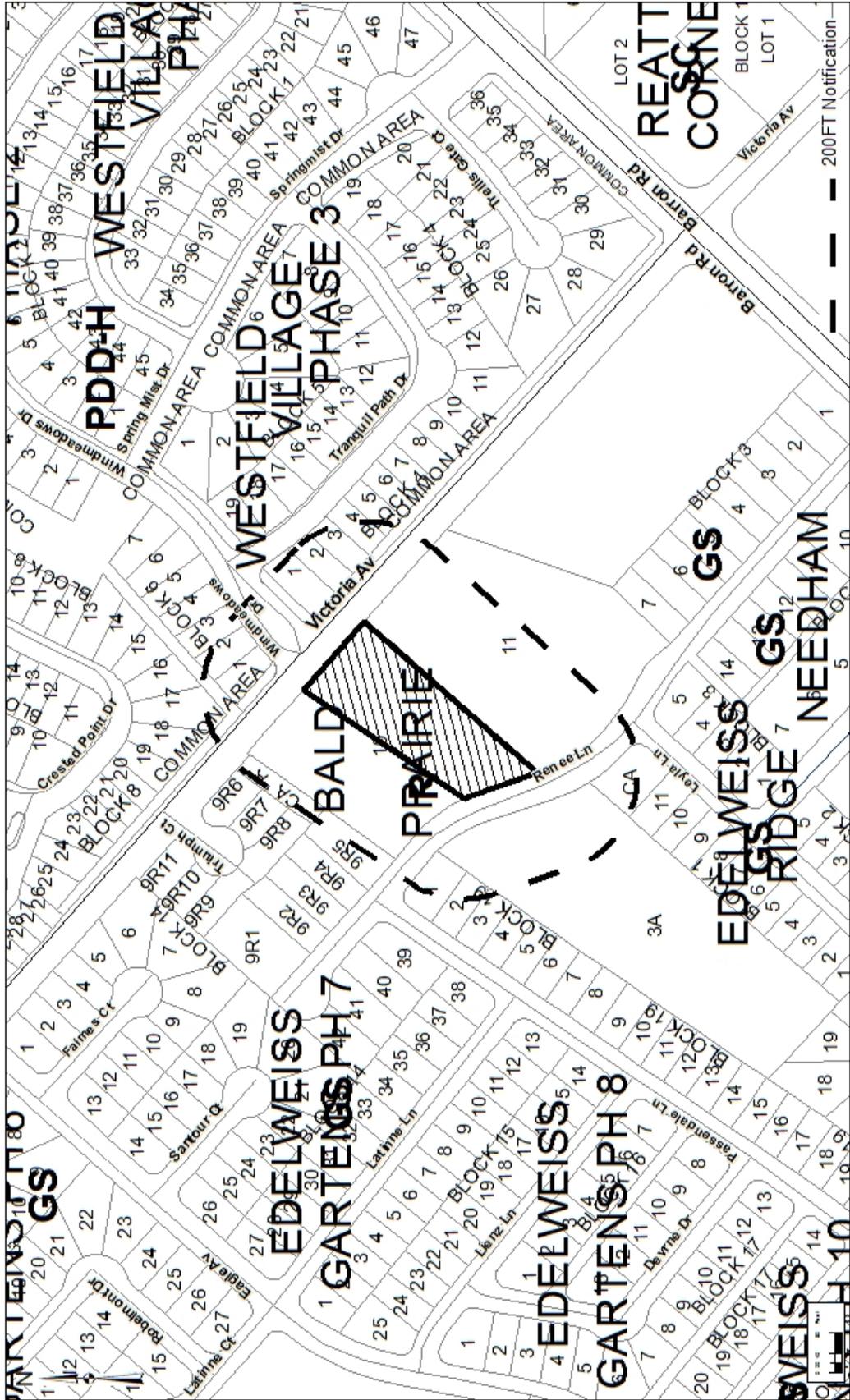
REZONING

Case: REZ2015-000007

14015 RENEE LN

DEVELOPMENT REVIEW





Zoning Districts	
R	Rural
E	Estate
RS	Restricted Suburban
GS	General Suburban
R-1B	Single Family Residential
D	Duplex
T	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
MHP	Manufactured Home Park
O	Office
SC	Suburban Commercial
GC	General Commercial
CI	Commercial-Industrial
BP	Business Park
BPI	Business Park Industrial
NAP	Natural Areas Protected
C-3	Light Commercial
M-1	Light Industrial
M-2	Heavy Industrial
C-U	College and University
R & D	Research and Development
P-MUD	Planned Mixed-Use Development
Business Park	Business Park
Planned Development District	Planned Development District
WPC	Wolf Pen Creek Dev. Corridor
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenak Tap Overlay

Case: **REZ2015-000007**

**REZONING**

14015 RENEE LN

DEVELOPMENT REVIEW



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FOR APPROXIMATELY 1.57 ACRES FROM R RURAL TO GS GENERAL SUBURBAN, BEING THE EAST HALF OF LOT 10, BALD PRAIRIE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 321, PAGE 571 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO JEFFREY JOE MORGAN RECORDED IN VOLUME 3956, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS, LOCATED AT 14015 RENEE LANE, MORE GENERALLY LOCATED NORTH OF BARRON ROAD AND LYING BETWEEN VICTORIA AVENUE AND RENEE LANE., PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", and as shown graphically in Exhibit "B", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 27<sup>th</sup> day of August, 2015

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED:

\_\_\_\_\_  
City Attorney

## EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from R Rural to GS General Suburban, as shown graphically in EXHIBIT "B":

**METES AND BOUNDS DESCRIPTION  
OF A  
1.57 ACRE TRACT  
EAST ½ OF LOT 10  
BALD PRAIRIE SUBDIVISION  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE EAST ½ OF LOT 10, BALD PRAIRIE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 321, PAGE 571 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO JEFFREY JOE MORGAN RECORDED IN VOLUME 3956, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A ½ INCH IRON ROD FOUND ON THE EASTERLY LINE OF RENEE LANE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 10 AND THE NORTHWEST CORNER OF LOT 11, BALD PRAIRIE SUBDIVISION,

**THENCE:** N 18° 21' 07" W ALONG THE EASTERLY LINE OF RENEE LANE FOR A DISTANCE OF 131.54 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 309.19 FEET;

**THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 19' 08" FOR AN ARC DISTANCE OF 28.70 FEET (CHORD BEARS: N 21° 04' 59" W - 28.69 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 1.500 ACRE TRACT AS DESCRIBED BY A DEED TO ROSCOE ROBERT HARVEY, JR., RECORDED IN VOLUME 2214, PAGE 290 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 1.500 ACRE TRACT BEING A PORTION OF SAID LOT 10;

**THENCE:** N 34° 43' 34" E THROUGH SAID LOT 10 AND ALONG THE SOUTHEAST LINE OF SAID HARVEY TRACT FOR A DISTANCE OF 392.79 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 89.554 ACRE TRACT AS DESCRIBED BY A DEED TO BCS DEVELOPMENT COMPANY RECORDED IN VOLUME 4026, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** S 48° 09' 41" E ALONG THE COMMON LINE OF SAID LOT 10 AND SAID REMAINDER OF 89.554 ACRE TRACT FOR A DISTANCE OF 184.58 FEET TO A 1/28 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 10 AND SAID LOT 11;

**THENCE:** S 41° 22' 51" W ALONG THE COMMON LINE OF SAID LOTS 10 AND 11 FOR A DISTANCE OF 468.24 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.57 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE, 2003. SEE PLAT PREPARED JUNE, 2003, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502  
  
D:\WORK\MAB\03-0545.MAB

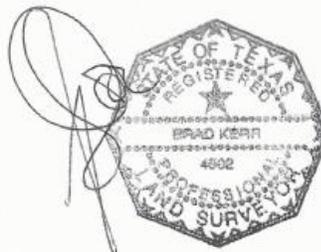
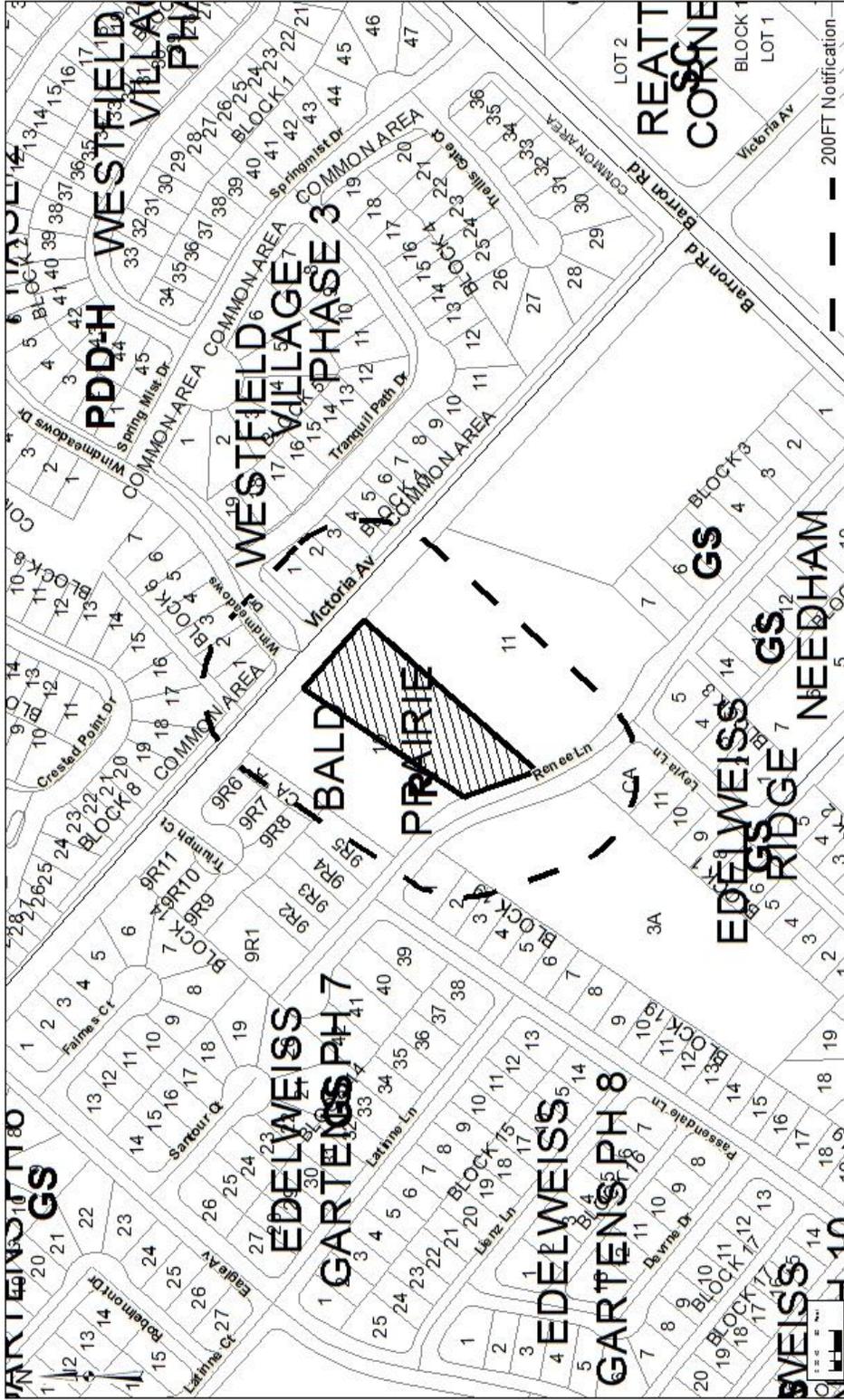


EXHIBIT "B"



Zoning Districts

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	FDD	Planned Development District
R-E	Rural Estate	R-6	High Density Multi-Family	NAP	Natural Areas Protected	WFC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R&D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenak Tap Overlay

	DEVELOPMENT REVIEW	14015 RENEE LN Case: REZ2015-000007	REZONING
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## Legislation Details (With Text)

**File #:** 15-0472      **Version:** 1      **Name:** MRC Senior Housing Project Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 8/13/2015      **In control:** City Council Regular  
**On agenda:** 8/27/2015      **Final action:**

**Title:** Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial to PDD Planned Development District for approximately 12 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 - 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas, located on the northern boundary of Christ United Methodist Church along State Highway 6 South. Case #REZ2015-000008 (J. Bullock)

**Sponsors:** Jessica Bullock

**Indexes:**

**Code sections:**

**Attachments:** [Background](#)  
[Aerial & Small Area Map \(SAM\)](#)  
[Concept Plan](#)  
[Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial to PDD Planned Development District for approximately 12 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 - 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas, located on the northern boundary of Christ United Methodist Church along State Highway 6 South. Case #REZ2015-000008 (J. Bullock)

**Relationship to Strategic Goals:** Diverse Growing Economy

**Recommendation(s):** The Planning and Zoning Commission considered this item on August 6 and voted 6-0 to approve the rezoning request. Staff also recommends approval.

**Summary:** The applicant has requested a PDD Planned Development District zoning on approximately 12 acres located on the northern boundary of Christ United Methodist Church along

the east side of State Highway 6 South. The PDD, with a base zoning district of MF Multi-Family, will combine senior independent living, assisted living, memory care, and skilled nursing.

The Unified Development Ordinance provides the following review criteria for zoning map amendments:

## REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as General Commercial and Natural Areas Reserved on the Comprehensive Plan Future Land Use and Character Map.

Land Use - General Commercial: intended for concentrations of commercial activities that cater both to nearby residents and to the larger community or region. Generally, these areas tend to be large in size and located near the intersection of two regionally significant roads (arterials and freeways). It is preferred that in such areas development be concentrated in nodes rather than spread out in strips.

Land Use - Natural Areas Reserved: intended for areas that represent a constraint to development and that should be preserved for their natural function or for open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities.

The proposed PDD Planned Development District zoning uses a base zoning district of MF Multi-Family to allow for a development that will provide senior independent living and assisted living to elderly/aging residents of College Station.

The subject property is also located within the Medical District Master Plan which aims to support the City's goal of designating a special district that will establish identity, promote continuity, and invite significant new investment to fulfill the demand for medical and health care related uses in the emerging medical district and in the City of College Station. The plan designates the subject property as Commercial which calls for more professional office space and services. Uses include Retail, Personal Service, Medical Related, and Hotels.

The Comprehensive Plan Thoroughfare Plan shows future Lakeway Drive aligned with the rear of the subject property. Across Lakeway Drive, the plan calls for Mixed Urban Residential. This designation calls for a neighborhood that contains a variety of residential types and sizes. Uses include Townhome, Live-Work, Apartment, Independent Living, and Assisted Living. To the north of the site the Medical District Plan calls for Parks, Open Space, and Natural Greenways. Without frontage to State Highway 6, the subject property has the opportunity to provide residential options in the Medical District.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** Christ United Methodist Church is located to the south of this property and is zoned GC General Commercial. To the east is the College Station Substation zoned R Rural. To the north is vacant land zoned R Rural and owned by the City of College Station. The subject property is currently zoned GC General Commercial. The proposed PDD for senior independent and assisted living along with associated medical uses compatible with the character and development of the surrounding area.

- 3. Suitability of the property affected by the amendment for uses permitted by the**

**district that would be made applicable by the proposed amendment:** The proposed PDD uses a base zoning district of MF Multi-Family. Without frontage to State Highway 6 and with proximity to Christ United Methodist Church, future hike and bike trails, and medical facilities, residential uses are suitable for this property. MF Multi-family also allows for the opportunity for non-residential uses when incorporated into residential structures.

- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned GC General Commercial. The property may be suitable for this zoning district, but until the construction of Lakeway Drive and further development with the Medical District area, commercial is likely more suitable for the front 3.5 acres along State Highway 6 South.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** According to the applicant, senior housing/assisted living developments are highly desirable in the College Station marketplace. With proximity to the hospital, future hike and bike trails, and the Medical District, senior housing/assisted living may be marketable.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water Service will be provided by City of College Station via existing 18-inch water main along State Highway 6 South. There is an 8-inch sanitary sewer line available along State Highway 6 South that ultimately ties into the lift station between Barron Road and Eagle Ave. There is currently limited capacity in the lift station, and the proposed number of dwelling units appear to exceed the current capacity. Lift station improvements by the developer will be required to serve the proposed dwelling units. The lot is in the Lick Creek drainage basin. Detention is required with this development. When replatting, the lot will be required to break block length by connecting a public street or public way from State Highway 6 South to the future Lakeway Drive. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure, except for sanitary sewer, appears to currently have capacity to adequately serve the proposed use.

## REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

- 1.** The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
- 2.** The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
- 3.** The proposal is compatible with existing or permitted uses on abutting sites and will not

adversely affect adjacent development;

4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

**General:** The proposed Concept Plan includes units for senior independent living, assisted living, memory care, and skilled nursing in different phases. All structures will be a maximum of 4-stories tall and may have architectural elements above 4-stories that could be as tall as 70 feet above ground level (e.g., cupolas). If a trail system is provided around the pond common area it will be privately owned and maintained. Certain structures will incorporate covered parking for residents at grade/first floor level. A Public Way will be provided along the shared property line with Christ United Methodist Church from State Highway 6 to the future Lakeway Drive.

**Modifications Requested:** MF Multi-Family is proposed as the base zoning district with the following modifications. All other standards not expressly requested and approved will meet MF Multi-Family standards:

- **Density:** The applicant requests to reduce the minimum density requirement from 12 dwelling units per acre to 9 dwelling units per acre.
- **Parking:** The applicant requests to reduce the number of parking spaces for multi-family units from 1.5 spaces per bedroom for 1 and 2 bedroom units to 1 parking space per bedroom. Additional Parking will be provided for other uses on-site at the ratios required by the Unified Development Ordinance.

**Community Benefits:** The applicant offers the following as community benefits:

- The unique product of this development is to meet the needs of the growing retiree population and provide a residential option with on-site care facilities.
- The development will provide a direct access to the new hike and bike trails for its residents and other consumers to utilize.
- A location convenient to hospitals and medical facilities which lessens the burden on the City's transportation system.
- The proximity of the project to Christ United Methodist Church is advantageous as it provides access to the church to allow participation in the Church's programming within walking distance.

**Budget & Financial Summary:** N/A

**Attachments:**

1. Background Information
2. Aerial & Small Area Map (SAM)

3. Concept Plan
4. Ordinance

**NOTIFICATIONS**

Advertised Commission Hearing Date: August 6, 2015  
 Advertised Council Hearing Date: August 27, 2015

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: Two  
 Contacts in support: None  
 Contacts in opposition: None  
 Inquiry contacts: One

**ADJACENT LAND USES**

<b>Direction</b>	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Natural Areas- Protected Natural Areas - Reserved	GC General Commercial	Vacant, owned by City of College Station
<b>South</b>	General Commercial	GC General Commercial	Christ United Methodist Church
<b>East</b>	Natural Areas – Reserved Urban	R Rural	College Station Substation
<b>West</b> (Across State Highway 6 South)	Suburban Commercial	C-3 Light Commercial	Medical Clinic, Offices

**DEVELOPMENT HISTORY**

**Annexation:** October 1983  
**Zoning:** A-O Agricultural Open upon annexation  
 (1983) C-1 General Commercial (1983)  
 Renamed GC General Commercial (2013)  
**Final Plat:** December 1986  
**Site development:** Undeveloped



Case: REZ2015-000008

MRC SENIOR HOUSING PROJECT

REZONING



DEVELOPMENT REVIEW



Proposed Lakeway Drive Extension  
107' wide Right of Way

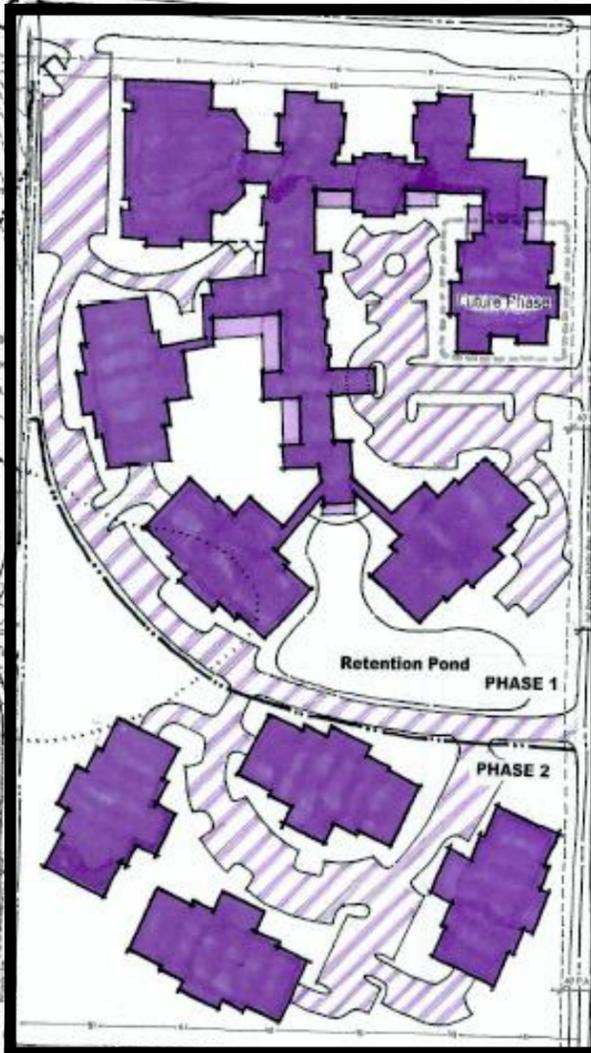
Power Substation

Proposed Lakeway Drive Extension  
107' wide Right of Way

**Notes:**

- 1) All structures will be a maximum of 4-stories tall and may have architectural elements above 4-stories that could be as tall as 75-feet above ground level (i.e. cupolas, etc.)
- 2) A fire alarm system is provided around the entire common area it will be privately owned and maintained.
- 3) Certain structures will incorporate covered parking for residents at the grade / first floor level.
- 4) The green space / common area / rooftop / deck area shall be privately maintained.
- 5) A portion of this property is located within a Zone AE (Special Flood Hazard Area). Where portions of the footprint are flood, a No Adverse Impact drainage analysis and certification must be provided verifying that the site will not result in additional downstream properties.
- 6) As much as possible, the flows from the site and existing flows from Christ United Methodist Church to the south shall be collected and conveyed to the proposed retention pond. Some areas along the north side of the site shall be retained un-developed along the northern property line in a fashion similar, but at a lesser rate, to the existing condition. Flows from the proposed retention pond shall be conveyed to the existing channel at the northern property line. An environmental study has been performed which identifies some jurisdictional areas. We will comply with all 404(C) requirements with regard to these jurisdictional areas. Flows from the commercial site along State Highway 6 shall be conveyed in a pipe in an easement along the northern property line to the existing channel. Detention for the commercial site shall be provided on the commercial site.

Wooded Area



Retention Pond PHASE 1

PHASE 2

Out Parcel

Christ United Methodist Church

State Highway 6 Frontage Road

Texas State Highway No. 6

# METHODIST RETIREMENT COMMUNITIES

1440 Lake Front Circle suite 110  
The Woodlands, TX 77380  
Tel: (281) 210-0135

## CONCEPT PLAN

JUNE 17, 2015



SCALE: 1" = 80'-0"



Applicant: Mitchell & Morgan, LLP  
3204 Earl Rudder Freeway South  
College Station, Texas 77845  
979-260-6963

Property Address: State Highway 6  
Total Site Area: 12.31 Acres

-  SENIOR LIVING HEALTH CARE, COMMONS & LIVING UNITS
-  PARKING, DRIVE AISLE & PRIVATE DRIVE AREAS



**rlps architects**  
250 Valleybrook Drive  
Lancaster, Pennsylvania 17601  
Tel: (717) 560-9501  
RLPS Project No. 2014121

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM GC GENERAL COMMERCIAL TO PDD PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 12 ACRES BEING SITUATED IN THE ROBERT STEVENSON SURVEY, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, AND BEING PART OF LOT 3 - 15.81 ACRES, BARRON PARK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 939, PAGE 209, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID LOT 3 BEING DESCRIBED IN THE FOLLOWING THREE DEEDS: TO DWS DEVELOPMENT, INC., IN VOLUME 3082, PAGE 297, AND VOLUME 4735, PAGE 142, BOTH OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND TO MEL FORMBY IN VOLUME 4802, PAGE 89, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, LOCATED ON THE NORTHERN BOUNDARY OF CHRIST UNITED METHODIST CHURCH ALONG STATE HIGHWAY 6 SOUTH.; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" and described on Exhibit "B", as shown graphically in Exhibit "C" and Exhibit "D", with general notes in Exhibit "E", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.
- PART 4: Said Ordinance will not become effective unless a deed executed for purchase of the properties is recorded in the Official Records of Brazos County, Texas on or before November 30, 2015.

PASSED, ADOPTED and APPROVED this 27<sup>th</sup> day of August, 2015

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

Page 2

City Secretary

APPROVED:

\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from GC General Commercial to PDD Planned Development District, as described in EXHIBIT "B," as graphically depicted in EXHIBIT "C" and EXHIBIT "D", with general notes in Exhibit "E":

12.31 acres  
Part of Lot 3 – Barron Park Subdivision  
Robert Stevenson Survey, A-54  
College Station, Brazos County, Texas

Field notes of a 12.31 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 – 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas, and said 12.31 acre tract being more particularly described as follows:

**BEGINNING** at a ½" iron rod and cap set at the common corner between the beforementioned Lot 3 – 15.81 acres, and Lot 1 – 15.00 acres, of the beforementioned Barron Park Subdivision, and in the southwest line of a 100.64 acre tract described in the deed to The City of College Station, Texas, recorded in Volume 6927, Page 226, of the Official Records of Brazos County, Texas;

THENCE S 44° 21' 19" W along the common line between the beforementioned Lot 3, and the following two lots: the beforementioned Lot 1 and Lot 2 – 9.82 acres of the beforementioned Barron Park Subdivision, at a distance of 690.91 feet pass the common corner between Lots 1 and 2, continue on for a total distance of 1002.10 feet to an "X" set in concrete;

THENCE N 44° 34' 17" W parallel to the northeast right-of-way line of State Highway No. 6 for a distance of 536.30 feet to a ½" iron rod and cap set in the common line between the beforementioned Lot 3, and a 46.609 acre tract described in the deed to The City of College Station, Texas, recorded in Volume 3310, Page 321, of the Official Records of Brazos County, Texas;

THENCE N 44° 40' 14" E along the common line between the beforementioned Lot 3, and the beforementioned 46.609 acre tract, for a distance of 1009.63 feet to a ½" iron rod and cap set at the common corner between the said Lot 3 and the 46.609 acre tract and in the southwest line of the beforementioned 100.64 acre tract;

THENCE along the common line between the beforementioned Lot 3, and the beforementioned 100.64 acre tract, adjacent to an up and down fence, as follows:

- S 43° 29' 51" E for a distance of 463.87 feet to a ½" iron rod and cap set,
- S 44° 20' 19" E for a distance of 30.51 feet from which a twin 12" post oak tree bears N 61° 00' E – 1.9 feet,
- S 46° 27' 41" E for a distance of 36.61 feet to the **PLACE OF BEGINNING**, containing 12.31 acres of land, more or less.



Surveyed: May, 2015  
By   
S. M. Kling  
R.P.L.S. No. 2003

**EXHIBIT “B”**

**General:** The proposed PDD Planned Development District zoning uses a base zoning district of MF Multi-Family. The development is intended to provide a senior independent housing and assisted living option to the elderly and aging residents of College Station. The proposed Concept Plan includes units for senior independent living, assisted living, memory care, and skilled nursing in different phases. All structures will be a maximum of 4-stories tall and may have architectural elements above 4-stories that could be as tall as 70 feet above ground level (e.g., cupolas). If a trail system is provided around the pond common area it will be privately owned and maintained. Certain structures will incorporate covered parking for residents at grade/first floor level. A Public Way will be provided along the shared property line with Christ United Methodist Church from State Highway 6 to the future Lakeway Drive.

**Meritorious Modifications**

The following modifications are approved through this PDD zoning. All other standards of the MF Multi-Family district will be met with development.

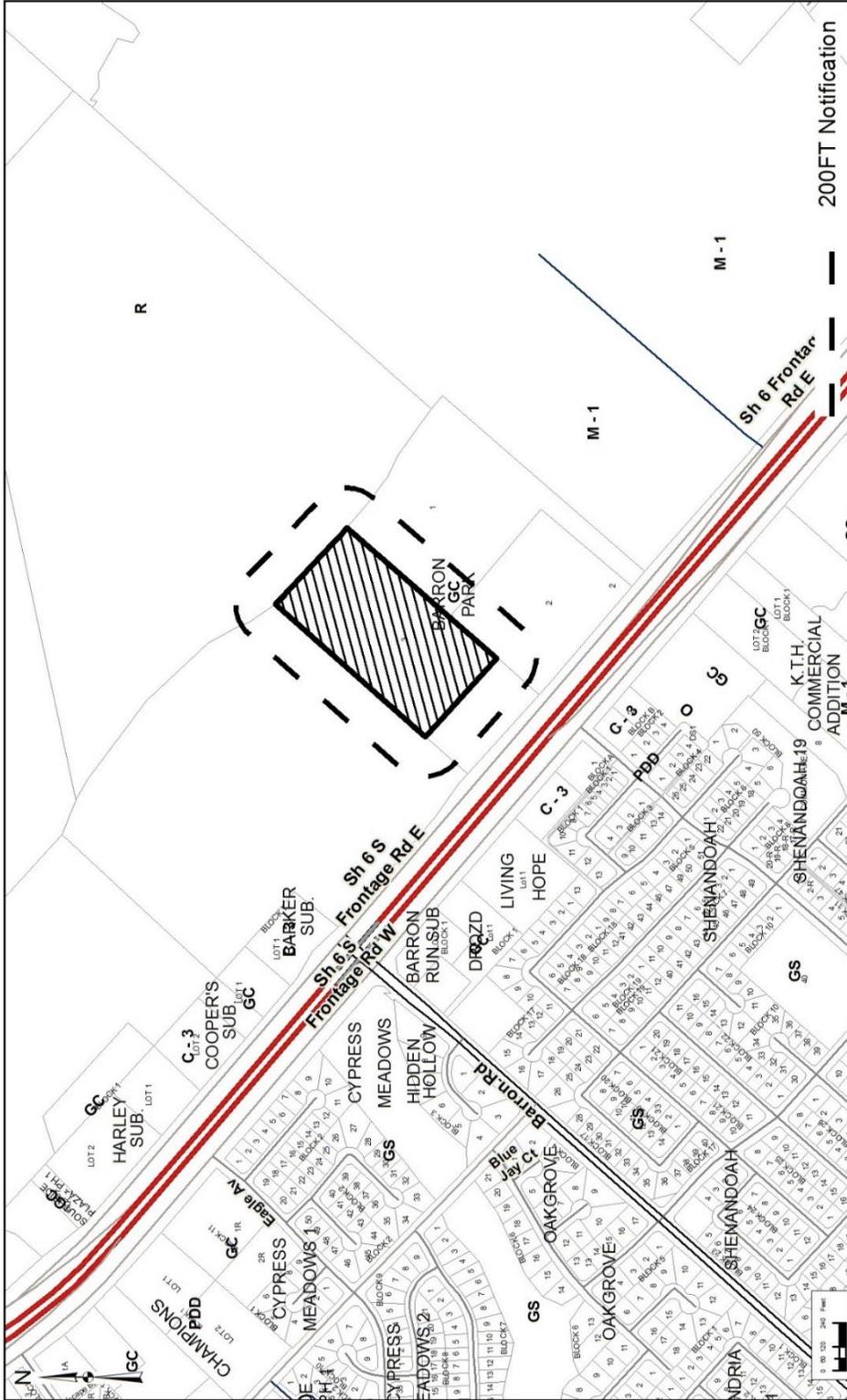
- **Density:** The applicant requests to reduce the minimum density requirement from 12 dwelling units per acre to 9 dwelling units per acre.
- **Parking:** The applicant requests to reduce the number of parking spaces for multi-family units from 1.5 spaces per bedroom for 1 and 2 bedroom units to 1 parking space per bedroom. Additional Parking will be provided for other uses on-site at the ratios required as per the Unified Development Ordinance.

**Community Benefits:**

The applicant offers the following as community benefits:

- The unique product of this development is to meet the needs of the growing retiree population and provide a residential option with on-site care facilities.
- The development will provide a direct access to the new hike and bike trails for its residents and other consumers to utilize.
- A location convenient to hospitals and medical facilities which lessens the burden on the City’s transportation system.
- The proximity of the project to Christ United Methodist Church is advantageous as it provides access to the church to allow participation in the Church’s programming within walking distance.

EXHIBIT "C"



**Zoning Districts**

R	Rural	R-4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R-6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	O	Office	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	SC	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	GC	General Commercial	C-U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R&D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

	<p><b>DEVELOPMENT REVIEW</b></p>	<p><b>MRC SENIOR HOUSING PROJECT</b></p>	<p><b>REZONING</b></p>
<p>Case: REZ2015-000008</p>			

### EXHIBIT "D"

## METHODIST RETIREMENT COMMUNITIES

1440 Lake Front Circle suite 110  
The Woodlands, TX 77380  
Tel: (281) 210-0135

### CONCEPT PLAN

JUNE 17, 2015



Applicant: Mitchell & Mangum, LLP  
2305 East Bay Street, Room 7700  
797-360-6855  
Property Address: State Highway 6  
Total Site Area: 12.33 Acres



SENIOR LIVING HEALTH CARE  
COMMONS & LIVING UNITS  
PARKING, DRIVE AISLE  
& PRIVATE DRIVE AREAS

**rips architects**  
250 Valleybrook Drive  
Lamarque, Pennsylvania 17601  
Tel: (717) 560-9501  
ALP Project No. 2014121



- Notes:
- 1) All structures will be constructed of concrete block and may be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 2) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 3) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 4) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 5) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 6) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 7) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 8) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 9) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.
  - 10) All structures shall be finished with brick or stone veneer. All structures shall be finished with brick or stone veneer.

State Highway 6 Frontage Road  
Texas State Highway No. 6

**EXHIBIT “E”****Concept Plan General Notes:**

- All structures will be a maximum of 4-stories tall and may have architectural elements above 4-stories that could be as tall as 70-feet above ground level (i.e. cupolas, etc.)
- If a trail system is provided around the pond common area it will be privately owned and maintained.
- Certain structures will incorporate covered parking for residents at the grade/first floor level/
- The greenspace/common area/floodplain/detention area shall be privately maintained.
- A portion of this property is located within a Zone AE Special Flood Hazard Area. Where portions of the floodplain are filled, a No Adverse Impact drainage analysis and certification must be provided certifying that the fill will not cause flooding to upstream/downstream properties.
- As much as possible, flows from the site and existing flows from Christ United Methodist Church to the south shall be collected and conveyed to the proposed retention pond. Some areas along the north side of the site shall be release un-detained along the northern property line in a fashion similar, but at a lesser rate, to the existing condition. Flows from the proposed retention pond shall be conveyed to the existing channel at the northern property line. An environmental study has been performed which identify some jurisdictional areas. We will comply with all USACE requirements with regard to the jurisdictional areas. Flows from the commercial sites along State Highway 6 shall be conveyed in a pipe in an easement along the northern property line to the existing channel. Detention for the commercial sites shall be provided on the commercial sites.



## Legislation Details (With Text)

**File #:** 15-0474      **Version:** 1      **Name:** Right-of-Way Abandonment - Technology Way  
**Type:** Ordinance      **Status:** Agenda Ready  
**File created:** 8/13/2015      **In control:** City Council Regular  
**On agenda:** 8/27/2015      **Final action:**

**Title:** Public Hearing, presentation, possible action, and discussion regarding an ordinance vacating and abandoning of a portion of that certain called 1.129 acre tract known as Technology Way as described in plat recorded in Volume 3764, Page 130 of the Official Records of Brazos County, Texas.

**Sponsors:** Carol Cotter

**Indexes:**

**Code sections:**

**Attachments:** [Vicinity Map](#)  
[Location Map](#)  
[Ordinance](#)  
[Ordinance Exhibit A](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance vacating and abandoning of a portion of that certain called 1.129 acre tract known as Technology Way as described in plat recorded in Volume 3764, Page 130 of the Official Records of Brazos County, Texas.

**Relationship to Strategic Initiatives:** Core Services and Infrastructure, and a Diverse Growing Economy

**Recommendation(s):** Staff recommends approval of the ordinance.

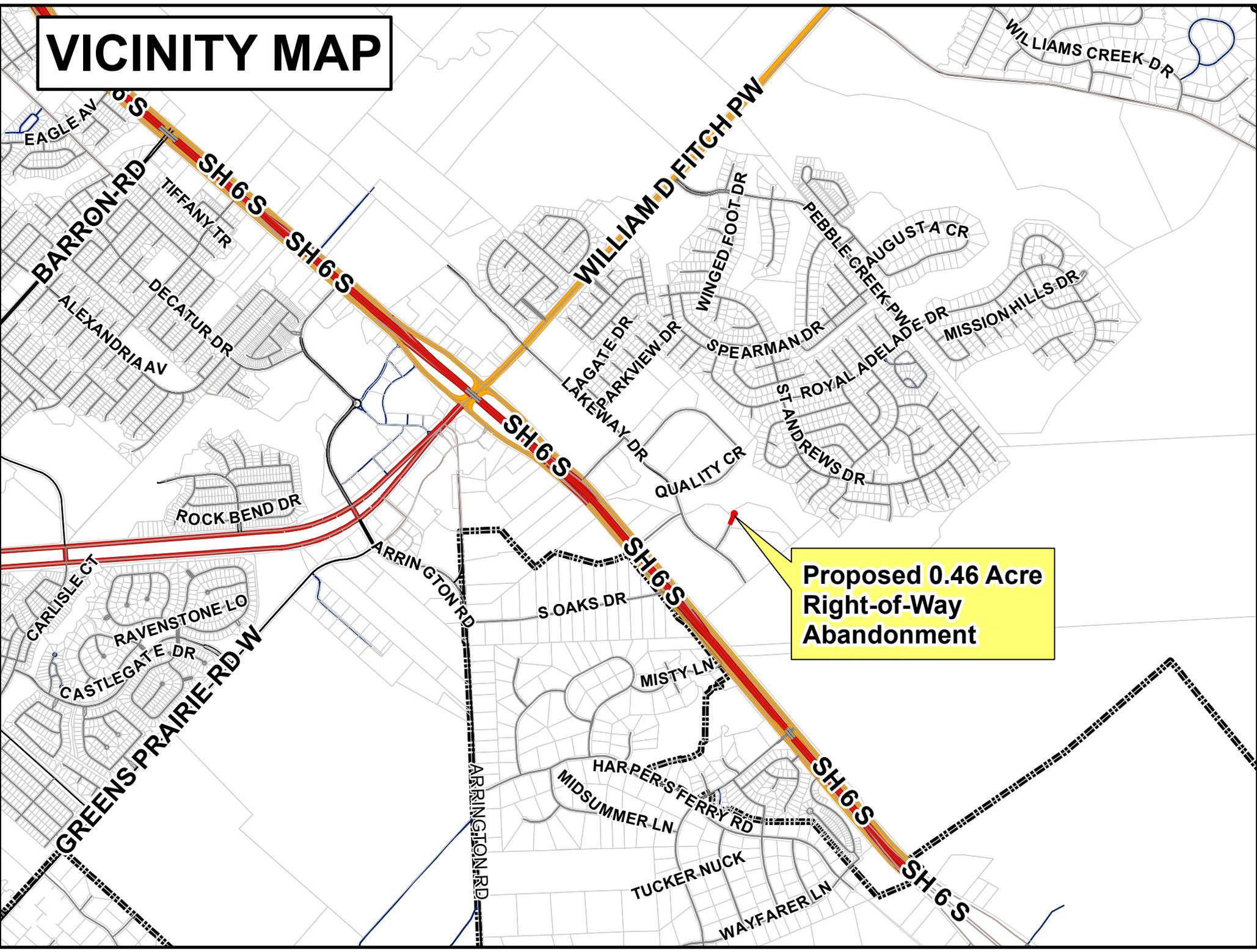
**Summary:** This ordinance abandons a 0.46 acre portion of Right-of-Way at the end of Technology Way. The Right-of-Way abandonment will accommodate future development of the property. As written, this Right-of-Way Abandonment proposes to vacate and abandon the subject portion of Technology Way while retaining a Public Utility Easement on the existing public utilities. Turnarounds, associated streetlight removal, and signage at the resulting limits of the pavement once the subject pavement is removed are also required. Retaining the easements as noted will continue sufficient public and private utilities coverage. The requirement for turnarounds and signage as a condition of pavement removal will allow for safe navigation of the remaining roadway. The Developer shall also meet building permit stipulations as set forth in the Executed Economic Development Agreement between the City of College Station and StataCorp, LP, dated August 28, 2014. If any of these conditions are not met, the abandonment will be null and void.

**Budget & Financial Summary:** N/A

**Attachments:**

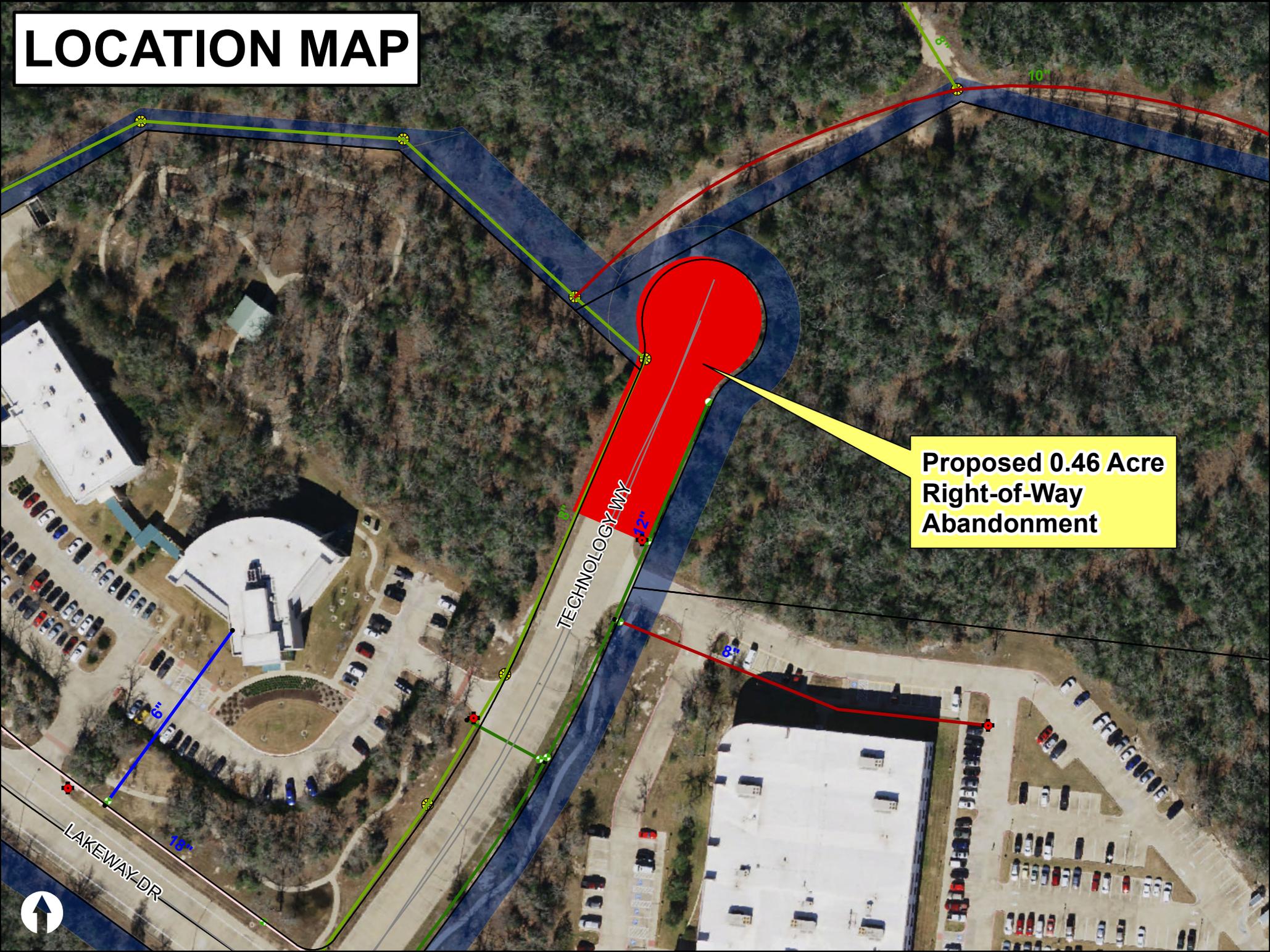
1. Vicinity Map
2. Location Map
3. Ordinance
4. Ordinance Exhibit "A"

# VICINITY MAP



**Proposed 0.46 Acre  
Right-of-Way  
Abandonment**

# LOCATION MAP



**Proposed 0.46 Acre  
Right-of-Way  
Abandonment**

TECHNOLOGY WY

LAKEWAY DR



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE MAKING CERTAIN AFFIRMATIVE FINDINGS AND VACATING AND ABANDONING A 0.46 ACRE PORTION OF RIGHT-OF-WAY SITUATED IN THE S.W. ROBERTSON SURVEY, ABSTRACT NO. 202 BRAZOS COUNTY AND BEING A PART OF A CERTAIN CALLED 1.129 ACRE TRACT KNOWN AS TECHNOLOGY WAY AS DESCRIBED IN A PLAT RECORDED IN VOLUME 3764, PAGE 130, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.**

**WHEREAS**, The City of College Station, Texas, has received an application for the vacation and abandonment for a 0.46 acre portion of Right-of-Way Situated in the S.W. Robertson Survey, Abstract No. 202 Brazos County and being a part of a certain called 1.129 acre tract known as Technology Way as Described In A Plat Recorded In Volume 3764, Page 130, of The Official Records of Brazos County, Texas., as described in Exhibit "A" attached hereto (such portion hereinafter referred to as the "Right-of-Way"); and

**WHEREAS**, this abandonment is subject to the conditions in Economic Development Agreement 14-429 between the City of College Station and StataCorp, LP; and

**WHEREAS**, in order for the Right-of-Way to be vacated and abandoned by the City Council of the City of College Station, Texas, the City Council must make certain affirmative findings; now therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:**

**PART 1:** That after opening and closing a public hearing, the City Council finds the following pertaining to the vacating and abandoning of the Right-of-Way described in Exhibit "A" attached hereto and made a part of this ordinance for all purposes.

- a.** Abandonment of the Right-of-Way will not result in property that does not have access to public roadways or utilities.
- b.** Other than is set forth herein, there is no public need or use for the Right-of-Way.

- c. Except as may be provided for in this ordinance, there is no anticipated future public need or use for the Right-of-Way.
- d. As set forth in this ordinance, abandonment of the Right-of-Way will not impact access for all public utilities to serve current and future customers.
- e. Utility infrastructure exists within the Right-of-way and the City has a continuing need for currently remaining public utilities to remain within the Right-of-way, and said uses are expressly not abandoned herein.

**PART 2:** That the Right-of-Way as described in Exhibit “A” be abandoned and vacated by the City; provided the conditions of the Economic Development Agreement 14-429 between the City and StataCorp, LP are satisfied. Specifically, StataCorp receives building permits for the “Business Facility” within five (5) years of the effective date of the Economic Development Agreement 14-429 between the City and StataCorp, LP or this Ordinance will expire and terminate making the Right-of-Way abandonment null and void.

**PART 3:** That the Right-of-Way as described in Exhibit “A” be abandoned and vacated by the City; provided

- a. The City shall not abandon and retain and a public utility easement on the abandoned Right-of-Way.
- b. The pavement will remain in place until a City approved and permitted turn-around is constructed, signage is installed the end of the pavement, and associated street lights are removed, all at StataCorp’s expense.

**PASSED, ADOPTED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**APPROVED:**

\_\_\_\_\_  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**City Secretary**

**APPROVED:**

\_\_\_\_\_  
**City Attorney**

**Exhibit "A"**

**FIELD NOTES  
ABANDONMENT OF PUBLIC RIGHT OF WAY  
0.46 OF ONE ACRE  
OUT OF  
TECHNOLOGY WAY  
CALLED 1.129 ACRE TRACT  
VOLUME 3764, PAGE 130  
S.W. ROBERTSON SURVEY, A-202  
BRAZOS COUNTY, TEXAS  
DECEMBER 9, 2014**

All that certain lot, tract or parcel of land being 0.46 of one acre situated in the S.W. ROBERTSON SURVEY, Abstract No. 202, Brazos County, Texas, and being a part of that certain Called 1.129 acre tract known as Technology Way as described in plat of record in Volume 3764, Page 130, Official Records of Brazos County, Texas, said 0.46 of one acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod set for the most westerly corner, said corner being located in the northwest line of said Called 1.129 acre tract, said corner also being located in the southeast line of the Stata Corporation Called 8.00 acre tract being Lot 2, Block 4, The Business Center at College Station, Phase 2 as described in Volume 3506, Page 182, a 3/4" Iron Pipe in Concrete found in the northwest right-of-way line of Technology Way bears S 23°23'50" W a distance of 106.79 feet;

THENCE N 23°23'50" E, along the northwest line of said Called 1.129 acre tract and the southeast line of said Called 8.00 acre tract a distance of 137.85 feet to a 1/2" Iron Rod with Cap found for a point of curvature of said 1.129 acre tract, said corner being a south corner of the Statacorp, LP Called 8.923 acre tract being Lot 1R, Block 4, The Business Center at College Station, Phase 3 as described in Volume 11884, Page 1;

THENCE continuing along said northwest line of 1.129 acre tract around a curve in a counterclockwise direction having a delta angle of 35°57'01", an arc distance of 31.37 feet, a radius of 50.00 feet, and a chord of N 05°25'23" E, a distance of 30.86 feet to a 1/2" Iron Rod with Cap found for a point of reverse curve of said 1.129 acre tract;

THENCE continuing along said northwest line of said 1.129 acre tract around a curve in a clockwise direction having a delta angle of 251°54'04", an arc distance of 241.81 feet, a radius of 55.00 feet, and a chord of S 66°36'10" E, a distance of 89.05 feet to a 1/2" Iron Rod with Cap found for a point of reverse curve of said 1.129 acre tract;

THENCE continuing along said southeast line of said 1.129 acre tract around a curve in a counterclockwise direction having a delta angle of 35°57'02", an arc distance of 31.37 feet, a radius of 50.00 feet, and a chord of S 41°22'21" W, a distance of 30.86 feet to a 1/2" Iron Rod with Cap found for the point of tangency of said curve;

THENCE S 23°23'50" W, along the southeast line of said Called 1.129 acre tract and the northwest line of said Called 8.923 acre tract a distance of 137.85 feet to a 1/2" Iron Rod with Cap set for the most southerly corner, a 5/8" Iron Rod with Cap found in the southeast right-of-way line of Technology Way bears S 23°23'50" W a distance of 106.80';

THENCE N 66°36'10" W, a distance of 70.00 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 0.46 OF ONE ACRE OF LAND MORE OR LESS, according to a survey performed on the ground during the month of November, 2014 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientation is based on rotating the southeast line of 1.129 acre tract to Plat Calls in Volume 3764, Page 130. For other information see accompanying plat.





# STRONG SURVEYING

Firm No. 10093500 email: curtis@strongsurveying.com

1722 Broadmoor, Suite 105  
Bryan, Texas 77802  
Phone: (979) 776-9836  
Fax: (979) 731-0096



### NOTES:

North orientation is based on rotating the Southeast line of 1.129 acre tract to plat calls in Volume 3764, Page 130.

● Indicates a 1/2" Iron Rod w/Cap Found

The City of College Station  
Lot 2R, Block 4  
The Business Center at College Station, Phase 3  
30.275 Ac.  
11640/99

SCALE: 1"=100'

AL=31.37'  
R=50.00'  
Δ=35°57'01"  
CL=30.86'  
CB=N 05°25'23" E

AL=241.81'  
R=55.00'  
Δ=251°54'04"  
CL=89.05'  
CB=S 66°36'10" E

40' Building Setback Line  
(3764/130)

## Abandonment of Public Right-of-Way 0.46 Acres

AL=31.37'  
R=50.00'  
Δ=35°57'02"  
CL=30.86'  
CB=S 41°22'21" W

Stata Corporation, a Texas Corporation  
Lot 2, Block 4  
The Business Center at College Station, Phase 2  
8.00 Ac.  
3506/182

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 23°23'50" E	137.85'
L2	S 23°23'50" W	137.85'
L3	N 66°36'10" W	70.00'

STATACORP, LP, a Texas limited partnership  
Lot 1R, Block 4  
The Business Center at College Station, Phase 3  
8.923 Ac.  
11884/1

Set 1/2" Iron Rod w/Cap  
S 23°23'50" W 106.79'

Set 1/2" Iron Rod w/Cap  
X in Conc.  
50' X 100'  
Joint Access Esmt.  
(3764/130)

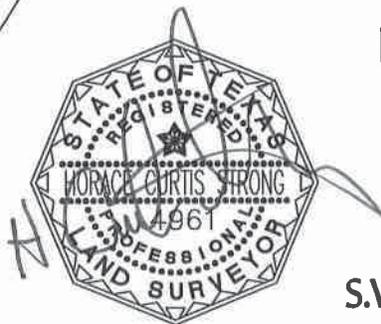
3/4" Iron Pipe w/Conc

Walk  
S 23°23'50" W 106.80'  
5/8" Iron Rod w/Cap

Board of Regents  
The Texas A&M University System  
Lot 3, Block 4  
The Business Center at College Station, Phase 3  
14.50 Ac.  
4207/252

30' Landscape, Access, & Public Utility Esmt. (3490/267)  
Technology Way (70' R.O.W.)  
1.129 Ac. 3764/130  
30' Landscape & Utility Esmt. (3764/130)

Lakeway Drive  
(80' R.O.W.)



**ABANDONMENT OF PUBLIC RIGHT-OF-WAY 0.46 OF ONE ACRE OUT OF TECHNOLOGY WAY VOLUME 3764, PAGE 130 S.W. ROBERTSON SURVEY, A-202 BRAZOS COUNTY, TEXAS SCALE: 1"=100' NOVEMBER 3, 2014**



## Legislation Details (With Text)

**File #:** 15-0481      **Version:** 1      **Name:** Aspen Heights PDD Rezoning

**Type:** Rezoning      **Status:** Agenda Ready

**File created:** 8/14/2015      **In control:** City Council Regular

**On agenda:** 8/27/2015      **Final action:**

**Title:** Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and GS General Suburban to PDD Planned Development District for the property being approximately 28.5 acres situated in the Crawford Burnett League, Abstract No. 7, Brazos County, Texas and being a part of that certain called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas, being generally located along Holleman Drive South across from Saddle Lane and the Quail Run subdivision.

**Sponsors:** Jason Schubert

**Indexes:**

**Code sections:**

**Attachments:** [Background Information](#)  
[Aerial and Small Area Map](#)  
[Texas A&M Transportation Services Correspondence.pdf](#)  
[Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and GS General Suburban to PDD Planned Development District for the property being approximately 28.5 acres situated in the Crawford Burnett League, Abstract No. 7, Brazos County, Texas and being a part of that certain called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas, being generally located along Holleman Drive South across from Saddle Lane and the Quail Run subdivision.

### Relationship to Strategic Goals: Diverse Growing Economy

**Recommendations:** The Planning and Zoning Commission considered this item at their May 7, 2015 meeting and voted 4-1 to recommend approval of the rezoning request. The Parks and Recreation Advisory Board considered the additional parkland fees as one of the proposed community benefits to help offset the proposed meritorious modifications at their May 12, 2015 meeting and voted 7-0 to recommend to accept the fee changes but included as part of their motion that they were not comfortable with the fees for future projects and would ask Council to consider additional fees for developments with higher bedroom counts per unit.

**Update:** The Council deferred this item from the June 25, 2015 meeting to the second Council meeting in August so further traffic analysis could be performed by the applicant. On August 7, 2015, staff received the attached correspondence from Texas A&M University Transportation Services that transit service would be provided to the Holleman Drive South corridor starting in fall 2016. The applicant recently submitted the revised traffic impact analysis (TIA) and it is currently being reviewed by staff. Staff will provide further information at the meeting.

**Previous Summary:** The Unified Development Ordinance provides the following review criteria for zoning map amendments:

### Review Criteria

- 1. Consistency with the Comprehensive Plan:** The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as Urban and is located in Growth Area V. The Urban designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments. General commercial and office uses, business parks, and vertical mixed-use may also be permitted within Growth Area V. The proposed PDD Planned Development District is for a multi-family development so the proposed land use is consistent with the uses anticipated in the Comprehensive Plan for this area. The availability of adequate infrastructure, however, factors into the appropriate timing of development.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The property in the immediate vicinity is mostly zoned R Rural and largely undeveloped. Across Holleman Drive South from the subject tract is the Quail Run Subdivision located outside the City limits in the extraterritorial jurisdiction. Some of the property to the north is developed as warehouse, office, and storage uses. The proposed zoning would not be a continuation of the general character of the area but of the general character anticipated as this area develops.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject tract is suitable for multi-family uses. The area is in relative proximity to the Texas A&M University campus and is close to other existing and planned multi-family developments. Being located adjacent to the railroad does not make residential development ideal, though this development pattern has occurred in other areas along the railroad due to the demand for additional residential units.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject tract is on the northern edge of a large undeveloped area that includes multiple tracts that in aggregate are approximately 150 acres. While the long-term development trends in this area will likely stimulate development, the subject tract is currently adjacent to other large undeveloped tracts and could continue to serve as agriculture uses in the interim.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject tract is largely zoned R Rural which is not very marketable for development purposes but can be utilized for lesser intense uses. The portion of the tract along the railroad was zoned for single-family, GS General Suburban, upon annexation as this was the default zoning district at the time.

Single-family uses adjacent to the railroad is not highly marketable.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The majority of the subject tract lies within City of College Station Certificate of Convenience and Necessity (CCN) for water service. The southern portion of the proposed request is located in Wellborn Special Utility District (SUD) CCN. Through discussion with Wellborn SUD, they have agreed to consider to allow the City to serve the entire development. This arrangement would be finalized if the project were approved and continued forward with development. There is an existing 8-inch waterline along Holleman Drive South available to serve the tract. Water transmission mains also exist on the northern and eastern property lines but may not be tapped with site development based on their size.

Along the east side of the tract there is a 12-inch sanitary sewer main which currently has capacity to serve the development. This property is located within the Steeplechase-Wellborn Sanitary Sewer Impact Fee Area. Detention is required in this area, where stormwater from the tract generally discharges to the east within the Bee Creek Drainage Basin. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with BCS Unified Design Guidelines.

The subject tract is adjacent to Holleman Drive South which is identified on the Thoroughfare Plan as a four-lane Major Collector, but is currently constructed as a two-lane rural section road in this area. A four-lane section exists to the north between North Dowling Road and Harvey Mitchell Parkway South (FM 2818). Funding for the future expansion of Holleman Drive South has not been identified. A Minor Collector (future General Parkway) is also identified on the Thoroughfare Plan on the subject tract and this portion would be constructed with the development. General Parkway would be extended further south with future development of those tracts until it reaches Cain Road approximately a half mile away. Additional streets and public ways would be expected as part of subdivision regulation's block length requirement as tracts in the area develop to help create a local transportation network to provide alternative routes and distribution of traffic.

A traffic impact analysis (TIA) was provided with the rezoning application. According to the TIA, the proposed development will generate approximately 2,700 trips per day. The intersection of Holleman Drive South and Harvey Mitchell Parkway South currently has traffic movements experiencing an unacceptable level of service which will continue to decline as development occurs along the Holleman Drive South corridor. In the P.M. peak hour, upon completion of the development, all northbound movements at the intersection of Harvey Mitchell Parkway South and Holleman Drive South will reach an unacceptable level of service, defined by delays exceeding 55 seconds per vehicle. During this same time period, southbound traffic on Holleman Drive West is anticipated to experience an increased delay of 20 seconds per vehicle.

The intersections of Harvey Mitchell Parkway South with Holleman Drive South and Rock Prairie Road West with Wellborn Road (FM 2154) provide the main egress points for traffic coming from this portion of the City and adjacent areas of the County. The Thoroughfare Plan shows a future railroad crossing at Deacon Drive West, which would provide an additional future signalized point of egress for developments further south of the tract and should lessen traffic demand at the Harvey Mitchell Parkway South and Holleman Drive South intersection. The railroad crossing, however, is not currently funded, though is being considered as one of the potential projects to be included in the bond election anticipated later this year. If included and the bond package and approved by the voters, the project would be scheduled for design and

construction in future years. In addition, the 2040 Metropolitan Transportation Plan anticipates improvements and widening of Harvey Mitchell Parkway South between Raymond Stotzer Parkway (FM 60) and Wellborn Road in 2019, which should improve the level of service at the intersection of Harvey Mitchell Parkway South and Holleman Drive South. These potential improvements, however, are not currently in place to provide the additional capacity for development of this size and scale. Of note, two rezonings for multi-family development along Holleman Drive South near Harvey Mitchell Parkway were approved within the past six months. These rezonings were amendments to an existing PDD Planned Development District that was approved for multi-family and commercial uses in 2008. The TIAs submitted with those requests identified significant transportation improvements and mitigation to be constructed.

### **Review of Concept Plan**

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

### **General**

The proposed PDD Planned Development District is based on the new MF Multi-Family district that was adopted in December with some modifications. As shown on the Concept Plan, the proposed zoning is for a gated multi-family development consisting mostly of single-detached and duplex units that range between 2 and 5 bedrooms. The proposed minimum density of 8.7 units per acre is a modification request by the applicant to the MF Multi-Family district requirement of a minimum of 12 units per acre.

The proposed buildings will range from 20 to 40 feet in height. As shown on the Concept Plan, gated driveways are proposed to Holleman Drive South, the General Parkway extension, and the proposed Public Way. A 50-foot wide utility corridor is identified along the northern property boundary for the existing water transmission line and anticipated parallel water transmission line. Stormwater detention will be provided in the southeast corner of the site near the railroad.

The applicant has requested a provision to hold the effective date of the rezoning ordinance to be contingent upon the sale of the property from the current owner with the deed being recorded at the courthouse within the next six months (on or before November 30, 2015). This has come at the request of the current owner to retain the existing zoning if the closing does not occur.

### **Meritorious Modifications**

The applicant has requested the following meritorious modifications, as identified in italics, with additional description provided:

- *Allow five-bedroom units types to allow up to five unrelated individuals in a dwelling unit.* The development anticipates a mixture of 2, 3, 4 and 5 bedroom units and renting the units by the bedroom. The applicant states allowing 2-5 bedroom units will provide more leasing options and help keep leases affordable. The applicant is also proposing additional parkland dedication fees for the additional bedrooms as described in the Community Benefits section.
- *Reduce the minimum density required for MF Multi-Family districts from 12 units per acre to 8.7 units per acre.* The density reduction is requested to allow the arrangement of buildings and units to increase open space, common and gathering areas, and allow more quality of life amenities by providing a more neighborhood style development with smaller scale buildings.
- *Reduce the required throat depth of driveways leading up to a gated entrance to be no more than 60 feet.* The ordinance requires that gated entrances have a minimum throat depth from the intersecting street in order to allow sufficient room for vehicles to stack without backing up into the adjacent roadway. The throat depth requirement for gated areas in which more than 26 units are served is a minimum of 100 feet in depth.
- *Allow for block length and block perimeter waivers for the development.* The Urban designation allows a maximum block length of 660 feet and a maximum block perimeter of 2,000 feet. The Concept Plan proposes a Public Way which would provide an alternate route between General Parkway and Dowling Road when it would be extended with the future development of the tract to the north. The dimensions of the subject tract require additional street connections though the applicant has proposed to gate the development which eliminates the potential for these additional connections.

### **Community Benefits**

The applicant has identified community benefits, as identified in italics, to offset the proposed meritorious modifications with additional description provided:

- *To enhance traffic flow along Holleman Drive South, a right turn lane will be constructed for northbound traffic to turn on Dowling Road. This will encourage drivers to use Dowling Road and then take Jones Butler Road toward campus, thereby bypassing the intersection of FM 2818 and Holleman Drive South.* Utilizing Dowling Road to the east as an alternate route to Jones Butler Road so as to avoid the intersection of Harvey Mitchell Parkway South and Holleman Drive South is desirable. It is not known though how beneficial providing a turn lane will be at encouraging the use of the alternate route.
- *Provide a private shuttle service from the development to the TAMU campus in the event that Texas A&M Transportation Services will not be expanding their bus route.* Transit service should have the effect of decreasing some of the traffic demand. Providing a requirement for

the operation of a private shuttle service within a zoning ordinance could be problematic to administer and enforce.

- *Construct approximately 900 feet of General Parkway as required by City ordinance. The development was reconfigured to provide a public way from General Parkway to the northwest property line. Two of the entrances into these gated areas have been moved onto this public way.* The requirement to construct General Parkway and additional street connections is required by application of the standard ordinance.
- *Provide additional parkland funds for additional community enhancement of park facilities as warranted. This extra parkland fees amount will be based upon the number of "extra" bedrooms added to the project by the 5-bedroom units.* The difference in units lost by having 5 bedroom units instead of 4 bedroom units would be paid. Based on the current design of having 51 5-bedroom units (12.75 less units), additional parkland fees in the amount of \$20,859 would be provided. This fee arrangement will help offset additional density allowed by the 5-bedroom units. The Parks & Recreation Advisory Board provided a recommendation regarding the allowance to require additional fees at their May 12<sup>th</sup> meeting and recommended to accept the fee changes but included as part of their motion that they were not comfortable with the fee amounts for future projects and would ask Council to consider additional fees for developments with higher bedroom counts per unit.

**Budget & Financial Summary: N/A**

**Attachments:**

1. Background Information
2. Aerial & Small Area Map
3. Texas A&M Transportation Services Correspondence
4. Ordinance

## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: May 7, 2015  
 Advertised Council Hearing Dates: May 28, 2015 (item pulled by applicant),  
 June 25, 2015 (Council deferred to 2<sup>nd</sup> August meeting),  
 August 27, 2015

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None. The applicant held a neighborhood meeting on May 4, 2015 but no one attended.

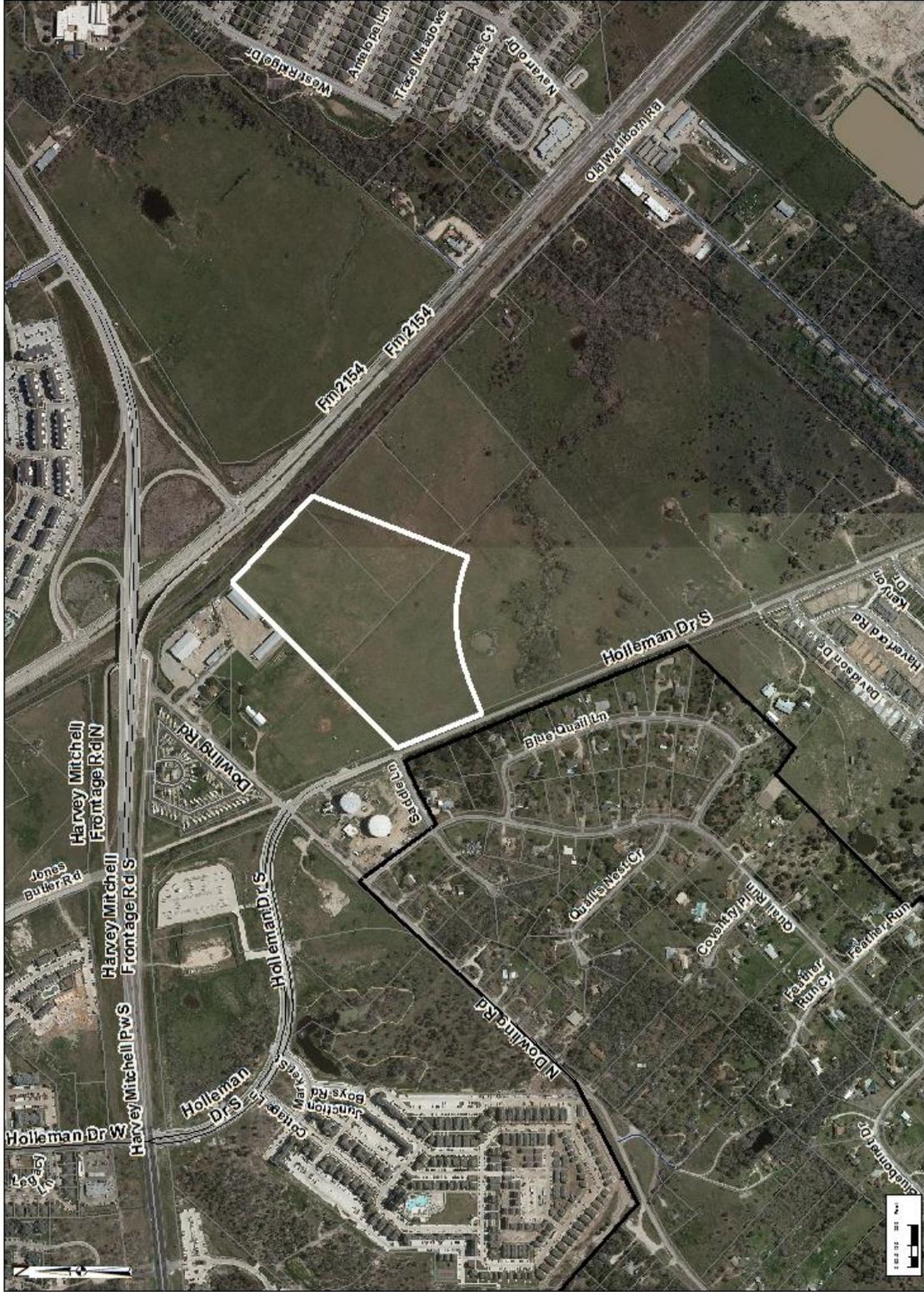
Property owner notices mailed: Nine  
 Contacts in support: None at the time of staff report.  
 Contacts in opposition: None at the time of staff report.  
 Inquiry contacts: None at the time of staff report.

### ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Urban and Growth Area V	R Rural and M-2 Heavy Industrial	Mostly vacant with some storage and warehouse
South	Urban and Growth Area V	R Rural and GS General Suburban	Vacant
East (across Wellborn Road and railroad)	Urban and Growth Area V	GC General Commercial and GS General Suburban	Vacant
West (across Holleman Drive South)	Rural	N/A (ETJ)	Rural residential subdivision

### DEVELOPMENT HISTORY

**Annexation:** 1970 for portion currently zoned GS General Suburban, 2002 for portion currently zoned R Rural  
**Zoning:** R-1 Single-Family Residential upon annexation, renamed to GS General Suburban in 2013; A-O Agricultural Open upon annexation, renamed to R Rural in 2013.  
**Final Plat:** Property is not platted.  
**Site development:** Vacant

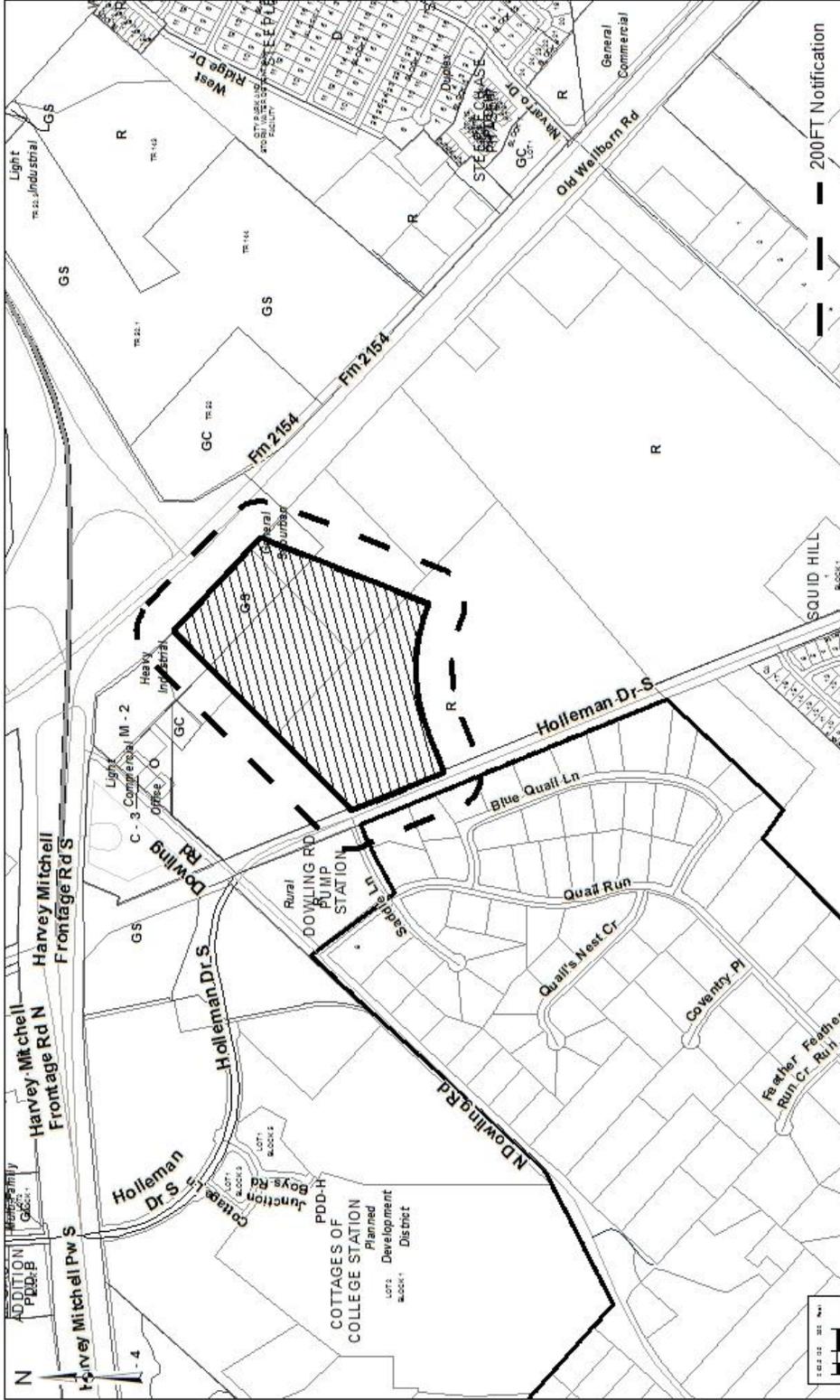


REZONING  
Case: 15-43

ASPEN HEIGHTS

DEVELOPMENT REVIEW





Zoning Districts

R	Rural	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	C-3	Light Commercial	NG-1	Core Northgate
GS	General Suburban	M-1	Light Industrial	NG-2	Transitional Northgate
R-1B	Single Family Residential	M-2	Heavy Industrial	NG-3	Residential Northgate
D	Duplex	C-U	College and University	OV	Corridor Overlay
T	Townhouse	R & D	Research and Development	RDD	Redevelopment District
		P-MUD	Planned Mixed-Use Development	KO	Krenek Tap Overlay

**DEVELOPMENT REVIEW**

**ASPEN HEIGHTS**

**REZONING**

Case: 15-43



## Jason Schubert

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**Subject:** FW: South Holleman Drive  
**Attachments:** Student Population Density Map.pdf

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**From:** Dillard, Madeline K [<mailto:mdillard@tamu.edu>]  
**Sent:** Friday, August 07, 2015 10:41 AM  
**To:** Danielle Singh <[dsingh@cstx.gov](mailto:dsingh@cstx.gov)>  
**Subject:** South Holleman Drive

First, I would like to thank everyone for joining us on Monday to have an informative discussion regarding housing along the South Holleman Drive area of College Station as well as discussions about upcoming changes to roadways, intersections and connecting drives between complexes. I believe this information was very beneficial for all parties involved. We recognize the students movement to the housing in this area and the need to provide shuttle service to and from the Texas A&M University campus. I want to share that we are committed to serving the area of South Holleman Drive starting in fall 2016. Transportation Services will work this fall to determine the specific route(s) and stops in the area and will communicate those to you at our earliest convenience.

Attached is a current Student Population Density Map of our service area including the South Holleman Drive area that we discussed during the meeting. This is based on local addresses IF the students choose to provide it. We will update it after the fall semester begins and it will reflect those who have moved in prior to fall.

Please feel free to contact me with any questions or additional information you feel would be beneficial. As we make plans, I may be in touch with questions for some or all you. Thank you again for your time on Monday and we look forward to serving this area next fall.

Madeline

**Madeline Dillard** | Assistant Director for Transit  
Transportation Services | Texas A&M University  
1250 TAMU | College Station, TX 77843

ph: 979.847.8817 | fax: 979.862.4817 | [mdillard@tamu.edu](mailto:mdillard@tamu.edu)

<http://transport.tamu.edu> | **Moving Forward For You**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM R RURAL AND GS GENERAL SUBURBAN TO PDD PLANNED DEVELOPMENT DISTRICT FOR THE PROPERTY BEING APPROXIMATELY 28.5 ACRES SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, BRAZOS COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 69.37 ACRE TRACT AS DESCRIBED IN DEED FROM JAMES G. BUTLER TO J & J BUTLER FAMILY PARTNERSHIP, LTD. OF RECORD IN VOLUME 7551, PAGE 41, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BEING GENERALLY LOCATED ALONG HOLLEMAN DRIVE SOUTH ACROSS FROM SADDLE LANE AND THE QUAIL RUN SUBDIVISION; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", as described in Exhibit "B", and as shown graphically in Exhibit "C" and Exhibit "D", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.
- PART 4: Said Ordinance will not become effective unless a deed executed for purchase of the property is recorded in the Official Records of Brazos County, Texas on or before November 30, 2015.

PASSED, ADOPTED and APPROVED this 27<sup>th</sup> day of August, 2015

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Secretary

ORDINANCE NO. \_\_\_\_\_

Page 2

APPROVED:

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from R Rural and GS General Suburban to PDD Planned Development District:

FIELD NOTES  
28.546 ACRES  
OUT OF THE  
J & J BUTLER FAMILY PARTNERSHIP, LTD.  
CALLED 69.37 ACRES  
VOLUME 7551, PAGE 41  
CRAWFORD BURNETT LEAGUE, A – 7  
CITY OF COLLEGE STATION  
BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 28.546 acres situated in the CRAWFORD BURNETT LEAGUE, Abstract No. 7, Brazos County, Texas and being a part of that certain Called 69.37 acre tract as described in deed from James G. Butler to J & J Butler Family Partnership, Ltd. of record in Volume 7551, Page 41, Official Records of Brazos County, Texas, said 28.546 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found for the most westerly corner, said corner being located in the northeast right-of-way line of Holleman Drive South, said corner being in the southeast line of the Edsel G. Jones Called 18.51 acre tract as described in Volume 3841, Page 187, said corner also being located in the northwest line of said Called 69.37 acre tract;

THENCE N 45 ° 37 ' 03 " E, along the northwest line of said Called 69.37 acre tract and the southeast line of said Called 18.51 acre tract a distance of 556.99 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE N 44 ° 56 ' 23 " E, continuing along the northwest line of said Called 69.37 acre tract and the southeast line of said Called 18.51 acre tract a distance of 802.36 feet to a 1/2" Iron Rod with Cap set for the most northerly corner, said corner being the most northerly corner of said Called 69.37 acre tract, said corner being located in the southwest right-of-way line of Old Highway 6 as referenced in Volume 157, Page 500;

THENCE S 47 ° 02 ' 44 " E, along the northeast line of said Called 69.37 acre tract and the southwest line of said Old Highway 6 a distance of 688.10 feet to a 1/2" Iron Rod with Cap set for the most easterly corner, a 3/8" Iron Rod found for the most easterly corner of said Called 69.37 acre tract bears S 47 ° 02 ' 44 " E a distance of 1118.30 feet;

S 90° 00' 00" W FOR A DISTANCE OF 27.68 FEET TO A COMMON CORNER OF SAID REMAINDER OF 120.76 ACRE TRACT AND SAID LOT 2R, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 61° 20' 31" E FOR A DISTANCE OF 0.12 FEET;

**THENCE:** S 04° 30' 13" W THROUGH SAID LOT 2R, SAME BEING THE WESTERLY LINE OF SAID 41.577 ACRE TRACT, FOR A DISTANCE OF 290.14 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 25° 52' 12" E FOR A DISTANCE OF 0.50 FEET;

**THENCE:** S 02° 22' 39" E CONTINUING THROUGH SAID LOT 2R AND ALONG THE WESTERLY LINE OF SAID 41.577 ACRE TRACT FOR A DISTANCE OF 333.05 FEET TO THE NORTHEAST LINE OF THE WOODLANDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 393, PAGE 521 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 73° 43' 24" E FOR A DISTANCE OF 0.24 FEET;

**THENCE:** N 48° 14' 40" W ALONG THE COMMON LINE OF SAID LOT 2R AND THE WOODLANDS FOR A DISTANCE OF 589.33 FEET TO A CONCRETE MONUMENT FOUND MARKING THE NORTH CORNER OF THE WOODLANDS AND AN EASTERLY CORNER OF A TRACT OF LAND CURRENTLY OWNED BY THE TEXAS A&M UNIVERSITY SYSTEM;

**THENCE:** N 48° 24' 12" W ALONG THE COMMON LINE OF SAID LOT 2R AND SAID TEXAS A&M TRACT FOR A DISTANCE OF 496.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 2, BLOCK 1, 2818 PLACE (PLAT 8721/259);

**THENCE:** N 41° 44' 04" E ALONG THE COMMON LINE OF SAID LOT 2R (THE COTTAGES OF COLLEGE STATION), SAID LOT 2 (2818 PLACE), SAID REMAINDER OF 120.76 ACRE TRACT AND THE FOREMENTIONED LOT 1 (2818 PLACE) FOR A DISTANCE OF 2114.76 FEET TO THE **POINT OF BEGINNING** CONTAINING 32.488 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502  
D:\work\13-893.mab

## **EXHIBIT B**

### **General Requirements**

The PDD Planned Development District is based on the MF Multi-Family district with some modifications. The development will be a gated multi-family development consisting mostly of single-detached and two-unit buildings that range between 2 and 5 bedrooms. The primary buildings will range from 20 to 40 feet in height. The Concept Plan provides the conceptual layout of buildings, parking, and other features and improvements.

### **Meritorious Modifications**

The following meritorious modifications to MF Multi-Family district requirements are included:

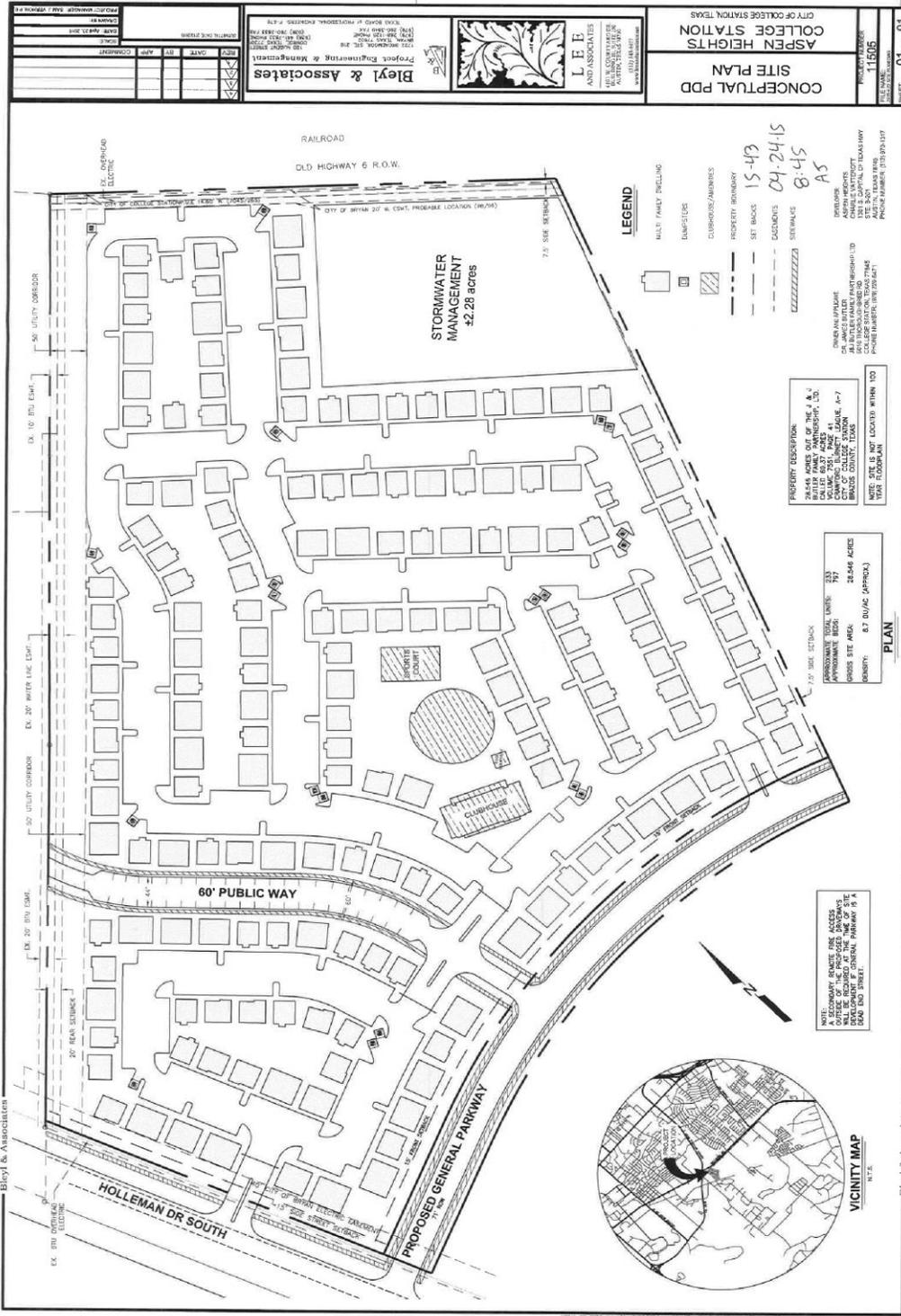
- Allow five-bedroom units types to allow up to five unrelated individuals in a dwelling unit.
- Reduce the minimum density from 12 units per acre to 8.7 units per acre.
- Reduce the required throat depth of driveways leading up to a gated entrance to be no more than 60 feet.
- Allow for block length and block perimeter waivers for the development.

### **Community Benefits**

The following community benefits were offered as part of the request:

- Enhance traffic flow along Holleman Drive South, a right turn lane will be constructed for northbound traffic to turn on Dowling Road. This will encourage drivers to use Dowling Road and then take Jones Butler Road toward campus, thereby bypassing the intersection of FM 2818 and Holleman Drive South.
- Provide a private shuttle service from the development to the TAMU campus in the event that Texas A&M Transportation Services will not be expanding their bus route.
- Construct approximately 900 feet of General Parkway as required by City ordinance. The development was reconfigured to provide a public way from the General Parkway extension to the northwest property line. Two of the entrances into these gated areas have been moved onto this public way.
- Provide additional parkland funds for additional community enhancement of park facilities as warranted. This extra parkland fees amount will be based upon the number of “extra” bedrooms added to the project by the 5-bedroom units.

**EXHIBIT C: CONCEPT PLAN**



Bleyl & Associates

Bleyl & Associates

DATE: 11/15/05

