

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
AUGUST 8, 2013

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor, absent

Council:

Blanche Brick, absent
Jess Fields
Karl Mooney
John Nichols
Julie Schultz
James Benham, absent

City Staff:

Kathy Merrill, Interim City Manager
Carla Robinson, City Attorney
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 Pro Tem Mooney at 7:01 p.m. on Thursday, August 8, 2013 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

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

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Schultz, the City Council voted four (4) for and none (0) opposed, to approve Mayor Berry's and Councilmembers Benham's and Brick's Absence Requests. The motion carried unanimously.

Citizen Comments

There were no citizen comments.

CONSENT AGENDA

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

- July 25, 2013 Workshop
- July 25 2013 Regular Council Meeting

2b. Presentation, possible action, and discussion regarding moving the October 10, 2013 Regular Meeting date to Monday, October 7, 2013.

2c. Presentation, possible action, and discussion regarding change order #1 to the professional services contract with HDR Engineering, Inc. in the amount of \$105,427.80 for the University Drive Pedestrian Improvements Phase 2 Preliminary Engineering Report (PER).

2d. Presentation, possible action and discussion regarding construction contract 13-267 in the amount of \$3,929,599.12 to Dudley Construction Ltd for the construction of synthetic turf athletic fields at Veterans Park.

2e. Presentation, possible action and discussion regarding an ILA with Texas A&M University to split the cost of a consultant contract to perform a traffic study to update the City's Go With the Green plan.

2f. Presentation, possible action and discussion regarding a consultant contract with Freese and Nichols to conduct a Texas A&M home football game traffic study and update the City's Go With the Green plan. The cost of the consultant contract is \$99,223, with one-half of the contract amount being paid to the City by Texas A&M University pursuant to an ILA.

2g. Presentation, possible action, and discussion action to consider amended version #3 of the Inter-Local Agreement with Texas A&M, to provide sewer service to each other's facilities in various locations.

2h. Presentation, possible action, and discussion concerning the City Internal Auditor's Fire Department Asset Management Audit.

2i. Presentation, possible action, and discussion regarding approval of the first renewal of copying and printing services price agreements. The estimated annual expenditures related to copying and printing services are to be renewed as follows: Tops Printing \$40,000; Copy Corner \$40,000; Office Depot \$20,000; Cerqa \$20,000.

2j. Presentation, possible action, and discussion on calling a public hearing on the City of College Station FY 2013-2014 Proposed Budget for Thursday August 22, 2013 at 7:00 PM in the City Hall Council Chambers.

2k. Presentation, possible action and discussion on a bid award for the purchase of various pad-mounted distribution transformers to be maintained in inventory to KBS, \$81,350.00 and Priester-Mell & Nicholson, \$30,893.00, for a total of \$112,243.00.

2l. Presentation, possible action, and discussion regarding approval of Resolution 08-08-13-2l, that will authorize City staff to negotiate for the purchase of an easement needed for the Thirty Inch (30") Transmission Line Reinstallation Project (the "Project").

2m. Presentation, possible action, and discussion regarding Resolution 08-08-13-2m, for the proposed Community Development FY 2014 (PY 2013) Action Plan and Budget.

Items 2d and 2m were pulled for a separate vote.

MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Nichols, the City Council voted four (4) for and none (0) opposed, to approve the Consent Agenda, less items 2d and 2m. The motion carried unanimously.

(2d)MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Schultz, the City Council voted three (3) for and one (1) opposed, with Councilmember Fields voting against, to approve construction contract 13-267 in the amount of \$3,929,599.12 to Dudley Construction Ltd for the construction of synthetic turf athletic fields at Veterans Park. The motion carried.

(2m)MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Nichols, the City Council voted three (3) for and one (1) opposed, with Councilmember Fields voting against, to adopt Resolution 08-08-13-2m for the proposed Community Development FY 2014 (PY 2013) Action Plan and Budget. The motion carried.

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion approving Ordinance 2013-3511, vacating and abandoning a 5,077-square foot public utility easement and a 624-square foot public utility easement on Lots 5R-1 and 7, Block 1 of the Graham Corner Plaza Subdivision according to the plat recorded in Volume 9326, Page 216 of the Deed Records of Brazos County, Texas.

At approximately 7:12 p.m., Mayor Pro Tem Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:12 p.m.

MOTION: Upon a motion made by Councilmember Fields and a second by Councilmember Schultz, the City Council voted four (4) for and none (0) opposed, to adopt Ordinance 2013-3511, vacating and abandoning a 5,077-square foot public utility easement and a 624-square foot public utility easement on Lots 5R-1 and 7, Block 1 of the Graham Corner Plaza Subdivision according to the plat recorded in Volume 9326, Page 216 of the Deed Records of Brazos County, Texas. The motion carried unanimously.

2. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2013-3512, amending Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by 75.07 acres located in Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, recorded in Volume 6985, Page 42, of the Official Records of Brazos County, Texas, more generally located south of William D. Fitch between Barron Road and Victoria Avenue from R-1 Single-Family Residential and A-O Agricultural Open to PDD Planned Development District.

At approximately 7:19 p.m., Mayor Pro Tem Mooney opened the Public Hearing.

Arthur Langrish, 4201 Colchester Court, presented a letter signed by thirteen residents agreeing with the content of his letter, along with a map, see attached. They are opposed to the re-zoning request as presented. They are requesting a buffer zone if the PDD zoning is granted.

Natalie Ruiz, 511 University Drive, owner's representative, said they wanted to do something a little bit different, but compatible with Castlegate. Residents within 200 feet of the development were notified, and she met with some of those residents. The PDD is identical to Castlegate.

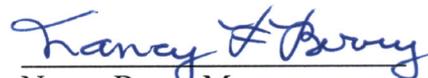
Brent Garner, 4203 Colchester Court, asked if the homes would be like the student housing owned by the developer further up the road, or would they be single-family homes.

There being no further comments, the Public Hearing was closed at 7:41p.m.

MOTION: Upon a motion made by Councilmember Fields and a second by Councilmember Schultz, the City Council voted four (4) for and none (0) opposed, to adopt Ordinance 2013-3512, amending Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by 75.07 acres located in Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, recorded in Volume 6985, Page 42, of the Official Records of Brazos County, Texas, more generally located south of William D. Fitch between Barron Road and Victoria Avenue from R-1 Single-Family Residential and A-O Agricultural Open to PDD Planned Development District, as presented. The motion carried unanimously.

3. Adjournment.

MOTION: There being no further business, Mayor Pro Tem Mooney adjourned the Regular Meeting of the City Council at 8:04 p.m. on Thursday, August 8, 2013.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary

Sherry Mashburn

From: Nancy Berry
Sent: Monday, August 05, 2013 1:48 PM
To: Sherry Mashburn
Subject: Excused absence from council meeting

I need to be excused from the council meeting on Aug 8, 2013 as I am in CA on vacation. I will sign the form on my return, if that is acceptable.

Nancy Berry
Mayor of College Station
Sent from my iPhone

CITY OF COLLEGE STATION

Absence Request Form
For Elected and Appointed Officers

Name :

Board or Committee: City Council

I will NOT be in attendance at:

for the reason(s) specified:

Signature of officer

Date

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to meeting date.

CITY OF COLLEGE STATION

Absence Request Form
For Elected and Appointed Officers

Name :

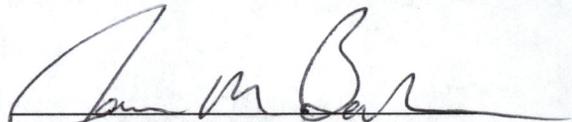
Board or Committee: City Council

I will NOT be in attendance at:

August 8th, 2013 City Council Meeting

for the reason(s) specified:

family vacation


Signature of officer

6-21-13
Date

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to meeting date.

Sherry Mashburn

From: Blanche Brick
Sent: Tuesday, August 06, 2013 10:38 AM
To: Sherry Mashburn
Subject: Re: August 8 Council meeting

I would request to be excused from Council on August 8 I will be out of town on vacation.

Thank you

Blanche Brick

Sent from my iPhone

On Aug 6, 2013, at 10:20 AM, "Sherry Mashburn" <smashburn@cstx.gov> wrote:

I noted on the calendar that you will be out on August 8 and not at the Council meeting. I cannot find a completed Absence Request from you, although I thought you had already done so. If possible, could you please either complete and email back the attached form, or simply shoot me an email requesting an excused absence?

Thank you.

<image001.png>

Sherry Mashburn, TRMC, MMC
City Secretary
City of College Station
P.O. Box 9960
College Station, Texas 77842
979-764-3519 office
979-764-6377 fax

<Absence Request Form.doc>

CITY OF COLLEGE STATION

Absence Request Form
For Elected and Appointed Officers

Name :

Board or Committee: City Council

I will NOT be in attendance at:

for the reason(s) specified:

Signature of officer

Date

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to meeting date.



CITY OF COLLEGE STATION
Home of Texas A&M University

College Station City Council Regular Agenda
Sign In Sheet
Thursday, August 8, 2013 at 7:00 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor Pro Tem
Karl Mooney
Interim City Manager
Kathy Merrill

Council Members
Blanche Brick
Jess Fields
John Nichols
Julie Schultz
James Benham

	Name	Address	Email or Phone No.
1.	STEVE ALDRICH	707 HONIPYSUCKER LN.	
2.	J. Beckmann	9301 Amberwood Ct	
3.	ART LANGRISH	4201 Colchester Ct	ARTLATHOME@YAHOO.COM
4.	GLORIA LANGRISH	" "	
5.	Brent Garner	4203 Colchester Ct	
6.			
7.			
8.			
9.			
10.			
11.			
12.			
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14.			
15.			

*****Note this not a Hear Visitors form*** To speak on a particular item please file out the Citizen Speakers Form next to sign in sheet.**



College Station City Council Workshop Agenda
Sign In Sheet
Thursday, August 8, 2013 at 4:30 p.m.
City Hall Council Chamber

Mayor
 Nancy Berry
Mayor Pro Tem
 Karl Mooney
Interim City Manager
 Kathy Merrill

Council Members
 Blanche Brick
 Jess Fields
 John Nichols
 Julie Schultz
 James Benham

	Name	Address	Email or Phone No.
1.	STEVE AARICH	707 Honey suckin Ln	
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

*****Note this not a Hear Visitors form*** To speak on a particular item please file out the Citizen
 Speakers Form next to sign in sheet.**



CITY OF COLLEGE STATION
Home of Texas A&M University*

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 08 / 08 / 13
MM / DD / YY

**** Please PRINT all information ****

Name: ARTHUR LANGRISH Phone: 979 820 4031
Address: 4201 COLCHESTER CT, COLLEGE STATION, TX 77845
Email: ARTLATHOME@YAHOO.COM Comments: WRITTEN ORAL
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 2

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

OPPOSED TO RE-DISTRICTING / ZONING AS NOW
PROPOSED.

WILL PROVIDE ONE PAGE ATTACHMENT

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

FOR ORAL COMMENTS:

1. YOU MUST SIGN UP PRIOR TO THE SCHEDULED MEETING
(At the City Secretary's Office during regular business hours, or from 5:00 p.m. to 6:45 p.m. the day of the meeting.)
2. YOU WILL HAVE ONE OPPORTUNITY TO SPEAK; AND
3. YOU MUST OBSERVE THE 3-MINUTE TIME LIMIT. *(Time cannot be transferred to another speaker.)*

Inquiries from speakers about matters not listed on the agenda will either be directed to the Staff or placed on a future agenda for Council consideration. **See reverse side for additional rules.**

MAIL, FAX OR EMAIL COMPLETED FORM TO:

City of College Station
City Secretary's Office – City Hall
1101 Texas Avenue, College Station, Texas 77840
Fax: 979-764-6377
Email: smashburn@cstx.gov

OFFICE USE ONLY:
(# in which received)

1

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GArt and Gloria Langrish
4201 Colchester Ct
College Station, TX 77845

8/4/2013

City of College Station Planning and Zoning Department

Subject: PDD Rezoning Request for 75.07 acre tract of land in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, recorded in Volume 6985, Page 42, of the Official records of Brazos County, Texas.

I have had the opportunity to share some details relative to this this proposal with neighbors living along the Castlegate and proposed Bridgewood Subdivision property line, and also with the Castlegate Homeowners Association Management Group.

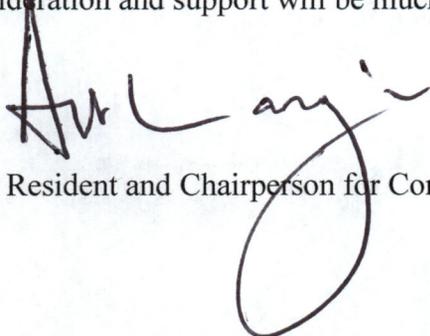
- The City's 2012 Comprehensive Plan clearly identifies the intended rezoning target to be within a Restricted Suburban area.
- The requested change from a Single Family Residential (R-1) to a Planned Development District (PDD) appears to be a mechanism to introduce both commercial development and townhouses into this area.
- As currently proposed, the Bridgewood Subdivision segment would crowd the property line with the Castlegate Subdivision and eliminate the mature wooded area, which adds much to the privacy and enjoyment of Castlegate residents.

If the City does grant PDD zoning, we request the following conditions to protect the quality of life and property values of Castlegate residents. In accordance with PDD definition point 3 "to preserve trees and natural topography...." and in accordance with PDD definition point 6 "to be in harmony with surrounding development....", we request.

- Retention of an 80 feet wide band of trees as a buffer zone along the property line with Castlegate
- A minimum set-back for the houses of 100 feet from the property line between the Bridgewood and Castlegate Subdivisions.
- Restriction of the lots on the 6 cul-de-sacs close to the boundary line with Castlegate and on the East/Southeast side of the un-named connector road, to single story construction.

Should the 75.07 acre tract be developed as an R-1 compliant property, we request the same conditions as those mentioned in the 3 points above.

Your consideration and support will be much appreciated.



Castlegate Resident and Chairperson for Community Clean-up and Signage.

As a Castlegate Resident, I support the requests on the reverse to reduce the impact of the proposed Bridgewood Subdivision on our community.

Name	Address	Signature
Shalade Gauer	4203 Colchester Ct.	Shalade Gauer
Tony and Emerald A. Beke	4205 Colchester Ct	Tony Beke
Martin Pieronek	4209 Colchester Ct.	Martin Pieronek
MICHAEL WELWOOD	4211 COLCHESTER CT.	Michael Welwood
INDIRA KURIACHAN	4215 Colchester Court	Indira Kuriachan
Melida Rivera	4204 Colchester Ct.	Melida Rivera
SAMUEL MARNEAU	" " "	Samuel Marneau
GLORIA M. LANGRISH	4201 COLCHESTER CT.	Gloria M. Langrish
Brent Garner	4203 Colchester Ct	Brent Garner
Lernand Portillo	4213 Colchester Ct	Lernand Portillo
Teffry Caruth	4207 Colchester Ct	Teffry Caruth
Imad Holland	4219 Colchester	Imad Holland
Khurram Ali	4200 Colchester Ct.	Khurram Ali

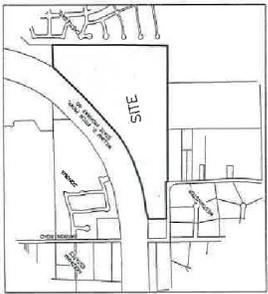
Castlegate Resident and member of the Community Clean-up and Signage

CONCEPT PLAN

BRIDGEWOOD AND BARRON CROSSING SUBDIVISIONS

75.07 AC.
Robert S. Gray, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
Submitted: April 3, 2013
Resubmitted: July 8, 2013

Client: Robert S. Gray, A-54
650 S. 28th Highway, Suite 7105
College Station, Texas 77805
(979) 433-0239
Form Reg. No. 1-409



VICINITY MAP

GENERAL NOTES:

- The base zoning districts and land uses for this property are as follows:
 Bridgewood Subdivision:
 Base Zoning District: R-1 Single Family Residential
 Base Regulations: 10-10
 Area: ± 3.8 Acres
 Open Space: ± 0.8 Acres
 Cluster Development, Criteria:
 • Open Space - Minimum of 8 Acres
 • Average Lot Size - 6,000 Square Feet
 • Minimum Lot Size - 6,000 Square Feet

The gross density shall not exceed 4 dwelling units per acre.

- Barren Crossing:
 Base Zoning District: SC Suburban Commercial
 Base Regulations: 10-10
 Area: ± 5 Acres
 Use Regulations:
 R-3 Townhouse
 Area: ± 9 Acres

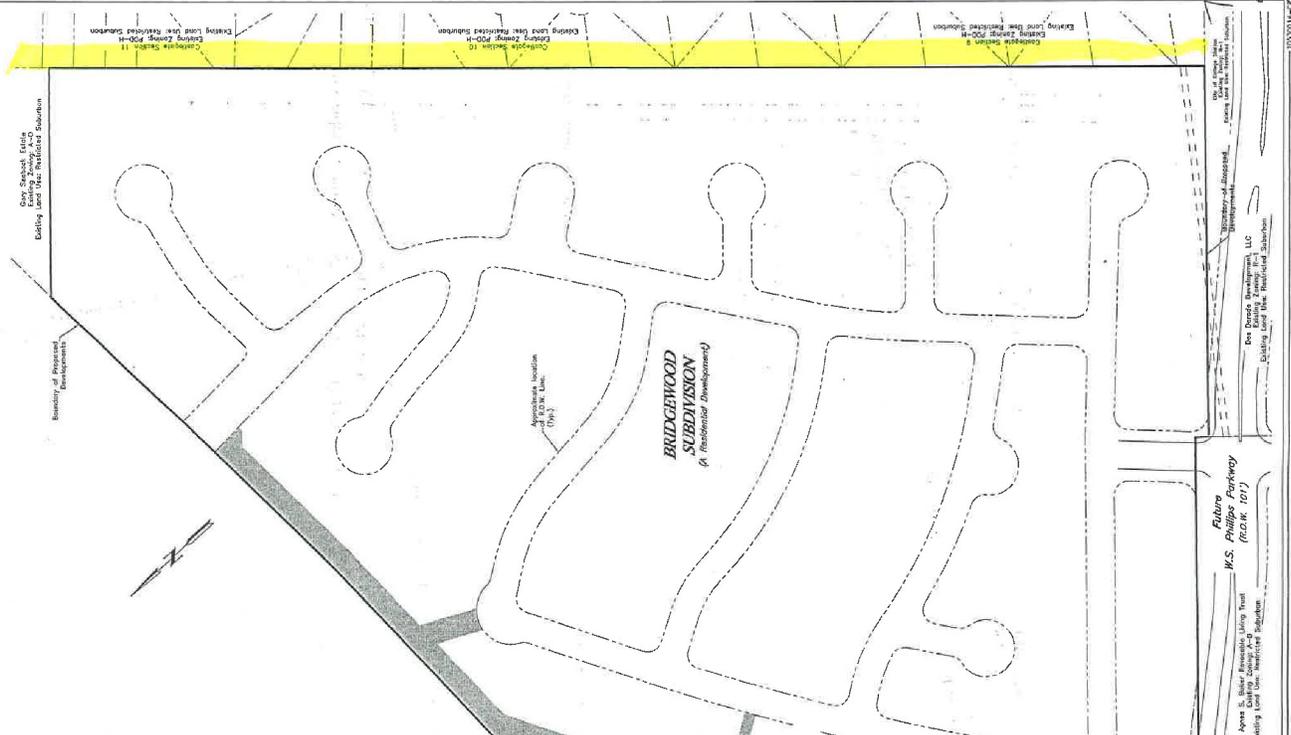
The range of building heights and sizes are as follows:
 Bridgewood Subdivision:
 Barren Crossing:
 Building Height Regulations: SC Suburban Commercial
 The proposed Building Stories Footprint for the Barren Crossing building plot is approximately 45,000 SF.

Building Height Regulations: R-3 Townhouse

- The stormwater drainage from this site will be collected internally between the buildings and discharged to the stormwater system in accordance with the B/CSE Unified Stormwater Design Guidelines.
- The following miscellaneous modification is granted for the residential portion of the PDD only:
 Modifications:
 • LDD Section 9.3.6 - Minimum block length requirement of 1,200' in Restricted Subdivision areas does not apply.

GENERAL REGULATIONS:

- Subdivision and Barren Crossing will be addressed at the same time in accordance with the following:
 Bridgewood Subdivision:
 A maximum of 30 lots will be constructed with the street connection to State Highway 40.
- According to Flood Insurance Rate Maps for Brazos County, Texas and the National Flood Hazard Risk Profile for the State of Texas, the property is not located in a 100-year flood hazard area.
- Open and recreational areas will be primarily owned and maintained.



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1000011-1



CITY OF COLLEGE STATION
Home of Texas A&M University®

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: _____

8/8/13
MM / DD / YY

** Please PRINT all information **

Name: NATASHA RUIZ Phone: 229-6797

Address: 511 UNIVERSITY DRIVE

Email: NATASHA@ITSGROUP-US Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 2

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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Email: smashburn@cstx.gov

OFFICE USE ONLY:
(# in which received)



CITY OF COLLEGE STATION
Home of Texas A&M University*

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: _____
MM / DD / YY

**** Please PRINT all information ****

Name: Brent Garner Phone: 979-220-3543

Address: 4203 Colchester Ct. College Station Tx 77845

Email: brent@bescullgarner.com Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # _____

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