

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
SEPTEMBER 26, 2013

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

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

**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 Berry at 7:00 p.m. on Thursday, September 26, 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.**

Harrison Kuhn, Boy Scout Troop 102, led the assembly in the Pledge.

**Citizen Comments**

There were no comments.

**CONSENT AGENDA**

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

- September 12, 2013 Workshop
- September 12, 2013 Regular Council Meeting

**2b. Presentation, possible action, and discussion regarding the approval of Election Judges for the November 5, 2013 General Election. *Presentación, posible acción y diálogo con respecto a la aprobación de Jueces para las Elecciones Generales del 5 de noviembre de, 2013.***

**2c. Presentation, possible action, and discussion to approve extending the closing date for the sale of the First Street Property to Asset Plus Realty Corporation.**

**2d. Presentation, possible action and discussion regarding ratification of contract award #13-361 and #13-407 to N-Line Traffic Maintenance for the installation of traffic pavement markings.**

**2e. Presentation, possible action, and discussion regarding Resolution 09-26-13-2e setting a public hearing to update the 92-01 Graham Road Sewer Line, 07-01 Spring Creek Sewer Line, 97-02B Alum Creek Sewer Line, 99-01 Harley Water Line, and 03-02 Steeplechase Sewer Line Impact Fees.**

**2f. Presentation, possible action, and discussion on Semi-Annual Report for Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02.**

**2g. Presentation, possible action and discussion regarding an animal sheltering services agreement.**

**2h. Presentation, possible action and discussion regarding Ordinance 2013-3526, amending Chapter 2 – Animal Control of the City of College Station Ordinances.**

**2i. Presentation, possible action and discussion regarding a Law Enforcement Assistance-Inter-local Agreement.**

**2j. Presentation, possible action, and discussion on Resolution 09-26-13-2j, Advance Funding Agreement (AFA) with The Northpoint Crossing (Plaza) developer on the reconstruction of the traffic signal at University Dr. and Texas Ave. Contract associated 13-412.**

**2k. Presentation, possible action, and discussion regarding the first renewal of service Contract 12-302 for annual janitorial services for the Northgate District and the Chimney Hill center with Shelby Building Maintenance & Janitorial, Inc. DBA Professional Floor Service & Janitorial in an amount not to exceed \$59,627.**

**2l. Presentation, possible action, and discussion regarding Ordinance 2013-3527, amending Chapter 10, Section 4 of the College Station Code of Ordinances, specifically a change to the lost ticket fee for the Northgate parking garage.**

**2m. Presentation, possible action and discussion to authorize expenditure of funds for FY'14, items exempt from competitive bidding as described more fully in Texas Local Government Code, Chapter 252.022; and other expenditures for interlocal contracts or fees mandated by state law that are greater than \$50,000.**

**2n. Presentation, possible action and discussion regarding renewal of the services contract 12-300, for outsourcing of the Printing and Mailing of Utility Bills, final notices and inserts for an estimated annual expenditure of \$230,000 to Xpedient Mail.**

**2o. Presentation, possible action, and discussion regarding the renewal of an annual price agreement with Ergon Asphalt Emulsion, Inc. for the purchase of Emulsified Asphalt Products in the amount of \$428,697.14.**

**2p. Presentation, possible action, and discussion on consideration of Ordinance 2013-3528, amending Chapter 10, Section 2F, of the College Station Code of Ordinances regarding the Traffic Control Device Inventory, Schedule V (School Zones).**

**2q. Presentation, possible action, and discussion on consideration of Ordinance 2013-3529, amending Chapter 10, Section 3, of the College Station Code of Ordinances regarding the speed limits on FM 2818.**

Items 2e, 2f, and 2k were pulled for a separate vote.

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

**(2e)MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Benham, the City Council voted six (6) for and one (1) opposed, with Councilmember Fields voting against, to adopt Resolution 09-26-13-2e setting a public hearing to update the 92-01 Graham Road Sewer Line, 07-01 Spring Creek Sewer Line, 97-02B Alum Creek Sewer Line, 99-01 Harley Water Line, and 03-02 Steeplechase Sewer Line Impact Fees. The motion carried.

**(2f)MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Mooney, the City Council voted six (6) for and one (1) opposed, with Councilmember Fields voting against, to approve the Semi-Annual Report for Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. The motion carried.

**(2k)MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted six (6) for and none (0) opposed, with Councilmember Fields abstaining, to approve the first renewal of service Contract 12-302 for annual janitorial services for the Northgate District and the Chimney Hill center with Shelby Building Maintenance & Janitorial, Inc. DBA Professional Floor Service & Janitorial in an amount not to exceed \$59,627. The motion carried.

## **REGULAR AGENDA**

**1. Presentation, possible action, and discussion regarding the appointment to the Board of Directors for the Brazos Central Appraisal District.**

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Fields, the City Council voted seven (7) for and none (0) opposed, to appoint Ron Kaiser to the Brazos Central Appraisal District Board of Directors. The motion carried unanimously.

**2. Presentation, possible action, and discussion regarding an appointment to the BVSWMA, Inc. Board of Directors.**

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted seven (7) for and none (0) opposed, to re-appoint Mayor Nancy Berry to the BVSWMA, Inc. Board of Directors. The motion carried unanimously.

**3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2013-3530, 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 rezoning 1.35 acres in Oak Terrace Addition, Lots 11-16, Block 12, 1.46 acres in Tauber Subdivision, Lots 1-5 & 16-20 and associated BPP, Block 4, and 1.02 acres in Ramparts Subdivision, Part of Tracts C & D, recorded in Volume 10683, Page 240 of the Official Records of Brazos County, Texas and Nagle Street right-of-way between these properties, generally located at 601 Cross Street, 700 Cross Street, and 402 Nagle Street from NG-3 Residential Northgate to NG-2 Transitional Northgate.**

Theresa Rogers, Staff Planner, provided a brief presentation on the St. Mary's Catholic Church re-zoning from NG-3 Residential Northgate to NG-2 Transitional Northgate to develop a parking garage and associated uses for St. Mary's Catholic Church.

The Planning and Zoning Commission, and Staff, recommended approval of the rezoning request.

At approximately 7:17 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:17 p.m.

**MOTION:** Upon a motion made by Councilmember Fields and a second by Councilmember Benham, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2013-3530, 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 rezoning 1.35 acres in Oak Terrace Addition, Lots 11-16, Block 12, 1.46 acres in Tauber Subdivision, Lots 1-5 & 16-20 and associated BPP, Block 4, and 1.02 acres in Ramparts Subdivision, Part of Tracts C & D, recorded in Volume 10683, Page 240 of the Official Records of Brazos County, Texas and Nagle Street right-of-way between these properties, generally located at 601 Cross Street, 700 Cross Street, and 402 Nagle Street from NG-3 Residential Northgate to NG-2 Transitional Northgate. The motion carried unanimously.

**4. Public Hearing, presentation, possible action, and discussion on Ordinance 2013-3531, amending the College Station Comprehensive Plan by adopting the South Knoll Area Neighborhood Plan for the area generally located within the boundaries of Texas Avenue, Holleman Drive, Welsh Avenue, Southwest Parkway, Wellborn Road, and Harvey Mitchell Parkway.**

Jennifer Prochazka, Senior Staff Planner, provided a brief presentation of the South Knoll Area Neighborhood Plan. Public input was provided through a written questionnaire, a Neighborhood Resource Team, and a series of public meetings. Several goals were established for neighborhood integrity and community character, mobility, and public facilities and services. Topics of interest included:

- Option for overlay to further limit number of unrelated
- Additional Rental Registration information
- Parking removal from 2:00a.m. – 6:00a.m.
- Option for one side of street removal
- Glade Street bike lane/route with parking removal

The Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the mobility components of the Plan. Planning and Zoning recommended approval of the Plan (5-0) with the amendment that parking could only be removed from streets during the hours of 2:00 a.m. through 6:00 a.m. by neighborhood petition and City Council approval.

Councilmember Nichols stated he owns property (his primary residence) in the area being considered. After research of the rules, he has determined he does not have a conflict of interest and plans to stay involved in the discussion.

Councilmember Schultz stated she also owns property in the area, and does not believe she has a conflict, but she will ask for a separate vote on Glade Street and will abstain from the vote.

At approximately 8:15 p.m., Mayor Berry opened the Public Hearing.

Linda Bendiksen, 1503 Gunsmith, spoke in favor of the plan, especially as it relates to neighborhood integrity and character.

Kamal Ahmad Rahman, 2905 Oakbrook Court, spoke on behalf of Sultan Mahmood, who plans a multi-family development.

Jennifer McCaskill, 1301 Foster Avenue, provided written comments, attached.

Don Simpson, 1812 Langford, is a real estate investor, and spoke against the plan as it relates to reducing the number of tenants.

Tina Evans, 1208 Orr Street, spoke in favor of the plan. The issues have been thoroughly vetted by staff and citizens.

Jim Sharp, 1204 Holleman Drive, provided written comments, attached.

Patsy Deere, 1500 Frost, spoke against the parking restrictions as they are proposed in the plan. They directly conflict with the parking ordinance recently adopted by the City.

Kevin Smith, 1511 Texas Avenue, spoke against the plan. This will legally discriminate against the non-owner occupied buyer.

Sherry Ellison, 2705 Brookway Drive, spoke in support of the plan. The plan will keep the neighborhood a desirable place to live and raise a family.

S. Simpson, 1812 Langford, provided written comments, attached.

Steve Strong, 2503 Whispering Oaks Circle, provided written comments, attached, and spoke against the plan.

Oscar Parulia, 6041 Blue Ridge Drive, spoke against the plan as it relates to the rental registration.

Robert McGeachin, 1208 Glade Street, spoke in favor of the plan as it relates to protecting the integrity and character of the neighborhood. The process was open to all property owners/residents. The plan is mostly compromises after much discussion.

Michael Painter, 1209 Lancelot Circle, spoke in favor of the plan since it provides a foundation for the vision of neighborhood character. He is opposed to seeing single family areas converted to commercial high-density zones.

James Yelich, 1223 Boswell Street, said he sees valid points on both sides of the discussion. However, it does seem the issues of character arise from either bad tenants or poor property owner maintenance. If we continue with the status quo, the area will continue to degrade.

Robert Averyt, 14695 Highway 30, said he was an active member of the Area 5 resource team. He feels the planning process was broken because there was not fair representation. There are sixty proposals in the plan. Most items will be passed without any discussion or thought. He asked that action on this item be postponed.

Lisa Halperin, 1811 Shadowwood Drive, spoke in favor of the plan. The city must enforce its ordinances. The street belongs to the City and is not an extension of residents' driveways. Ignoring the problem will not make it go away. Residents feel these issues are being ignored.

Clayton Powell, 1211 S. Ridgefield, stated he participated in the meetings, and everyone was included. It was a volunteer situation. When he moved into his home, zoned residential, he had an expectation that he would not be living next door to a frat house. Why are we allowing a transient population to dictate the character of the neighborhood?

Charles Barr, 1508 Caudill, reported that families are fleeing the South Knoll neighborhood. How do we recruit families and professionals to the area as they look for a place to live? He spoke of the "big city" commute that people are trying to get away from.

David Woodcock, 1511 Wolf Run, spoke in favor of the plan. He talked of the impact of cars parked on the street, the impact of the trash generated by four tenants, and how those affect the quality of life in the neighborhood.

Marguerite Anthony, 1211 Orr, told a story about parking that went crazy. Tenants on Holleman come though her back lot and parked on her street. One group began to leave things under her

tires, such as bricks, beer cans, and tacks. She put up a fence to block the lot. As a result, a deer head was left on the front porch.

Lee Fedora, 900 Emerald Dove Avenue, said he owns homes in the South Knoll area. Being able to live with friends in a house was an invaluable experience. It is not fair to restrict the kids in relation with whom they can live. We need to get them ready for the real world and how to be good citizens.

Helen Cluck, 9411 Scarborough Drive, spoke in favor of the plan. The cul de sac was single family when her family moved there. After 38 years, she decided to leave the area and became a landlord. Her tenants eventually bought in Bryan because they wanted a single family neighborhood. It is more an issue of parking and upkeep.

Rodney Boehm, 1911 Langford Street, spoke in favor of the plan. He was part of the neighborhood team and the process. It was a very inclusive process with community input. The plan is not anti-tenant, anti-landlord, anti-investor, or anti-student.

Gene Hawkins, 1805 Lawyer Place, spoke in favor of the plan and asked the Council to adopt the plan as it was presented in its entirety. Many of the long-term residents have been there longer than the short-term residents have been alive.

Kathe Hawkins, 1805 Lawyer Place, spoke in favor of the plan. She hears a group that wants rules and a group that doesn't want rules. All they are asking is for are rules so they can have their neighborhood back.

CC Mathewson, 1307 Glade, said he is hopeful that if parking is on only one side of Glade, with a bicycle route, that speed bumps and speed limit signs, etc. will be provided. He asked they look at safety on Glade Street when the plan is implemented.

Hugh Lindsay, 412 Tarrow, sees the problem as enforcement, or the lack thereof. He picks up between 80-160 gallons of cans every year from this neighborhood. He has noted the number of vehicles at houses, parking in bike lanes, and other violations.

Pamela Brummett, 1804 Lawyer Place, said her family has lived here for over 80 years. 20 - 25 years ago it was stricter, and students went to Bryan. Bryan has gotten smart, and now the students are moving back to College Station. The things she sees happening in South Knoll are just sad. People are moving out, and we are creating an inner city. This is affecting families and schools. That's what this community was built on. She is also concerned with safety.

L.Garry Adams, 1803 Lawyer Place, provided written comments, attached. He spoke in favor of the plan that was developed by a lot of hard work and extensive input from many residents. South Knoll residents have invested heavily in their homes.

Gary Ives, 3943 Blue Jay Court, provided written comments, attached. He spoke in favor of the plan.

Jonathan Coopersmith, 1811 Shadowwood Drive, spoke in support of the neighborhood plan and urged Council to adopt it, particularly the bike route portion.

Colin Slattery, 1400 Sunny Court, said he was here to represent the students that live in South Knoll. He has a rigorous schedule as a student athlete, and he enjoys living in a house in a neighborhood with friends that he considers family. He feels he is being driven out of a neighborhood that he loves. He is speaking for all students who want to live as he does.

Micah Dettmer, 1500 Oakdale Circle, Apt. C, apologized for the actions of some students. He feels enforcement is more effective than "weeding out" students from the neighborhood.

Dudley Smith, 1810 Shadowwood, said he takes a lot of pleasure from buying a house, fixing it up, and making it attractive to renters. The key for him has been communication. Accessibility for emergency vehicles is very, very important.

Justine Ealy, 1706 North Bardell, was called but did not speak.

Phil Banks, 1206 Winding Road, said it takes all kinds of people to make a community. He urged the Council to adopt the plan.

Rachel Bramson, MD, 1014 Madera, provided written comments, attached.

Donald Deere, 1500 Frost Drive, stated he owns eight rental properties in South Knoll. One of the plan proposals limits the number of unrelated tenants to two, but permits a family, regardless of size, to live in the same house. He noted that the appraisal district shows an increase in property values over the last couple of years.

Will Pittman, 1401 Skrnavek, apologized that more students did not participate when they had the opportunity. The apartments have not arrived yet, so the students are going to the neighborhoods. There is a campus campaign to educate students to be better neighbors and to be considerate of their neighbors. It is time to change poor student behavior. Better community relationships are not legislated, they are made.

Joe Dixon, 1807 Lawyer Place, spoke in favor of the plan. Within the neighborhood, they have privacy for families to grow, safety for children, and respect for everyone.

Cheryl Wenck, 8703 Chippendale, said they moved to College Station because of the excellent school in South Knoll. In seven short years, the school has become the worse school in the state. She urged the Council to save the school and the neighborhood.

Barbara McCannon, 1506 Caudill, told of raising her family in South Knoll. People may say it is not important to have family neighborhoods, but there is no community like there used to be. We need that. She encouraged Council to go with the plan full force.

Ralph Wurbs, 1804 Lawyer, spoke in favor of the plan. It is important to save neighborhoods, and it is not too late for South Knoll.

Marilyn Yeager, 1807 Hondo, said the street has real safety issues. Transportation is not a small issue.

Sherron McKenzie, 1801 Bee Creek, said College Station is a great place to live and appreciates the opportunity to participate in the process. She is not against Aggies or renters, but there is a problem with South Knoll. She noted houses are not being rented, the rooms are being rented. They are boarding houses.

There being no further comments, the Public Hearing was closed at 10:09 p.m.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Brick, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2013-3531, amending the College Station Comprehensive Plan by adopting the South Knoll Area Neighborhood Plan for the area generally located within the boundaries of Texas Avenue, Holleman Drive, Welsh Avenue, Southwest Parkway, Wellborn Road, and Harvey Mitchell Parkway, and to include the Planning and Zoning recommendation to amend the Plan that parking may be removed from streets from 2:00 a.m. to 6:00 a.m. by petition and Council approval only, as amended below, and to vote on the Glade Street parking elimination separately. The motion carried unanimously.

**MOTION TO AMEND #1:** Upon a motion made by Councilmember Fields and a second by Councilmember Benham, the City Council voted five (5) for and two (2) opposed, with Councilmembers Brick and Nichols voting against, to remove from the plan NICC 1.3 and 1.4 restricting the number of tenants to two unrelated persons. The motion carried.

**MOTION TO AMEND #2:** Upon a motion made by Councilmember Schultz and a second by Councilmember Fields, the City Council voted six (6) for and one (1) opposed, with Councilmember Brick voting against, to remove NICC 2.1 that parking may be removed from streets from 2:00 a.m. to 6:00 a.m., including the Planning and Zoning recommendation that it may be removed by petition. The motion carried.

**MOTION TO AMEND #3:** Upon a motion made by Councilmember Schultz and a second by Councilmember Fields, the City Council voted two (2) for and five (5) opposed, with Mayor Berry and Councilmembers Brick, Mooney, Nichols and Benham voting against, to remove NICC 2.2 that parking may be removed for reasons of character with 50.1% approval of the neighbors. The motion failed.

**MOTION TO AMEND #4:** Upon a motion made by Councilmember Benham and a second by Councilmember Fields, the City Council voted seven (7) for and none (0) opposed, to amend NICC 2.2 by requiring a supermajority. The motion carried unanimously.

**MOTION:** Upon a motion made by Councilmember Fields and a second by Councilmember Brick, the City Council voted six (6) for and none (0) opposed, with Councilmember Schultz abstaining, to amend the plan by providing a bike route and allowing parking on one side of Glade Street between the hours of 7:00 a.m. and 6:00 p.m. The motion carried unanimously.

**5. Adjournment.**

**MOTION:** There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 12:45 a.m. on Friday, September 27, 2013.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary



CITY OF COLLEGE STATION  
Home of Texas A&M University

College Station City Council Regular Agenda  
Sign In Sheet  
Thursday, September 26, 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.	Sherry Elias	2705 Brookway Dr.	ellison@txcyber.com
2.	Jerry Adams	1803 Lawrence Pl. C.S.	g
3.	Stanley Adams	1803 Lawrence Pl. C.S.	
4.	Barbara McLannan	1506 Caudill	bsmes@yahoo.com
5.	MICHAEL D. STAFFORD	614 WESHAWA	
6.	Rev. David Konderla	603 Church Ave.	dkonderla@aggiecatho.org
7.	Jack Buckley	4112 KNIGHTS BRICK Bldg	575-751-5231
8.	Shanna Yates	2100 Langford	s-yates@tamu.edu
9.	Samela Brummett	1804 Lawrence Place	
10.	Chris & Janet Mathewson	1307 Glade St	mathewson@geo.tamu.edu
11.	Gordon Evans	2111 Langford St	pflashgordon@verizon.net
12.	Chengon shaw	1600 Welsh Ave.	Chengonshaw@gmail.com
13.	Darcy Lepert	13220 valley circle	
14.	Kayla Tollingsworth	2009 Pueblo Ct N	
15.	Mitch Scarnardo	2084 Ravenstone loop	

**\*\*\*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

College Station City Council Regular Agenda  
Sign In Sheet  
Thursday, September 26, 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.	Gay Don	3943 Blue Jay	
2.	Stefan Acosta	707 Hoversum Ln. S. 78241	
3.	Lisa Halperin	1811 Shadowwood Dr 77840	
4.	Edward C Powell	1211 S. RIDGEFIELD	
5.	Lee A. Fedorc	900 E. Dove Ave CS	
6.	ROBERT AVERY	14695 Hwy 30 C.S. TX	RAVERY@YAHOO.COM
7.	Elizabeth Yancey	1411 Caudill CSTX	
8.	Charles Boon	1508 Caudill CSTX	clbaroverizen.net
9.	David G. Woodcock	1511 Wolf Run, CS, TX	d-woodcock@tamu.edu
10.	Tina Evans	1208 Orr St., CS, TX	
11.	Teda Marcawite Anthony	1211 Orr CS	
12.	Helen R. Cluck	1212 So Ridgefield Cir	
13.	Linda Bowman	1503 <del>Grape</del> Sunsmith	lbendikren@csisd.org
14.	Mary & Dore Eckelton	1107 Grape	d-ekelton@tamu.edu
15.	Mary Lind Bryan	1813 Shadowwood Dr.	MaryL.Bryan@aol.com

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CITY OF COLLEGE STATION  
Home of Texas A&M University

College Station City Council Workshop Agenda  
Sign In Sheet  
Thursday, September 26, 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.	Patsy Deere	1500 Frost, CS 77845	patsydeere@yahoo.com
2.	<i>[Signature]</i>	3943 Blue	
3.	MIKE KANTER	1209 LANCROFT CIRCLE, CS	MKANTE@KOSI.COM
4.	Sene Strong	2503 Whigwaring Oaks Cir Bryan	
5.	OSCAR FANTON	6413 Blue Ridge CS TX 77845	
6.	STEVE ADORICH	707 Houshopper Ln CS 77844	
7.	ROBERT MCGEACHIN	1208 GLADE ST, CS 77870	
8.	Gene Hawkins	1805 Lawyer Pl 77840	
9.	Kathy Brick	3511 Springfield	
10.	Rodney Boehm	1911 Langford St CS 77840	rodney.boehm@gmail.com
11.	James Yelich	1223 Boswell St CS, TX 77840	
12.	Kimberly McLean	1101 Wether St W CS, TX 77840	
13.	J. Beckmann	9301 Amberwood Ct	Property destroyed by CS
14.	Harrison Kuhn	802 COPAL RIDGE, CS TX	
15.	John d Saana Karser	1811 Lawyer Pl	John.Saana@tamued

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**College Station City Council Regular Agenda**  
**Sign In Sheet**  
**Thursday, September 26, 2013 at 7:00 p.m.**  
**City Hall Council Chamber**

<b>Mayor</b>	<b>Council Members</b>
Nancy Berry	Blanche Brick
<b>Mayor Pro Tem</b>	Jess Fields
Karl Mooney	John Nichols
<b>Interim City Manager</b>	Julie Schultz
Kathy Merrill	James Benham

	Name	Address	Email or Phone No.
1.	Buenton Kim	1302 NEAR OAKS DR	814 998 6796
2.	HILTON ROBERTS	1210 LAUCELOT CIR.	hwfordbert@yahoo.com
3.	Ryan Jones	4258 Bentwood Dr.	Ktgr.ryan@gmail.com
4.	Connor Ryan Smith	15210 Post Oak Blvd	connor5mp1144@aol.com
5.	Marco Roque Andrade	1301 Norfolk Ct.	magic12012@gmail.com
6.	<del>Colin Feed Slatery</del>		
7.	Micah Dettmer	1500 Outdale Cir Apt C	micahdettmer@yahoo.com
8.	JOE B DIXON	1807 Lawstar Place	6939500
9.	Noor Shaikh	4207 Carter Creek Bryan 77802	605.2080
10.	Sarah Narvaiz	1201 Harvey Rd APT 914	
11.	Matt Andrews	M. Hillman, TX	<del>Aent</del> killing19k@look.com
12.	Sophia Olivo	1101 Luther St W	sophiaolivo@gmail.com
13.	Justine Galy	1706 S Bardell	justine.galy@gmail.com
14.	Rachel Bramson	1014 Madera	rbramson@swi.org
15.	L. Page	1905 Comal Circle	Flow79200@yahoo.com

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

	Name	Address	Email or Phone No.
1.	Samantha Loya	3618 Graz Dr.	979-204-2016
2.	Kevin Smith	1511 Texas Ave S #211 CS	979-318-2549
3.	John Lingsweiler	3211 S. Long Ct	979-680-0062
4.	Felisa Piscitelli	1413 S. Dexter C.S.	979 693-8688
5.	Phil Branks	1206 Winding Rd C.S.	979-655-1217
6.	Jerry Cooper	602 Bell	686-3963
7.	Cathy Hansen	1202 Orr St, CS	979-777-9687
8.	KATHY LANGLOTT	1202 ORR ST, CS	979-229-6099
9.	Maureen Haggerty	1404 Candell	979-693-8983
10.			
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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.**



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/23/13  
MM/DD/YY

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

Name: Linda Bendiksen Phone: (979) 693-9598

Address: 1503 Gunsmith, College Station, Tx 77840

Email: maestra40@hotmail.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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City Secretary's Office – City Hall  
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Fax: 979-764-6377  
Email: [smashburn@cstx.gov](mailto:smashburn@cstx.gov)

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

# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/23/13  
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Name: Kamal Ahmad Rahman Phone: 979-775-3546  
(Sultan Mahmood / Unisource)

Address: 2905 Oakbrook Court, College Station, Tx 77845

Email: Ahmad@suddenlinkmail.com Comments:  WRITTEN  ORAL

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/26/13  
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Name: Jennifer McCaskill Phone: \_\_\_\_\_

Address: 1301 Foster Ave, College Station, TX

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

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Regarding South Knoll:

Dear City Council Members,

We have only recently moved into the South Knoll neighborhood after living in College Hills for eleven years. This is our first home purchase, and we have three children. The neighborhood attracted us because of the proximity to schools, the large yards, and the lack of cookie-cutter homes. As someone who came here as a college freshman, stayed to raise a family as a renter, and progressed into home ownership, I feel that my family's perspective is fairly encompassing.

As a college renter, most of my friends rented apartments...economical, no yard, etc. However, we appreciated the one or two friends that had a home because it gave us a place to party. I can't say what their homes were like on any given day, but I know that none of us gave any thought to partying until the wee hours. I was considered a studious, non-party girl, I didn't drink...yet even I had that mindset. What the neighbors may have thought never even crossed my mind. I am not saying all students are like this, but I would say it is probably the prevalent mentality. They are pseudo adults that are still maturing. They are concentrating on school, social life, and their futures...the neighbors' lives probably rarely cross their minds. Case in point: My neighbors are college students. They are nice, we have met them. I met them when I had to go out and ask them to please quiet down, it was nearly midnight and the partiers leaving their house were screaming obscenities, laughing, and revving engines. He assured me it wouldn't happen again, was very polite, and it got slightly quieter. However, the next weekend, they were back at it...lying in bed, I laughed a little to hear my neighbor out screaming at his loud departing guests..."Y'all be quiet, I have f'ing neighbors." It didn't actually help, but he tried. So at least my children will be well versed on their four-letter words. Their BBQ tailgating trailer sat in the yard (not his driveway) from before the start of school until the Alabama game. So did the empty beer cans. To his credit, they are some of the better student neighbors, the empties do get picked up when they mow the little strip of grass creeping from our yard into his. They even take the trash can in off the street on the fourth or fifth day after trash pickup. On any given day, there are four or five vehicles parked in the street, and of course none in the driveway...no one wants to get blocked in. They are good kids, but like most college students, they are not used to being responsible caretakers for a home. After living in College Hills, after being a student myself, I can tell you that this is fairly typical behavior. They aren't bad kids, but they have no idea how to be responsible neighbors.

As a renter with a family, I gained a new perspective. I grew up as the daughter of someone who owned rental property...if something broke, we repaired it. We kept our houses in good condition and we made sure our tenants did as well. It may have been the particular landlords we had in this town, but it is different in College Station...perhaps it is the high property turnover rate. Our rental houses flooded, we received concern and sometimes an oscillating fan to dry a carpet, but no real mediation. Our doors never locked securely, windows never opened, carpet always had to be cleaned (by us) on move in. We had mold actively growing in several of our houses (a/c vents, insulated windows, etc.). We waited more than a week in August, with an infant and /or small child for a broken a/c to be repaired...every year for six years. We were responsible tenants, we learned to do repairs on our own...we dug ditches, replaced drywall, fences, light fixtures, electrical wiring, ceiling fans, painted, cut down dangerous dead trees, etc...because many of the landlords didn't care what was happening on their property as long as they could rent it out again later. This lack of care translates into property devaluation, neighborhood devaluation, and the slide of a neighborhood into disrepair until the houses are torn down and larger rental units built in their place. It becomes an area where only students will live, which is a shame in regards to South Knoll...with the proximity to the schools, parks, and central placement, South Knoll is a perfect area to raise a family.

This brings me to owning a house. We bought because we love the neighborhood. My youngest can walk to elementary school. With some care, my high schooler can bike to Consol. However, there is no way in the world I can let my very small intermediate student bike to school. Yes, there is a sidewalk that runs on one side of Glade all the way to the school. We tried it...there are curbs at nearly every driveway, and she isn't very good at jumping curbs (you can't ride up them, they have to be jumped or she had to dismount at every driveway). So she rode in the street. She was weaving in and out of parked cars and nearly got hit by the very fast traffic on the south side of Glade. With cars parked on both sides of the road, speeding traffic going both ways, there is not enough room to safely ride her bike on the street and the sidewalks are not flat enough to ride on...I drive her to school every day, but even that is a juggle...I am watching for the other bike riders, swerving around parked cars (because it really is too narrow for a big truck to pass another big truck when vehicles are parked on both sides of the road...especially if they are also trucks, then add bikers into the mix), and getting tailgated for going the actual speed limit. I wish the school district would offer a bus...it is just too dangerous for her to ride.

This is my experience. As far as suggestions, this is what I offer...enforce the code restrictions already on the books. Passing new zoning laws seems almost pointless when the old ones are rarely actually enforced. Place a real monetary punishment in place for a repeat code violation...and enforce it. After a couple of fines, I guarantee that people will start respecting the codes and it's a win-win...the neighborhoods look better and College Station has money it can use to pay the officers or for further improvements including...revamping the sidewalk that runs along Glade. Make it smoother, possibly a little wider, and eliminate the bumps caused by curbs (they aren't present on newer sidewalks, but this is a much older one). Eliminate parking on one side of the street on certain streets ...Glade, the cul de sacs, dangerous areas...not every street...compromise! Some of the streets are purely rental...the duplexes, much of Lawyer, etc...I see no reason to eliminate parking on those streets unless it is a safety issue. Limit the amount of yard that can be paved...this is a beautiful area with large yards; don't spoil it with acres of concrete. My final suggestion would be to limit tenants to 3 unrelated people. These homes do have smaller driveways, most are three-bedroom and it would allow most of the cars to be parked in the driveway and off the streets on a daily basis.

I am not insensitive to the college students, I was one. I understand that the students need to live somewhere...there is student housing, both apartment and house style going up all over College Station. But you wouldn't have the university without the support system either...the staff, the faculty, the shop owners, the general public. We need to be heard, too. The students that choose to live in a family neighborhood, no matter how close it is to the university, need to learn to respect that they are living in a family neighborhood. They will not learn if we continue to coddle them, not enforce the rules that are already on the books, and not show them that they need to learn this responsibility.

Thank you,



Jennifer McCaskill



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Regular Meeting Date: 9/26/13  
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\*\* Please PRINT all information \*\*

Name: Don Simpson Phone: 979-571-6633

Address: 1812 Langford, College Station Tx 77840

Email: backsidepublishing@gmail.com Comments:  WRITTEN  ORAL

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/26/13  
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Name: Tina Evans Phone: 979-820-1638

Address: 1208 Orr St., College Station, Tx 77840

Email: tinatinaevans@gmail.com Comments:  WRITTEN  ORAL

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09 / 25 / 13  
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**\*\* Please PRINT all information \*\***

Name: Jim Sharp Phone: (979) 255-0269

Address: 1204 Holleman Dr

Email: jimsharp2005@yahoo.com Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

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September 25, 2013

As I understand it, the goal of the South Knoll Plan is aimed specifically at Texas A&M students living in rent houses in the neighborhood, through the use of the Neighborhood Integrity & Community Character and the Unified development Ordinance.

I ask the councilmembers not to endorse this action. I live on 1204 Holleman Drive and for eight years I have not had one party or any negative actions to the community and I have college students renting houses all around me. On the contrary, I have had them come to my house to introduce themselves and have been invited to their ring dunk which they also had their parents at the occasion.

The Texas A&M students are first to volunteer for community activities as is manifest by their Big Event each year, and many more that are seldom mentioned in the news.

I graduated in 2009 and I have met several students at Texas A&M whose parents did not have the money to send them to college. These students are not asking for hand-outs from the local community, they have a very tight monetary and time budget while taking a full load of courses at school and working a job on evenings and weekends. They are the friendly faces you see Bagging your groceries, serving you coffee helping you at our local clothing stores. They are high spirited and friendly and have plans in the future to further contribute to society.

We should do all we can to give them the opportunity to budget a place to stay, study and live while they are here in College Station. I ask that you not support this intrusive South Knoll Plan.

Thank you and thank you all for serving on the city council.

A handwritten signature in black ink that reads "Jim Sharp". The signature is written in a cursive, flowing style.

Jim Sharp  
1204 Holleman Dr  
College Station, Tx 77840  
225-9269  
[Jimsharp2005@yahoo.com](mailto:Jimsharp2005@yahoo.com)



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/24/13  
MM/DD/YY

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Name: Patsy Deere Phone: (979) 693-7363  
Address: 1500 Frost CS 77845  
Email: patsydeere@yahoo.com Comments:  WRITTEN  ORAL  
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# PUBLIC HEARING SIGN-UP FORM

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Name: Kevin Smith Phone: 979-318-2549

Address: 1511 Texas Ave, College Station, Tx 77840

Email: lawisking@gmail.com Comments:  WRITTEN  ORAL

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# PUBLIC HEARING SIGN-UP FORM

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Name: Sherry Ellison Phone: 979-696-6793

Address: 2705 Brookway Dr., College Station, Tx 77845

Email: ellison@txcyber.com Comments:  WRITTEN  ORAL

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# PUBLIC HEARING SIGN-UP FORM

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Name: S. Simpson Phone: 979-268-5997

Address: 1812 Langford, College Station, Tx 77840

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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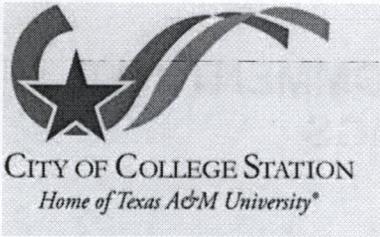
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S. Simpson  
1812 Langford  
College Station TX 77840

The "Plan", as formulated by the Neighborhood Resource Team, appears to be a Home Owner's Association (HOA) without 100% consent of all property owners as required by Texas law. That is why the Resource Team is asking the City Council of College Station to pass the ordinance. You are their only hope. The ordinance, if passed, will give some group, perhaps the South Knoll Neighborhood Association or The Resource Team, the authority to "further limit the number of unrelated residents in the area" in an effort to preserve the "single-family dwelling character" of the neighborhood. The fact is the neighborhood has been at least 50% rental for many years (Please see College Station Rental Registration data).

This appears to me to be a case concerning private property rights. A group seeks governmental authority to circumvent state HOA laws. The purpose, no matter how it is guised, is to remove the rights I have in private property and place those rights in the purview of an authority, e.g. HOA without my consent. I could see the City of College Station in continuous legal battles over this ordinance.

Thank you,  
S. Simpson



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/26/13  
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**\*\* Please PRINT all information \*\***

Name: Steve Strong Phone: 979-776-1042

Address: 2503 Whispering Oaks Ct, Bryan 77802

Email: s2strong52 Comments:  WRITTEN  ORAL

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## RESPONSE TO SOUTH KNOLL AREA NEIGHBORHOOD PLAN

This is a response by owners and managers of rental properties in the area covered by the proposed South Knoll Area Neighborhood Plan ("Plan"). This endeavor was initiated this month in response to the Plan presented to the P&Z. The owners and managers endorsing this Response, and the properties in the South Knoll area they represent, are listed on Exhibits A and B.

### RESPONSE SUMMARY

- 1. Plan Process.** The Plan proposals were developed by the Neighborhood Team that was comprised of 38 homeowners, 3 rental property owners, 3 renters, 1 uncertain, and 1 P&Z representative; whereas the neighborhood is comprised mostly of rental properties. The skewed representation on the Neighborhood Team is directly reflected in the Plan that it produced and is recommending.
- 2. Plan Goal.** The primary goal of the Plan is to remove students from houses in the neighborhood. If the anti-student rental proposals are adopted, it is expected neighborhoods throughout the City will pursue similar proposals.
- 3. Limit to 2 Unrelated Persons.** The goal of this proposal is solely to remove students. The process allows a minority of homeowners to gerrymander areas in order to try to restrict other owners from renting to students. It creates detrimental financial consequences, future problems to enact the proposal, enforcement problems, and a clear anti-student message.
- 4. Parking Restrictions.** Two of the parking proposals directly conflict with the parking Ordinances adopted by the City Council on September 12, 2013, and each of the proposals to restrict parking overlap or conflict with the City Council's September 12 actions. The skewed representation of interests of this Plan should not be allowed to amend the Ordinances just approved by the City. Also, the proposals allow some property owners to impose their preferences to take away other owners' rights, have financially detrimental results, have unintended results, will create a process that creates more problems than solutions, and perpetuate the anti-student message.
- 5. Rental Registration Amendment.** The proposed rental registration amendment will result in increased costs and work for the City without any additional benefits.
- 6. Multitude of Proposals.** The City's process does not allow opportunity for adequate discussion of the multitude of proposals in the Plan, resulting in discussion being limited to the most controversial "hot topics". The City should allow additional opportunity for discussion and consideration related to proposals for which there is insufficient time for property owners to address with the Council.
- 7. Solutions.** The Plan proposes 3 solutions for student rentals to which homeowners and rental property owners agree: (1) homeowners associations and private restrictive covenants, (2) code enforcement, and (3) efforts that foster better communication and interaction among renters and owners. The City should focus its resources on these solutions. Additionally, there are no objections to a majority of the proposals in the Plan that the City can currently pursue.

Rather than the message being sent via this Plan and other neighborhood plans being initiated by the City: students are not welcome in our neighborhoods, we suggest that the City pursue proposals and policies with a preferred message: students are welcome in our community and neighborhoods but we expect you to be good citizens and neighbors.

**1. PLAN PROCESS.** Several testified at the P&Z meeting that the process for developing the Plan was "fair" and "all-inclusive". In reality, the Neighborhood Resource Team that served as advisers to develop the Plan consisted of 46 people comprised approximately of 38 homeowners, 3 rental property owners, 3 renters, 1 uncertain, and 1 P&Z representative. In contrast, the Plan area reportedly has 4,013 multi-family units, and 100% of the duplex units and 49% of the single family homes are registered as rental properties (Plan, pp. 2-3, 2-4). This is fair representation? The City staff advised that the process was not intended to try to have a fair representation of different interests on the Neighborhood Team. Reportedly, a kick-off meeting was publicized through "postcards, door hangers, neighborhood signs, the City's website, and information distributed to neighborhood organizations" and whoever showed up and signed up at that meeting constitutes the Neighborhood Team. At no point through the entire process was a notice sent to those people listed in the Rental Registration records of the City as having rental properties. There are numerous landlords who have advised they did not receive any notice from the City about the meetings for the Plan. Further, the voice of those attending the subsequent open "planning" meetings was of no real relevance since the drafting was steered by the homeowner "Neighborhood Team". The current process for neighborhood plans should be viewed for what it is: a City process for homeowners to develop personal preference wish lists and have them placed before the City Council for consideration. The completely skewed representation on the Neighborhood Team is directly reflected in the Plan that it produced and is recommending.

**2. PLAN GOAL.** The Executive Summary of the Plan begins, "The conversion of single-family homes to rental properties occupied by college-age residents was repeatedly and overwhelmingly identified during the process as the main concern of South Knoll residents and as the source of many other issues." As acknowledged in the Plan, that is the primary, underlying goal of the Plan. Further, comments of homeowners at the P&Z meeting and a number of the proposed Plan actions reflect the underlying solution is to remove students from the neighborhood. At the P&Z meeting, residents repeatedly complained of college students, defined single-family houses with multiple students in them as unacceptable "high density housing", and at times stated they have no problem with renters but sent a unified message: it is okay for students to live in our community so long as they do not live in my neighborhood. This same message has been repeated by neighborhood associations throughout the City. As acknowledged in The Eagle, September 10, 2013, "Proposed rules for CS renters up for vote" (everyone knows the real issue is to challenge renters), "Other neighborhood groups that have issues with some student renters will be looking at what precedent the plan sets citywide...." Barbara Moore, neighborhood services coordinator for College Station, is quoted as saying, "Everybody is waiting to see what happens with South Knoll, and after that happens, we could definitely see a change if the plan is well received. ...I think we may see other neighborhoods queue up. ...The South Knoll Plan is going to be really key to see how neighborhoods proceed out there." The question is whether the City is going to adopt the Plan's philosophy: students, you are welcome in our community so long as you live in your own area, or as they use to say, on the other side of the tracks from "us". We suggest a preferred philosophy and message, which was proffered by the Police Department in The Eagle article: students, you are welcome in our community but if you desire to live in our residential neighborhoods, we expect you to be good citizens and neighbors.

**3. LIMIT TO 2 UNRELATED PERSONS.** The first goal listed on the Plan is for the South Knoll area to be a neighborhood with "Reduced character impact of *high-density* housing in the neighborhood." (Plan, p. 2-1, emphasis added). The Plan as well as the comments and explanations at the P&Z meeting make it abundantly clear that what is meant by "high-density housing" is single family houses with students. Disregard the 4,000 multi-family units and the 300 duplex units in the neighborhood. Students living in houses creates high density housing that is the number one goal of the Plan to eliminate.

One of the proposals in the Plan to alleviate this "problem" is to authorize "smaller areas within the South Knoll Area neighborhood to apply... [to] further limit the number of un-related residents [who can live in a house to 2] if a majority of the property owners participated." (Plan, p. 2-1). The clear purpose of this proposal is to eliminate students from houses in the area. This purpose is evident from the fact that pursuant to the Plan goal and this proposal, four individuals living in a large 4 bedroom house is an unacceptable "high-density" that must be reduced, although a couple with 3 children living in a small 3 bedroom house is not. The proposal would

prohibit more than 2 students from living in a house while permitting a family, regardless of how large, to live in the same house. With the cost of houses and the amount of rent required to cover costs for an investor on a rental property, this for all practical purposes eliminates students from living in houses in the area. As noted above, if passed, we can expect this same proposal to be proffered by neighborhoods throughout College Station.

In addition to limiting the availability of students to live in houses, a reduction in the number of unrelated residents is unfair to investors who purchased property in reliance on the City's prior decision and current Ordinance to limit the number of unrelated residents to 4, not 2. This action will materially, detrimentally affect the value of rental properties and potential return on investment of investors by reducing the potential rent from the rental property which thereby reduces the investment value of the house. Yet, the investor purchased the house, and determined how much would be acceptable to pay, based on the current restrictions adopted by the City. At a minimum, all existing rental properties should be grandfathered permanently to reduce the unfair impact of adopting this proposal after a property was purchased.

The percent of people from a neighborhood needed to impose their personal preferences on another person's use of that other person's property (as proposed here) is a strongly contested issue. At the P&Z meeting, one P&Z member expressed that he felt it should be 100%. Other members voiced that a simple majority is insufficient but did not state a percent. If a version of this proposal is passed, it should require a vote of 100% of the property owners affected in order to take away existing rights.

This proposal provides that a "small area" can be designated for the zoning. This allows the proponents to gerrymander the boundaries in order to garner the support they need. For instance, 5 property owners could designate their properties along with 4 adjoining rental properties and apply for their designated "small area" to receive the restricted zoning. Additionally, the actual proposal permits an application "if a majority of the owners *participated*" (emphasis added). As proposed, it appears that so long as 50% plus 1 of the property owners "participate", they could have a petition in which half of the participants voted no but half plus 1 voted yes, and apply for the zoning potentially with only 26% of the property owners having voted in favor of the application.

Investors and Aggie parents purchasing properties in neighborhoods near A&M and allowing student renters increases property values in the neighborhood as a result of the increased number of interested buyers, investors' willingness and ability to update older houses, and their willingness to pay based on potential returns from the updated houses. Note that according to the Appraisal District, property values in most of this area increased between 2012 and 2013.

Many homeowners have testified that enforcement of the 4 unrelated person limit has proved difficult and, to date, largely ineffective. If passed, is the City also committing to increase its enforcement actions for violations of this restriction?

If this proposal is approved, and similar proposals are requested by neighborhoods throughout College Station, the City will have multiple areas with an effective "no students allowed" sign.

**4. PARKING RESTRICTIONS.** The Plan, as amended by P&Z, proposes to allow a majority of property owners on any block of a street to restrict by City Ordinance parking on that street block to allow no parking from 2:00 a.m. to 6:00 a.m. as well as no parking on one side of the street. We recommend against these proposals for the following reasons:

1. The City spent over 1.5 years developing a strategic plan for neighborhood street parking for the City utilizing input from a Joint Neighborhood Parking Task Force. Various proposals to limit parking based on certain neighbors' preferences were discussed extensively. Unlike this Plan, that process involved true input from persons with multiple interests, and the resulting plan was adopted by the City Council at its September 12, 2013 meeting. The summary of the Ordinance Amendments presented to the City Council at the September 12 meeting states, "City Council will only consider parking removal on one or both sides of an existing street per a recommendation from the City's Traffic Management Team. This recommendation must be based on a public

safety concern verified by the City. ... In all other cases, the individual neighborhood must address parking issues through a private process, such as deed restrictions and covenants." The proposals in this Plan directly conflict with those Ordinances just adopted by the City. The City should stick with those newly adopted Ordinances, developed from a Task Force with broad representation of City and community interests, rather than the proposals in this Plan from a small group of homeowners where varying views and interests were not properly represented.

2. Parking restrictions are a tactic attempted by other neighborhood associations to try to dissuade student rentals in a neighborhood. For instance, which of the Plan's stated parking "cons" are definitely impacted by removing all street parking from 2:00 a.m. to 6:00 a.m other than the claim that it "supports multi-tenant occupancy"? "Multi-tenant occupancy" is their obscure way to attack students renting houses without saying "students", similar to "high density" housing discussed above.

3. These proposals would allow a simple majority of people to use the City powers to impose their preferences to take away rights that other property owners currently have and counted on when purchasing their houses. The actions are intended to try to reduce student rentals and will be financially detrimental to rental property owners. It is not right to give them such discretionary power. Private covenants, as stated in the Ordinance Amendment summary from September 12 and as discussed below, are the proper vehicle to be used.

4. There are unintended results from the proposals. A pregnant woman expressed her opposition at the P&Z meeting noting there would be no way her family could park to stay with her when visiting. If you want to have a holiday party, women's club event, etc. at your house, there likely will not be sufficient parking for your guests. If one block votes to restrict parking, will it not result in their guests going to the next block to find a place to park and thereby increasing the parking in the next available block? A resident complained about current access to his mailbox- he better hope his side of the street is not the only side of the street on which everyone is permitted to park. The proposal will force affected property owners to increase available parking in their yards so their yards will look more like parking lots- will that help aesthetics? What if a family has multiple teenagers with cars and friends? The list goes on.

5. At the P&Z meeting, several members voiced they did not think a simple majority is sufficient, and the response (on behalf of the Plan) was to let residents gather their votes and take it to the City Council for the Council to decide whether their petition is sufficient. The City Council faced this with the Vienna and Graz streets parking petition, which petition was ultimately denied. From that process we hopefully learned/concluded: a simple majority of the property owners is not sufficient to deny other property owners of their rights, lack of procedures and clear criteria create confusion, frustration and problems for everyone, and a lack of control over procedures can lead to questionable results based on how the process was administered (recognizing it will probably be administered solely by the homeowners group) and what information was disseminated and to whom. As an example besides the Vienna/Graz petition, this Plan touts, and homeowners testified, the process and Neighborhood Team are "fair", "all-inclusive" and "included both residents and property owners", but failed to disclose how skewed the actual composition really was. This proposal will only lead to more problems.

Note that there are additional parking restriction proposals in the Plan that reference the Joint Task Force parking plan [NI&CC 2.3-2.5, M 2.3-2.5]. We recommend that each of those proposals be denied in deference to the Joint Task Force parking plan.

**5. RENTAL REGISTRATION AMENDMENT.** The Plan proposes to amend the Rental Registration requirements to require landlords to list all of their tenants by name. This proposal will create a huge administrative nightmare and will not help. First, most violations of having too many unrelated residents in a rental unit are a result of persons living in the unit who are not on the lease. This proposal does nothing to address this issue. Secondly, Rental Registrations are currently updated once a year; however, tenants change throughout the year and rentals with students often change multiple times during a year. With this proposal, the City will assume the task of administering and updating all tenant changes throughout the year. Realistically, it is

highly unlikely that the City records will be sufficiently accurate at any given time as to current tenants in order to rely on them for enforcement purposes and the City will need to contact the person in the Rental Registration records to confirm the existing tenants at the time, which is what the City can currently do. Additionally, the proposal will create problems with tenants about privacy concerns.

**6. MULTITUDE OF PROPOSALS.** The Plan contains over 60 proposals. With individuals only having 3 minutes to speak at a City meeting, there is insufficient time for a person to address all relevant issues on the most pressing proposals, much less address the multitude of other proposals. We believe that it is not good policy or precedence for neighborhood groups to compose Plans that so inundate the process with volume that most items are potentially passed without any discussion or true consideration. We therefore recommend that a Plan this voluminous be passed in sections or that the City develop a different process to allow discussion on all proposed issues. For this Plan, we recommend that the City at least table the following proposals for discussion and consideration at a later date: NI&CC 1.5, NI&CC 3.1-3.3; M1.1, M1.2, M1.4, M1.6, and M4.1 (what is being proposed that varies from existing policies and the adopted Joint Task Force Plan; their specific request to evaluate parking during an A&M football game as a basis to remove parking year round reflects their use of a limited issue as a basis to support a different agenda and widespread action); and PF&S 1.4 (what is the intent and impact of the wording "to re-establish and maintain the single-family character"); as well as any other proposals that the City Council does not feel received adequate discussion or consideration. We request that the City provide opportunity to properly vet all issues before they are passed.

**7. SOLUTIONS.** The Plan proposes three solutions to address rental property issues to which homeowners and rental property owners agree: (1) homeowners associations and private restrictive covenants, (2) code enforcement, and (3) proposals and efforts that foster better communication and interaction among all renters and owners. Subdivisions can have restrictive covenants in place that restrict everyone who buys a house in the neighborhood, which is very common in College Station. To the extent neighbors desire to impose their personal preferences on the use of other people's properties in addition to standard City Ordinances, those restrictions should be based on private agreements of the people involved. Code violations are committed by homeowners as well as renters. Both homeowners and landlords have expressed a perceived lack of enforcement of existing City codes and that better enforcement of the existing City codes would likely address a significant amount of the complaints of homeowners. As for students, the vast majority of students do not want to be a bad neighbor or citizen. Better communication with those students is often all that is needed if they are being inconsiderate of a neighbor. For those students who are less conscientious, enforcement could be a great teacher to have them leave A&M not only smarter but hopefully as better citizens. It would also be a superior message for the City to send to students: you are welcome in our community but we expect you to be good citizens and neighbors.

Additionally, we have no objection to the following 45 proposed actions, which is the large majority of the proposed actions: NI&CC 1.1, 1.2, 4.1, 4.12, 5.1, 5.2, and 6.1-6.6; M 1.3, 1.5, 1.7, 1.8, 3.1-3.8, 4.2-4.6, and 5.1-5.3; and PF&S 1.1-1.3, 2.1, 3.1, 3.2, 4.1-4.6, and 5.1. We also have no objection to PF&S 1.4 if the wording "to re-establish and maintain the single-family character" is removed. We request that the City consider taking action on these proposals at this time, but that the City not pass the other proposals addressed previously. If the City Council votes to approve these proposals at this time, it would provide the homeowners a majority of their requests without adopting the policy and message that students are not welcome in our neighborhoods and without creating the inequities to rental property owners and other unintended consequences of their other proposals.

The owners, owner representatives, and management company representatives listed on Exhibit A have endorsed this Response representing the properties in the South Knoll area listed on Exhibit B.

Exhibit A  
Total of 51 owners

List of Owners  
Steve Strong  
Donald Deere  
Patsy Deere  
Rick Lemons  
Terry Hoelscher  
Robert Parulian  
David Ohendalski  
Curtis L. Mackey  
Ann L. Mackey  
Oscar Parulian  
Swany Parulian  
Michael Beckendorf  
Mike Gyllenband  
Joy Gyllenband  
Ryan Gyllenband  
Wendy Castro  
Arthur Castro  
Robert Averyt  
Charles Wilding  
George Baca  
Aurora Baca  
Vera Carolina  
Tom Boykin  
Katyla Boykin  
JOHN DISMUKES  
JOHN SCOTT  
CANDACE HOPKINS  
Nathan Lang  
John Coleman  
Albert Ming-Tao Wu  
Li Yi  
Helen Hua Han  
CRAIG COLBY  
CRISTINA COLBY  
SYED NAQI  
SAFIA NAQI  
MARCY WHITMER  
Jim Hughes  
Jan Hughes  
Ali Khan  
Amina Alikhan  
PENG KUANGYAO  
CANDY TURF LLC  
SARAH OLIVARD  
JEFF SAPUTRA

EILIGHTZONE SAPUTRA  
SERGIO ARTURO ARZAC  
MARIA VIOLETA ARZAC  
Keith Sewell  
Rick Lemons  
Trey Guseman  
Doug Pederson

Exhibit B

List of properties

Total numbers of properties 81

- 1005 Madera
- 1006 Madera
- 1007 Arboles
- 1020 Gaudalupe
- 1103 Guadalupe
- 1116 Dexter
- 1114 Dexter
- 1203 Winding
- 1206 Holik
- 1213 King Arthur
- 1219 Ridgefield
- 1223 Ridgefield
- 1302 Glade
- 1402 Glade
- 1409 Lawyer
- 1410 Angelina
- 904 Welsh
- 1417 Holik
- 1500 Alpine
- 1501 Alpine
- 1501 Oakdale
- 1503 Langford
- 1503 Oakdale
- 1504 Pine Ridge
- 1505 Medina
- 1506 Medina
- 1528 Pine Ridge
- 1706 Leona
- 1801 Medina
- 1803 Medina
- 1905 Langford
- 2011 Angelina
- 2003 Longmire #16
- 2003 Longmire #17
- 2003 Longmire #18
- 1603 Welsh
- 1220 Ridgefield
- 1101 S. Dexter
- 1105 S. Dexter
- 1106 S. Dexter
- 1108 S. Dexter
- 1110 S. Dexter
- 1120 S. Dexter
- 1204 S. Dexter
- 1214 S. Dexter

1216 S. Dexter  
1222 S. Dexter  
1224 S. Dexter  
1100 Taurus  
1105 Taurus  
1106 Taurus  
1108 Taurus  
1507 Lemon Tree  
1600 Lemon Tree  
1008 Cedar Run  
1505 Arctic Cr.  
1507 Arctic Cr.  
1200 Orr  
1401 Skrivanek  
1402 Holleman  
1410 Lawyer  
1808 Hondo  
2011 Southwood  
1813 Leona  
1804 Leona  
1200 Charles  
1819 Medina  
1814 Leona  
1816 Leona  
1801 Southwood  
1408 Caudill  
1500 Caudill  
1600 Lawyer  
1401 Medina  
1503 Medina  
902 Holleman  
1712 Laura Ln  
1203 Haines  
906 Holleman  
904 Holleman  
1111 Dexter  
1509 Lemon Tree

Holleman by the park



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 09/26/13  
MM / DD / YY

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

Name: Oscar Parulia Phone: 979-260-1200

Address: 6041 Blue Ridge Dr. C-5 TX 77845

Email: Oscar@united-rice.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4.

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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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.**

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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](mailto:smashburn@cstx.gov)

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 09/26/13  
MM / DD / YY

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

Name: ROBERT MCGEACHIN Phone: 764-2038

Address: 1208 GLADE ST.

Email: R-MCGEACHIN@LIBRARY.TAMU.EDU Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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6/1/13

# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 09/26/2013  
MM / DD / YY

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

Name: MICHAEL PAINTER Phone: 764-7206

Address: 1209 LANGRISH CIRCLE, COLLEGE STATION, TX 77840

Email: MPAINTER@KBSI.COM Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9/26/2013  
MM/DD/YY

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

Name: James Yelich Phone: 979-324-2407  
Address: 1223 Baswell St  
Email: jyelich@hotmail.com Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9/26/13  
MM/DD/YY

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

Name: ROBERT AVERY Phone: 979-324-1740

Address: 14695 Hwy 30 C.S. TX 77845

Email: RAVERY@YAHOO.COM Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 9

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9/27/13  
MM/DD/YY

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

Name: Lisa Halperin Phone: 693-8636

Address: 1811 Shadowwood Dr, C.S. TX 77840

Email: coopersmithhalperin@gmail.com Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # #4

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9/26/13  
MM / DD / YY

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

Name: CLAYTON Powell Phone: 979-324-3314

Address: 1211 S. RIDGEFIELD

Email: ECP2EP@YAHOO.COM Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

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

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9/26/13  
MM / DD / YY

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

Name: Charles Barr Phone: 693-9506

Address: 1508 Caudill

Email: cbarr@verizon.net Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9 25 2013  
MM / DD / YY

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

Name: DAVID G WOODCOCK Phone: 696 4312

Address: 1511 WOLF RUN, CS, TX 77840

Email: d-woodcock@tamu.edu Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Marguerite Anthony Phone: 693 1659

Address: 1211 Oss (The Knoll)

Email: marguerite Anthony Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Problems with students - an  
extreme examples

Please call me after Finals

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Lee Fedora Phone: 936-825-5257  
Address: 900 Emerald Dove Ave CS TX 77845  
Email: federal@navasotaisd.org Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Addresses Own.  
905 Hollenman, 1002 Hollenman, 1104 Hollenman

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09 26 2013  
MM / DD / YY

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

Name: Helen R. CLUCK Phone: 979-693-2241

Address: 9411 Scarborough Dr. CS 77845

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 09/28/13  
MM / DD / YY

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

Name: Rodney Boehm Phone: 214-684-6802  
Address: 1911 Langford St College Station, TX 77840  
Email: rodney.boehm@gmail.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09/26/13  
MM / DD / YY

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

Name: Gene Hawkins Phone: 979-693-0855  
Address: 1805 Lawyer Place  
Email: gene.hawkins@outlook.com Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # #4 South Knoll

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Kathe Hawkins Phone: 693-0855  
Address: 1805 Lawyer Place, C.S., TX 77840  
Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: CC Mathewson Phone: 979-6935382  
Address: 1307 Glade  
Email: mathewson@geo.tamu.edu Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

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MM / DD / YY

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

Name: HUGH LINDSAY Phone: 260 8734

Address: 412 TARTROW CS TX

Email: hugh@tcyber.com Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09/26/13  
MM/DD/YY

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

Name: Pamela Brummett Phone: \_\_\_\_\_

Address: 1804 Lawyerz Place

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09/24/2013  
MM / DD / YY

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

Name: L. GERRY ADAMS Phone: 979-693-6799

Address: 1803 Lowrey Place, CS, TX 77840

Email: gadam@cm.tamu.edu Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # South Side

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

see attached

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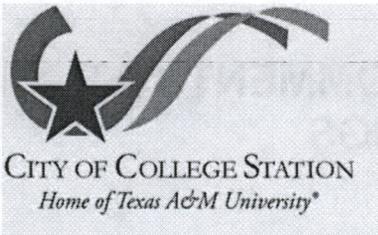
30

**Statement By L. Garry Adams, 1803 Lawyer Place, College Station, Texas**

- My name is Garry Adams.
- I reside at 1803 Lawyer Place in College Station where my family has lived for 40 years.
- I am a university professor teaching and performing research with undergraduates, professional veterinary students, and graduate students for 45 years.
- I now speak in favor of the comprehensive South Knoll Neighborhood Plan that was developed over the last 10 months based on the extensive input from many residents, including me, from this area.
- The South Knoll Neighborhood is still predominantly single family homes.
- We have created our family-oriented neighborhood through supporting neighborhood development for over four decades.
- We have invested heavily with our very lives & our financial resources for over four decades – we as families are investors equal to any other investor.
- The South Knoll Neighborhood supports the educational communities at our exceptional neighborhood public schools & Texas A&M University.
- It is simply unreasonable to assume that multiple university student occupancy of former family homes will have the resources, time, energy or inclination to strengthen our neighborhood in terms of quality of life, since the primary purpose of students is to acquire an education, not to build better neighborhoods.
- I again reinforce my support of the plan as developed by the Neighborhood Resource Teams.
- I strongly urge the Council to adopt the South Knoll Neighborhood Plan **without revisions** in order to not only maintain, but to strengthen the family environment & quality of life in the South Knoll Neighborhood.

L. G. Adams

9/26/13



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/26/13  
MM/DD/YY

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

Name: Gary Ives Phone: 690-7870

Address: 3943 Blue Jay Ct

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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## Comments to the City Council, September 26, 2013

My name is Gary Ives, 3943 Blue Jay Court. I am now serving my 4<sup>th</sup> year as President of the SpringBrook Homeowner's Association, and I am currently standing for election to the College Station City Council. I would like to speak on this matter in support of the recommendations of the Planning & Zoning Commission, and of the long-time homeowners of South Knoll.

Before moving to SpringBrook in 2005, my family lived on Sumter Drive in Raintree, a cul-de-sac consisting of 15 single-family homes. During our time there, one of the properties became rental, and with that, our street became a party street. Soon thereafter, the house directly across from us became absentee owner. We decided it was time to move shortly after the young man living there took pot-shots at me with his air rifle from the shadows of his garage one evening as I was putting up Christmas lights. Today, there are two properties on Sumter registered as rentals, and several others that show on the Brazos Appraisal District website as absentee owner.

We moved to a neighborhood with an HOA and with effective deed restrictions which prohibit renting and absentee ownership. Though there have been issues which have divided our membership, as this Council knows, this issue unites us unanimously. However, effectiveness of deed restrictions and unity of purpose doesn't make enforcement any easier for a volunteer-based HOA Board. During my time as President, I have had 4 violations to adjudicate, each different from the other. I've learned that you don't make friends by enforcing deed restrictions.

I have heard some speak of this issue as a matter of property rights. I have heard some speak of this issue as a matter of market forces, with the transition of neighborhoods from homeowner-based to rental-based as being inevitable. I believe that not everything needs to be rental property. There is a market in College Station for neighborhoods of single-family homeowners, and our neighborhood is an example. I have been scolded for our deed restrictions by a realtor who lost a sale at closing because of them, with the accusation that we are anti-Aggie. Nothing could be further from the truth. Our neighborhood is made up of Aggie homeowners, some with young families, some who are retired, some who teach Aggies. And all who are committed to the lifestyle of a single-family neighborhood.

My heart goes out to the long-time homeowners of South Knoll, and I pray that this neighborhood plan is a help to them.

Thank you, Council, for this time.



# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9/27/13  
MM/DD/YY

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

Name: Jonathan Coopersmith Phone: 693-8636

Address: 1811 Shadowwood Dr CS TX 77840

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # #4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09/26/13  
MM / DD / YY

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

Name: Colin Slattery Phone: 210-324-9045  
Address: 1400 Sunny Court  
Email: Colin Slattery @neo.tamu.edu Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: ~~09/26/13~~ 09/26/13  
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**\*\* Please PRINT all information \*\***

Name: Micah Dettmer Phone: 469-734-5626  
Address: 1500 Oakdale Cir Apt C  
Email: micahdettmer@yahoo.com Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

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

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Dudley Smith Phone: 693-1333

Address: 1800 Shadowwood

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 24

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09 / 26 / 13  
MM / DD / YY

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

Name: Justine Ealy Phone: 210 385 8192

Address: 1706 North Bardell CSTX 77840

Email: justine.ealy@gmail.com Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Phil Banks Phone: 979-655-1217

Address: 1206 Winding Rd. C.S. 77840

Email: Phil@BanksLange.com Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 4

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Rachel Bramson MD Phone: 979 575 9514

Address: 1014 Madera

Email: rbramson@sw.org Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # \_\_\_\_\_

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

I favor limitations on rentals in South Knoll neighborhood. Enforcement of limit on # inhabitants, registration locally, increased monitoring and increased rights for homeowners.

I support the South Knoll Neighborhood Plan.

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Rachel Bramson MD Phone: 979 575 9514

Address: 1014 Madava

Email: rbramson@stx.org Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

I support the South Knoll Neighbor-  
hood Plan, including passing of  
ordinances that enact the plan.

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/26/13  
MM / DD / YY

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

Name: DONALD DEERE Phone: 693-7363  
 Address: 1500 FROST DR., CS, 77845 *PROVIDED BY EMAIL*  
 Email: DONALDDEERE@YAHOO.COM Comments:  WRITTEN  ORAL  
 Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 09/26/2013  
MM/DD/YY

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

Name: Will Pittman Phone: 409-766-7371

Address: 1401 Skirwood College Station, TX 75243

Email: ~~Will~~ vpcr.sgc@gmail.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4 South Knoll

### FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Joe B Dixon Phone: 693-9500

Address: 1807 Lawyer Place

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

This was a very stimulating discussion I  
found informative and constructive.  
A creative experience

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Cheryl Wenck Phone: 979-694-1941  
Address: 8703 Chippendale St.  
Email: the5wencks@verizon.net Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Barbara McCannon Phone: 979-777-9916

Address: 1506 Cavdill

Email: bsmcs@yahoo.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Ralph Wurbs Phone: 845-3079  
 Address: 1804 Lawler  
 Email: r-wurbs@tamul.edu Comments:  WRITTEN  ORAL  
 Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

### FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/25/2013  
MM/DD/YY

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

Name: Marilyn Yeager Phone: 979-696-3979  
Address: 1807 Honda Drive  
Email: msyeager1@gmail.com Comments:  WRITTEN  ORAL  
Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

### FOR ORAL COMMENTS:

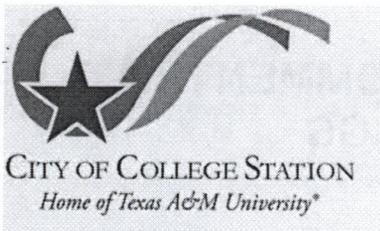
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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: Sept 25, 2013  
MM/DD/YY

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

Name: Marilyn Yeager Phone: 979-696-3979  
 Address: 1807 Hondo Drive CS TX 77840  
 Email: msyeager11@gmail.com Comments:  WRITTEN  ORAL  
 Comments are presented for:  HEAR VISITORS  AGENDA ITEM # \_\_\_\_\_

### FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

I am concerned about safety in driving on my street. Commonly there are 4 or more trucks on both sides of the street near my driveway which makes it difficult to safely pull out of my driveway, and students/ others drive quickly to and from the high school. Hondo is a favored street route to the high school, and when both sides of the street are full with large vehicles it is unsafe. There are apartments across southwest parkway, and high school student walk to the HS school in the street.

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

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*This street was not designed for so many vehicles to be parked on the street, with the high flow of traffic to and from the schools*

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 09/26/2013  
MM/DD/YY

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

Name: Sherron McKenzie Phone: 696-3625

Address: 1801 Bee Creek

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # So knoll

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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