

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
DECEMBER 10, 2015

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

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

City Staff:

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

TAMU Student Liaison

Wayne Beckermann, VP/Municipal Affairs

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 7:31 p.m. on Thursday, December 10, 2015 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

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

Presentation by CALEA Accreditation Program Manager, Randy Scott recognizing the City of College Station Police Department for re-accreditation in both Law Enforcement and Communications programs. During this assessment, the Department was also awarded Accreditation with Excellence in both programs.

Randy Scott, CALEA Accreditation Program Manager, recognized the College Station Police Department for its re-accreditation and presented Chief McCollum with a framed certificate for attaining the Gold Standard and Excellence in both programs.

Hear Visitors Comments

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Spec. Joseph Carl Norquist.

CONSENT AGENDA

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

- November 23, 2015 Workshop
- November 23, 2015 Regular Meeting

2b. Presentation, possible action, and discussion regarding a participation agreement with Oldham Goodwin Group, LLC to increase the capacity of the Creek Meadows Sewage Lift Station to serve the recently annexed Wellborn area. The Agreement includes three phases of improvements, with a total City participation of \$216,350.

2c. Presentation, possible action, and discussion on an agreement with TASER International to purchase Tasers, holsters, cartridges, battery packs, Taser Assurance Plans, and assorted Taser equipment for \$128,842.23 .

2d. Presentation, possible action, and discussion on the Remotec, Inc. service agreement for a system upgrade for the Police Department's bomb robot for \$87,482.

2e. Presentation, possible action, and discussion on the purchase of five (5) Police motorcycles from Independence Harley Davidson (College Station, TX) for the amount of \$98,325 plus an additional one year extended warranty for \$4,835 and the trade in of five (5) existing 2010 Harley Davidson Road King motorcycles for \$40,000.

2f. Presentation, possible action, and discussion on approving the Affordable Care Act mandated Transitional Reinsurance Fee due on January 15, 2016. The amount for this expenditures is \$62,832.

2g. Presentation, possible action, and discussion on approving projected January 1, 2016 through December 31, 2016 employee benefit expenditures and employee benefit provider agreement renewals for \$9,099,007 and presentation, possible action, and discussion on approving Resolution 12-10-15-2g, authorizing the City Manager to execute and approve all required contracts and subsequent expenditures related to employee benefits agreements, and presentation, possible action, and discussion on rejecting RFP 16-017 for stop loss reinsurance.

2h. Presentation, possible action, and discussion regarding award of contract #16300090 with MK Painting, Inc. to recoat the interior of the Park Place Water Tower, at a total cost of \$305,000.

2i. Presentation, possible action, and discussion regarding Contract 14-408 with Pipe Works Constructors on approving Change Order #1 deleting Carters Creek Blowers 4&5 for a reduction of \$336,324.35.

2j. Presentation, possible action, and discussion of the General Services Agreement Renewal with Emergicon providing ambulance billing, accounts receivable and delinquent account collection services not exceed \$120,000. This is the second renewal of four possible renewals.

2k. Presentation, possible action, and discussion regarding an amendment to the Building Use Agreement between the City of College Station and the Arts Council of Brazos located at 2275 Dartmouth Drive.

2l. Presentation, possible action, and discussion regarding a Payment Processing Inc. (PPI) Service Contract Renewal for Electronic Credit Card Processing and Merchant Account Services with estimated banking fees and services charges not to exceed \$750,000 annually.

2m. Presentation, possible action, and discussion on a contract between the City of College Station and Housley Communications for installation of fiber optic cable in the amount of \$96,027.80.

2n. Presentation, possible action, and discussion regarding approval of Resolution 12-10-15-2n, declaring intention to reimburse certain expenditures with proceeds from debt for new transportation projects that were included in the FY16 Capital Improvements Program Budget.

2o. Presentation, possible action, and discussion regarding the approval of four Master Agreements for Real Estate Appraisal Services: Atrium Real Estate Services (Contract No. 16300131); CBRE, Inc. (Contract No. 16300132); Integra Realty Resources - Austin (Contract No. 16300133); S.T. Lovett & Associates (Contract No. 16300134). Approval of these agreements will authorize the City Manager or his delegate to approve Service Orders for each project within the terms of each Master Agreement. Each agreement will have a not to exceed amount of \$30,000 and the option to renew the contract for up to two (2) additional one (1) year terms (total of three (3) years).

2p. Presentation, possible action, and discussion regarding the approval of a construction contract (No. 16300081) with Palomares Construction, Inc., in the amount of \$141,456 for the construction of sidewalk improvements along Guadalupe Drive.

2q. Presentation, possible action, and discussion regarding the approval of a professional services contract (No.16300143) with Kimley-Horn and Associates, Inc., in the amount of \$469,600 for detailed design and construction phase services for the Eastgate Rehabilitation Phase IV Project and approval of Resolution 12-10-15-2q, declaring intention to reimburse certain expenditures with proceeds from debt.

2r. Presentation, possible action, and discussion on Ordinance 2015-3721, amending Chapter 10 "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", Subsection G "Two-Hour Parking", (3) twenty-four (24) hours a day, seven (7) days a week", establishing two-hour parking on the northwest side of Church Avenue beginning 40 feet southwest of First Street and ending 95 feet northeast of Wellborn Road North.

2s. Presentation, possible action, and discussion on Ordinance 2015-3722, amending Chapter 4 "Business Regulations" of the Code of Ordinances by adding Section 23 "Transportation Network Companies".

2t. Presentation, possible action, and discussion regarding adoption of the 2016 Annual Council Calendar.

2u. Presentation, possible action, and discussion of Resolution 12-10-15-2u, formalizing the position of Student Liaison to the City Council; and declaring an effective date.

Item 2b was pulled and was not considered.

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

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion approving Ordinance 2015-3723, vacating and abandoning two public utility easements located at 600 First Street: a 10-foot wide, 0.05 acre public utility easement recorded in Volume 474, Page 383 of the Deed Records of Brazos County, Texas and a 10-foot wide, 0.06 acre public utility easement recorded in Volume 474, Page 383 of the Deed Records of Brazos County, Texas.

Items 1, 2, 3, 4, 5, and 6 followed items 7, 8, and 9.

Alan Gibbs, City Engineer, said this is a housekeeping item. The easement abandonments accommodate future development of the property in accordance with the proposed multi-family development site plan. The City has received a temporary blanket easement for the entire site which will continue to provide sufficient access to public and private utilities until infrastructure is removed and relocated at the owners' expense and a new public utility easement is granted with the future site development if needed.

At approximately 10:21 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:21 p.m.

MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Aldrich, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3723, vacating and abandoning two public utility easements located at 600 First Street: a 10-foot wide, 0.05 acre public utility easement recorded in Volume 474, Page 383 of the Deed Records of Brazos County, Texas and a 10-foot wide, 0.06 acre public utility easement recorded in Volume 474, Page 383 of the Deed Records of Brazos County, Texas. The motion carried unanimously.

2. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3724, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned

Development District to amend the concept plan and the proposed uses for approximately 4.56 acres being Lot 1 Block 11 of the Barron Crossing Subdivision, generally located at 410 William D. Fitch Parkway, more generally located south of William D. Fitch Parkway between Barron Road and Victoria Avenue.

Mark Bombek, Planning and Development, stated this request is to rezone the subject property from Planned Development District to Planned Development District to amend the concept plan and proposed uses.

The Planning and Zoning Commission considered this item at their December 3 meeting and voted unanimously to recommended approval. Staff also recommends approval of the rezoning request.

Crissy Hartl, 3204 Earl Ruder Frwy, applicant, provided a brief overview of the proposed use.

At approximately 10:30 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:30 p.m.

MOTION: Upon a motion made by Councilmember Aldrich and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3724, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to PDD Planned Development District to amend the concept plan and the proposed uses for approximately 4.56 acres being Lot 1 Block 11 of the Barron Crossing Subdivision, generally located at 410 William D. Fitch Parkway, more generally located south of William D. Fitch Parkway between Barron Road and Victoria Avenue. The motion carried unanimously.

3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3725, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from CI Commercial Industrial to GC General Commercial for approximately 0.964 acres being Lot 3, Block 19 of the Ponderosa Place Subdivision Phase 1, generally located at 3702 State Highway 6 South, more generally located west of State Highway 6 South and between Ponderosa Drive and Pinon Drive.

Mark Bombek, Planning and Development, stated this request is to rezone the subject property from Commercial Industrial to General Commercial.

The Planning and Zoning Commission considered this item at their November 19, 2015 meeting and voted 5-0 to recommended approval. Staff also recommends approval.

At approximately 10:33 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:33 p.m.

MOTION: Upon a motion made by Councilmember Mooney and a second by Councilmember Benham, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-

3725, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from CI Commercial Industrial to GC General Commercial for approximately 0.964 acres being Lot 3, Block 19 of the Ponderosa Place Subdivision Phase 1, generally located at 3702 State Highway 6 South, more generally located west of State Highway 6 South and between Ponderosa Drive and Pinon Drive. The motion carried unanimously.

4. Public Hearing, presentation, possible action, and discussion on Ordinance 2015-3726, amending Chapter 3, "Building Regulations" of the Code of Ordinances of the City of College Station, Texas, adopting the 2015 International Building Code, the 2014 National Electrical Code (NEC), and related amendments.

Brian Binford, Planning and Development, stated this ordinance adopts the latest edition of the International Codes (I-Codes) for use in College Station. The City of College Station currently uses the 2012 edition of the I-Codes and the 2011 edition of the National Electric Code (NEC). The International Code Council and National Fire Protection Association issues updated codes every three years. The changes included in the latest codes help clarify intent, improve energy efficiency, and strengthen requirements designed to safeguard the public health, safety, and general welfare.

The Construction Board of Adjustment and Appeals reviewed the International codes at a series of public meetings during September and October and recommended approval of the codes and related amendments. Staff also recommends approval.

At approximately 10:38 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:38 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Schultz, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3726, amending Chapter 3, "Building Regulations" of the Code of Ordinances of the City of College Station, Texas, adopting the 2015 International Building Code, the 2014 National Electrical Code (NEC), and related amendments. The motion carried unanimously.

5. Public Hearing, presentation, possible action, and discussion on Ordinance 2015-3727, amending Chapter 6, "Fire Protection", of the Code of Ordinances of the City of College Station, Texas, adopting the 2015 International Fire Code, the 2015 NFPA Life Safety Code, and related amendments.

Eric Dotson, Planning and Development, stated this ordinance adopts the latest edition of the International Fire Code and the Life Safety Code for use in College Station. The changes included in the latest codes help clarify intent and strengthen requirements designed to safeguard the public health, safety, and general welfare.

The Construction Board of Adjustment and Appeals considered the aforementioned codes at a public meeting in October and recommended approval of the codes. Staff also recommends approval.

At approximately 10:39 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:39 p.m.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Benham, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3727, amending Chapter 6, "Fire Protection", of the Code of Ordinances of the City of College Station, Texas, adopting the 2015 International Fire Code, the 2015 NFPA Life Safety Code, and related amendments. The motion carried unanimously.

6. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3728, amending Chapter 12, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.8 "Requirements for Park Land Dedication," Appendix I "Park Land Dedication and Development Fees" of the Code of Ordinances of the City of College Station, Texas, regarding multi-family parkland dedication.

Jennifer Prochazka, Planning and Development, reported that the Planning & Zoning Commission and Parks and Recreation Board met in October in a joint workshop and directed staff to move forward with a potential ordinance amendment that would remove ordinance bias toward multi-bedroom dwelling units. The current parkland dedication requirement is based on several assumptions including a desired level of service, the average cost to purchase and develop parkland, and the average persons per household (2.38 persons), as determined by the 2010 Census. Currently, parkland dedication fees are assessed based on the number of dwelling units in a multi-family project, regardless of the total number of bedrooms. With a "by-the-dwelling-unit" assessment, all multi-family units have the same parkland dedication requirement. Multi-family developers constructing units that have fewer bedrooms than the Census average pay more per bedroom than the multi-family developers that construct units that have more bedrooms than the Census average. Since the current fees were established assuming an average of 2.38 persons per household (Census Bureau), the amendment assumes that the previous "per dwelling unit" requirement can be divided by 2.38 resulting in a "per person" or "per bedroom" fee for multi-family projects. Both land dedication and fee-in-lieu of land dedication requirements are proposed to be amended.

The Planning & Zoning Commission considered this item at their November 19 meeting and recommended approval. Staff also recommends approval of the amendment.

At approximately 10:44 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:44 p.m.

MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3728, amending Chapter 12, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.8 "Requirements for Park Land Dedication," Appendix I "Park Land Dedication and Development Fees" of the Code of Ordinances of the City of College Station, Texas, regarding multi-family parkland dedication. The motion carried unanimously.

7. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3729, amending the College Station Comprehensive Plan by Amending Chapter 6 "Transportation" and certain maps within the "Bicycle, Pedestrian, and Greenways Master Plan" updating and streamlining information relating to transportation.

Items 7, 8, and 9 were taken together and before item 1.

Alan Gibbs, City Engineer, introduced Jeff Whitaker, with Kimley-Horn Associates, who then updated the Council on the work they have been doing on the Thoroughfare portion of the Comprehensive Plan. The updates to Chapter 6 Transportation include: Updating Thoroughfare Plan and Context Zones; Amending Complete Streets and Context Sensitive Solutions Process; Updating Context-Sensitive Cross-Sections; Updates to Chapter 6 Transportation Maps: Volumes, Level of Service and Programmed Projects.

The update to the Bicycle, Pedestrian, and Greenways Master Plan include amending Maps 5.4 and 5.5.

The Planning and Zoning Commission considered this item at their November 5 meeting and voted 4-0 to recommend approval of the Comprehensive Plan Amendment with the condition that the proposed Luther Street thoroughfare extension from Harvey Mitchell Parkway to Dowling Road not be included. The Bicycle, Pedestrian and Greenways Advisory Board considered this item at their October 5 meeting and voted 4-0 to recommend approval of the amendment. Staff recommends approval with the condition that the proposed Luther Street thoroughfare extension from Harvey Mitchell Parkway to Dowling Road not be included.

At approximately 8:13 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:13 p.m.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Schultz, the City Council voted six (6) for and one (1) opposed, with Councilmember Aldrich voting against, to adopt Ordinance 2015-3729, amending the College Station Comprehensive Plan by Amending Chapter 6 "Transportation" and certain maps within the "Bicycle, Pedestrian, and Greenways Master Plan" updating and streamlining information relating to transportation, including the Luther extension as originally proposed. The motion carried.

8. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3730, amending the College Station Comprehensive Plan by amending text in Chapter 2 "Community Character," Chapter 3 "Neighborhood Integrity," Chapter 4 "Economic Development," Chapter 5 "Parks, Greenways, and the Arts," and Chapter 7 "Municipal Services and Community Facilities," addressing certain updates and housekeeping items based on recommendations in the Comprehensive Plan Five-Year Evaluation and Appraisal Report completed in 2014.

Jennifer Prochazka, Planning and Development, reported that the Comprehensive Plan Five-Year Evaluation and Appraisal Report (2014) considered changing conditions and recommended appropriate modifications to the Plan. The resulting Report included recommendations for text amendments to the Chapters of the Comprehensive Plan. The Five-Year Evaluation & Appraisal Report included public outreach by way of an on-line survey, a public open house meeting, focus

group meetings, and a public review of the draft Report. The Five-Year Evaluation & Appraisal Report included a number of text amendments, as recommended by the joint subcommittee.

The Planning & Zoning Commission considered this item at their November 19 meeting and recommended approval of the proposed text amendments.

At approximately 8:20 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:20 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3730, amending the College Station Comprehensive Plan by amending text in Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities,” addressing certain updates and housekeeping items based on recommendations in the Comprehensive Plan Five-Year Evaluation and Appraisal Report completed in 2014. The motion carried unanimously.

9. Public Hearing, presentation, possible action, and discussion regarding four ordinances amending the College Station Comprehensive Plan by amending the Comprehensive Plan Future Land Use & Character Map in the following four general locations: Ordinance 2015-3731 Area (A): approximately 40 acres generally located east of FM 2154 (Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (William D. Fitch Parkway), and north of Westminster Subdivision, from Estate and Suburban Commercial to General Suburban and Suburban Commercial; Ordinance 2015-3732 Area (B): approximately 120 acres generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community, from Restricted Suburban to General Suburban; Ordinance 2015-3733 Area (C): approximately 900 acres generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road, from Estate to Restricted Suburban; and Ordinance 2015-3734 Area (E): approximately 7 1/2 acres generally located at the northwest corner of State Highway 6 and Nantucket Drive, from Restricted Suburban to Suburban Commercial.

Jennifer Prochazka, Planning and Development, reported the Comprehensive Plan Five-Year Evaluation and Appraisal Report (2014) included recommendations for modification to the Plan, including additional evaluation and potential Future Land Use & Character amendments in five locations, identified as Areas A-E. The Five-Year Evaluation & Appraisal Report included public outreach by way of an on-line survey, a public open house meeting, focus group meetings, and a public review of the draft Report. Staff evaluated the Future Land Use & Character Map in the five identified areas in the attached and made recommendations for changes in four areas.

The Planning & Zoning Commission considered this item at their November 19 meeting and recommended approval of the proposed Future Land Use & Character Map amendments described above as (A), (B), and (C), and recommended denial of the proposed amendment described above as (E).

At approximately 8:27 p.m., Mayor Berry opened the Public Hearing for Area A.

There being no comments, the Public Hearing was closed at 8:27 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Schultz, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2015-3731 Area (A): approximately 40 acres generally located east of FM 2154 (Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (William D. Fitch Parkway), and north of Westminster Subdivision, from Estate and Suburban Commercial to General Suburban and Suburban Commercial. The motion carried unanimously.

At approximately 8:47 p.m., Mayor Berry opened the Public Hearing for Area B.

Joe Guerra, 2079 Ravenstone Loop, expressed concerns about increased traffic, traffic impacts, and lower property values. A staff survey revealed the top two priorities are neighborhood integrity and traffic. He provided four other areas of empty pasture land designated as Urban that could be developed.

There being no comments, the Public Hearing was closed at 8:52 p.m.

MOTION: Upon a motion made by Councilmember Schultz and a second by Councilmember Benham, the City Council voted four (4) for and three (3) opposed, with Councilmembers Aldrich, Brick, and Mooney voting against, to adopt Ordinance 2015-3732 Area (B): approximately 120 acres generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community, from Restricted Suburban to General Suburban. The motion carried.

At approximately 9:12 p.m., Mayor Berry opened the Public Hearing for Area C.

Alan Demlow, 3401 Mesa Verde Drive, spoke against the proposed change and expressed his concern over increased traffic, which will increase noise and light pollution and create safety issues. Maintaining neighborhood integrity and the rural character are important.

John Bryant, 1929 Arrington Road, stated his opposition to the master plan amendment to high-density lots. At a minimum, he asked that Council retain one-acre lots at Arrington and go to a higher density as development goes west from Arrington.

Jean Phelps, 1621 Harpers Ferry Road, said the road the City refers to as a collector is her street. She does not want to become another Austin. We need to decide what kind of town we want to live in with normal growth that fits into the area. She asked to leave these as Estate lots.

Dan Daniels, 1106 Faraway Island, spoke against the change. He expressed his concern regarding traffic.

Scott Delucia, 4607 Midsummer, said when he moved to Nantucket, it was virtually empty. He is concerned when he hears that an additional 2,700 homes will be built. If this is done today, the County is the one that will be responsible for the roads, and they are not going to maintain them to City standards.

There being no further comments, the Public Hearing was closed at 9:24 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Schultz, the City Council voted five (5) for and two (2) opposed, with Councilmembers Brick and Mooney voting against, to adopt Ordinance 2015-3733 Area (C): approximately 900 acres generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road, from Estate to Restricted Suburban. The motion carried.

At approximately 10:04 p.m., Mayor Berry opened the Public Hearing for Area E.

Jim Maness, 1733 Arrington Road, read his comments to the Council (attached).

Kevin Griffin, 1212 Mariners Cove, spoke against the change. Due to the lack of information regarding the future development, this proposal should be denied until more information is forthcoming.

Paul Morris, 1511 Wayfarer, concurred with Mr. Griffin.

Joe Guerra, 2079 Ravenstone Loop, did not come forward.

Sally McAninch, 4201 Ballylough, said this change was at the developer's request to make it more marketable. That is not a good reason and is not zoning's purpose. It appears to be spot zoning, which is prohibited. It is not in the public's interest to do this.

Mark Sykes, 1599 Nantucket Drive, said he is one of the two property owners that would be directly affected. The developers have not approached him about what they want to with the property. The developable portion is only 2.5 acres, and he wondered what kind of commercial could go in. Something that could be up to 15,000 square feet is not what the residents would want.

Michael Pavelka, 1209 Ebbtide Cove, president of South Hampton Homeowners Association, stated that the association is against this. Traffic would increase. If this goes in, they would want to put in a fence to secure their property.

Dan Wood, 4235 Sand Piper Cove, said the retirement village is only one block away from this property. If this is permitted, it will disrupt those residents.

There being no further comments, the Public Hearing was closed at 10:17 p.m.

MOTION: Upon a motion made by Councilmember Brick and a second by Councilmember Nichols, the City Council voted seven (7) for and none (0) opposed, to deny Ordinance 2015-3734, requesting for Area (E): approximately 7 1/2 acres generally located at the northwest corner of State Highway 6 and Nantucket Drive, from Restricted Suburban to Suburban Commercial. The motion carried unanimously.

10. Adjournment.

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 10:44 p.m. on Thursday, December 10, 2015.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary



**College Station City Council Workshop & Regular Agenda
Sign In Sheet
Thursday, December 10, 2015 at 3:30 & 7:00 p.m.
City Hall Council Chamber**

Mayor
Nancy Berry
Mayor Pro Tem
John Nichols
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
Karl Mooney
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	Sidney Williams		
2.	Maggie Pouradebi	5409 Crosswaster dr. CS, TX	ugsoccer@gmail.com
3.	Jhyana Saterwell		
4.	Amanda Moore	Consolidated High School	
5.	TIAUNdra CHRISTION	613 DOMINIK College St. TX	979-224-0677
6.	Kyle Ray		Rmy2121@gmail.com
7.	Bob Cochran	4602 Midsummer Ln	bozzzcoch@gmail.com
8.	GERY CHALUPSKY	1403 HARPERS FERRY - NANTUCKET	gchalupsky@suddenlink.net
9.	Charles + Shirley Atkins	1507 Wayfarer Ln - Nantucket	979 690 0107
10.	Mohsen + Terri Pourahmadi	4711 Scrippsview Ln Nantucket	979-5953005
11.			
12.			
13.			
14.			
15.			

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



CITY OF COLLEGE STATION
Home of Texas A&M University

College Station City Council Workshop & Regular Agenda
Sign In Sheet
Thursday, December 10, 2015 at 3:30 & 7:00 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor Pro Tem
John Nichols
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
Karl Mooney
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	Joe & Shirley Button	4616 Midsummer Ln - CS TX	979 690-6077
2.	Tyler Reim	5011 Augusta Cir	979-571-7810
3.	Ryan Reim	↓	979-209-9566
4.	Kelbin Reim	↓	N/A
5.	STEPNEY (SAME)	4802 Spring HARBOR	—
6.	Murghia Gurney	2400 Central PK Ln	979-329-1368
7.	Harvard Mayne	4530 Waycross	979-739-2814
8.	Russell Mayne	924 Pizer St.	432-528-3840
9.	Brenda Watson	1511 Fairhaven Cove	979-690-6662
10.	KAREN FREEMAN	3529 Chaco Canyon DR	979-690-1068
11.	Jon & Karen Pitts	4580 Cricket Pass	
12.	Lorel Holmes	3502 Wild Plum st	1-852-557-6589
13.	Francisco Valdez	401 Myrtle Apt A	979-789-4623
14.	GARY SPENCER & MARCI SPENCE	1206 Mariners Cove	979-218-8980
15.	Mary Fran Troy	1002 Rose Cr	maryfrantrou@gmail.com

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 Workshop & Regular Agenda
Sign In Sheet

Thursday, December 10, 2015 at 3:30 & 7:00 p.m.
City Hall Council Chamber

Mayor

Nancy Berry
Mayor Pro Tem
John Nichols
Manager
Kelly Templin

Council Members

Blanche Brick
Steve Aldrich
Karl Mooney
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	JIM MANESS	1733 ABBINGTON RD - NANTUCKET	690-9235
2.	HUB KENNARD	1402 BULE ROCK CT, CS.	255-2057
3.	Wendy Isham	1593 Barnstable Hrb CS	450 4666
4.	James Brumfield Jr.	208 Landsburg CT CS	979 777 2334
5.	Jamel Brumfield Sr	207 Landburg Ct CS	979-571-8144
6.	Jacob B. Simone	2903 Swst. Bryden TX 77801	979-846-2233
7.	Kim Thompson	4706 Nantucket Dr.	979 690 1302
8.	ANNA JANNE	1407 HARPER'S FERRY Rd	690-0417
9.	ALAN DEMLOW	3401 Mesa Verde Dr.	alan, demlow@gmail.com
10.	MAURICE DENNIS	1410 HARPER'S FERRY	690-9586
11.	Jean Phelps	1621 Harpers Ferry	jeanphelps.com
12.	Justin Coxch	4546 Bunny Ln.	979-575-9336
13.	Clayton Agess	1484 Arrington	979-218-5326
14.	megan Hardy	3908 Pawnee Creek Ct	979-739-2330
15.	Matthew Mendez	502 Southwest+Pinery APT 220	979-777-0875

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



College Station City Council Workshop & Regular Agenda
Sign In Sheet
Thursday, December 10, 2015 at 3:30 & 7:00 p.m.
City Hall Council Chamber

Mayor
 Nancy Berry
Mayor Pro Tem
 John Nichols
Manager
 Kelly Templin

Council Members
 Blanche Brick
 Steve Aldrich
 Karl Mooney
 Julie Schultz
 James M. Benham

	Name	Address	Email or Phone No.
1.	Genda Eledge	1217 S. Oaks Dr. CS TX	979-255-0366
2.	Darren Hovnds	1203 Windrift Cir. CS TX	979-690-3104
3.	Jeffrey Leithwood	4618 Michsmees Ln CS TX	979 255 2788
4.	Susan Hardin	4712 Nantucket Dr CS TX	979 690 6290
5.	Paul Hardin	4712 Nantucket Dr CS TX	979 690 6290
6.	Alice Villalobos-MASSETT	1623 Mannus Cor. CS TX	979-690-7641
7.	Daniel Nguyen	14313 FM 21511	979-599-6875
8.	Valene Felder	1514 Wayfarer Lane CS TX	979-450-2909
9.	Patric Bair	4121 Cedar Creek Ct	979-314-4587
10.	Joann White	1514 Fairhaven Lane CS TX	956-463-5808
11.	Janet Driscoll	100 Deacon Dr	979-599-2501
12.	Mason Hickson	5958 Blue Ridge Dr.	(979) 900-6464
13.	Gabe Cadena	1405 Leon Dr	(979) 255 6995
14.	Cristian Lazo	3708 Westfield Dr	(347) 323-1049
15.	Louise Dummer	1107 Mullong Ct	(956) 802-6138

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 Julie Schultz
 James M. Benham

	Name	Address	Email or Phone No.
1.	PAUL MORRIS	1511 Wayfarer	690-6511
2.	Kevin Griffin	1212 Mariners Cv	690-8930
3.	JOHN BRYANT	1929 ARRINGTON RD	690-1210
4.	Vitor Gomez	219 Ruger Ln	979-324-2886
5.	MARLE SYKES	1500 Montauket Dr.	979-820-7119
6.	Xendall Parker	4212 Ballybough Ln	979 219 2699
7.	TOM PARKER	4212 Ballybough Lane	512 760 0268
8.	Shirley Baker	1553 S. Bucks Tr	979-777-4298
9.	Taylor Goodwin	917 Bouchette Drive	979-696-7147
10.	Victoria Chisenhall	401 University St Outer Bld	979-575-5028
11.	Amelia Salazar	1016 Crepe Myrtle Ct.	(830) 563-7844
12.	Fiona Lakshmi-Meyer	3180 Barron Rd	979-204-4303
13.	Chris Wilson	1108 Faraway Island Cs	979-690-4500
14.	Piachel Grant	3500 Greiz Dr	696-9678
15.	JOHN GEAR	h h n	h

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CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 12/10/15
MM / DD / YY

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

Name: Ben Ropen Phone: 979-777-0382

Address: 5449 Prairie Dawn Ct College Station Tx

Email: bropen001@hotmail.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # _____

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PUBLIC HEARING SIGN-UP FORM

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

Name: JOE GUERRA Phone: 979-200-0495

Address: 2079 RAVENSTONE LOOP

Email: JOEGUERRA@RPSDCGLOBAL.NET Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 9

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Public Hearing

~~CITIZEN COMMENT~~ SIGN-UP FORM

Regular Meeting Date: 12/10/15
MM/DD/YY

** Please PRINT all information **

Name: ALAN DEMLOW Phone: 859-539-5838

Address: 3401 Mesa Verde Dr, College Station

Email: alan.demlow@gmail.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # 15-0720(9)

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 12/10/15
MM/DD/YY

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

Name: John Bryant Phone: 690-1210

Address: 1929 Arrington Road

Email: BRYANTBUNDSTAR@GMAIL.COM Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 9

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

OPPOSE MASTER PLAN AMENDMENT TO HIGH-DENSITY HOUSE
LOTS. AT A MINIMUM, RETAIN 1000 LOTS AT ARRINGTON AND
TRANS TO HIGHER DENSITY AS DEVELOPMENT GOES WEST FROM
ARRINGTON. ALSO OPPOSE CONTINUED PLAN OF ARRINGTON AS
FEEDER. FEEDER SHOULD BE INTERIOR TO DEVELOPMENT
WEST OF ARRINGTON.

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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

Name: Jean Phelps Phone: 979-220-5455

Address: 11621 Harpers Ferry Rd CSTX 77845

Email: Jean@jeanphelps.com Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 9

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9-3



CITIZEN COMMENT SIGN-UP FORM

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** Please PRINT all information **

Name: RAN DANIELS Phone: 713-870-7678

Address: 1106 FARAWAY IS DR

Email: ehdaniels@suddenlink.net Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # 9(c)

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CITIZEN COMMENT SIGN-UP FORM

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

Name: SCOTT DEUCIA Phone: 229 8581

Address: 4607 MIDSUMMER LN

Email: sender1950@gmail.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # 9 (c)

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9-(c)



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

Name: JIM MANESS Phone: 690-9235

Address: 1733 APRINGTON RD NANTUCKET

Email: JPTURTLE2@SUDDENLINK.NET Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 9-2

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9-2

My name is Jim Maness. I was president of Nantucket for about 8 years until January of this year. I am here today to speak as a homeowner and resident of Nantucket and to voice my strong objections to the potential rezoning of a section of the front entrance of Nantucket Blvd.

Nantucket is one of the premier neighborhoods in the City of College Station. It is the first major subdivision people see when they enter our City from the South. The beauty and aesthetics afforded to visitors upon seeing Nantucket as the first representation of our city has come at a price. We have spent over \$100,000 in the past years beautifying our front entrance to present the best possible first impression to visitors of College Station and to show outsiders our pride in our City.

The area that is the subject of the rezoning request is on the main drive of Nantucket, bordering on million dollar homes, and has a direct impact upon the

aesthetics of Nantucket. It is easily observed by visitors to our city. Rezoning to multiple family or commercial from R-1 will allow structures that will have the potential of drastically decreasing property values in Nantucket. It will increase traffic congestion and noise. It is not compatible with the aesthetics of Nantucket.

Currently, lot sizes are two acres or more. Rezoning to allow Townhouses or multiple family housing would create a population density disaster on the entire area. The catastrophe would be even greater if you consider multiple family Townhouses have a history of being easily converted into student housing with all of its attendant problems.

If the integrity of our City is to be maintained and strengthened, than homeowners must rely on agencies such as our City Council and Zoning Commission to help insure that our largest investment, our homes, are protected in value and

not destroyed by inappropriate and/or incompatible zoning conditions.

The residents of Nantucket are proud of their homes and their City. Please allow us to continue being proud of both.

I ask the members of this hearing to deny the zoning change. I understand the Nantucket Board voted to support the P&Z decision of NO CHANGE in zoning.



PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: _____
MM / DD / YY

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

Name: Kevin J Griffin Phone: 690-8930

Address: 1212 Mariners Cove

Email: Kgriffinfam@suddenlink.net Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 9

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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 12-10-15
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** Please PRINT all information **

Name: PAUL MORRIS Phone: 690-6511

Address: 1511 WAYFAIRER

Email: pcas@suddenlink.net Comments: WRITTEN ORAL

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FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Due to lack of vital information on the future development of the front of Nantucket, the board members agree with the ParZ recommendation that no change to the comprehensive plan be made.

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

Name: Sally McAninch Phone: 832 ⁶⁰³ ~~603~~ 3305

Address: 4201 Ballylough

Email: sallymcaninch@gmail.com Comments: WRITTEN ORAL

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

Name: Mark Sykes Phone: 979-820-7119

Address: 1500 Nantucket Dr

Email: mark@marksykes.com Comments: WRITTEN ORAL

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FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Regarding Nantucket Compression plan

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

Name: Michael Pavelka Phone: (979) 255-4685

Address: 1209 Ebbtide Cv 4/5, TX 77845

Email: mpavelka@southhamptonhomecare.com Comments: WRITTEN ORAL

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

Name: DAV WOOD Phone: 979-204-9147

Address: 4582 SANDPIPER COVE

Email: bdwood@gmail.com Comments: WRITTEN ORAL

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