

**MINUTES OF SPECIAL CITY COUNCIL MEETING  
AND  
SPECIAL CITY PLANNING AND ZONING COMMISSION MEETING  
AND  
SPECIAL KATY DEVELOPMENT AUTHORITY MEETING**

**Call to Order**

The City Council of the City of Katy, Texas, convened in special session Monday, January 12, 2015, at 6:00 p.m., at Katy Municipal Complex, 910 Avenue C, Katy, Texas. The following City Officials were present:

**City Council**

Fabol Hughes, Mayor  
Chuck Brawner, Mayor Pro Tem  
Durrant C. Dowdle, Councilmember  
Bill Lawton, Councilmember  
Jimmy Mendez, Councilmember  
Steve Pierson, Councilmember  
Art Pertile, III, City Attorney  
David Leyendecker, City Engineer  
Byron Hebert, City Administrator  
Melissa A. Bunch, City Secretary

The City Planning and Zoning Commission of the City of Katy, Texas, convened in special session Monday, January 12, 2015, at 6:00 p.m. o'clock p.m. The following Commissioners were present:

**City Planning and Zoning Commission**

Eric Paulsen, Chairman  
Ray Webb, Secretary  
Kenneth Berger, Commissioner  
Dan Burris, Commissioner  
Dusty Thiele, Commissioner  
Larry Gore, Alternate Commissioner  
Paul Redmon, Alternate Commissioner

The following City Planning and Zoning Commissioners were absent:

Frank Tucker, Vice Chairman  
Angel Marlow, Assistant Secretary

The Katy Development Authority of the City of Katy, Texas, convened in special session Monday, January 12, 2015, at 6:00 p.m. o'clock p.m. The following Board Members were present:

**Katy Development Authority**

Jonas W. "Skip" Conner, President  
Michael B. O'Connell, Secretary  
David Minze, Board Member  
Mildred "Lee" Kosina, Board Member  
Eddie Lopez, Board Member  
Tommy Brooks Bolin, Board Member  
Glenn Bliss, Board Member

The following Katy Development Authority Board Member was absent:

B. Stanley Thompson, Board Member

**Public Comments**

All were given an opportunity to be heard there were no public comments.

**Presentation of "The Boardwalk District"**

City Administrator Byron Hebert explained a number of people had been working for three years on the proposed Boardwalk project. Steve Robinson, Attorney, Allen Boone Humphries Robinson, gave a detailed presentation on how to finance the proposed project through the primary function of the Katy Development Authority (KDA), which was created in 1998, to finance the infrastructure of Katy Mills Mall. KDA has been successful, in the fact they had paid off the original 20 year financing plan in 14 years, because of their successful planning. The City began the project by looking at the remaining vacant land around the mall and believed the property south of the Mall, south of Kingsland Boulevard and adjacent to the City's detention pond would be an excellent location for the proposed Boardwalk. Robinson explained the term for the current Tax Increment Reinvestment Zone, for the City of Katy, Texas (TIRZ), would terminate in 2018; however, City Council would need to consider extending their term. Robinson explained the proposed Boardwalk would be presented to Katy Development Authority along with the proposal for the extension of the Fort Bend County and City participation in the TIRZ. Kerry Gilbert, Kerry Gilbert Associates, gave a presentation on the proposed Boardwalk project. He explained the proposed Boardwalk District consists of business offices, retail, convention center, single-family residential, hotel, parking garage and a park area. Gilbert commented the City would purchase land for the proposed convention center and the plaza all being adjacent to the Boardwalk and the water. He has written restrictions to protect the City. The total estimate for the planned projects would be approximately \$48,800,000.00. Robinson explained the proposed extension of the TIRZ would require a public hearing, which is proposed for the 01-26-2015 Regular City Council Meeting. If no action is taken to extend the TIRZ, it will dissipate. Included in the proposal would be an amended participation agreement with Fort Bend County. City Council will need to consider negotiating a development agreement with the developer, conversion of a M.U.D. to a Management District, creation of the Boardwalk District and an amendment to Katy Mills Planned Development District. Robinson explained that Katy Mills Mall has been an incredible engine for the City; therefore, enjoying a large amount of growth because of the mall and if the mall does not perform it would impact the City. The Mall is in the process of potentially updating the image of the mall, both inside and outside at a cost of approximately \$25,000,000.00. Councilmembers, CPZ Commissioners and KDA Members asked questions about item such as Fort Bend Count's participation, transportation, Pin Oak Road, the berm and no tax burden to the citizens.

**Recess/Adjourn**

The Mayor recessed the City Council meeting and adjourned the City Planning and Zoning Commission along with the Katy Development Authority at 7:00 o'clock p.m.

  
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 Mayor

ATTEST:

  
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 City Secretary