

**MINUTES OF SPECIAL CITY COUNCIL MEETING**  
**MINUTES OF SPECIAL CITY PLANNING AND ZONING COMMISSION MEETING**

**Call to Order**

The **City Council** of the City of Katy, Texas, convened in special session Friday, October 2, 2015, at 6:00 p.m. at Katy Municipal Complex, 910 Avenue C, Katy, Texas. The following City officials were present:

Fabol Hughes, Mayor  
 Chuck Brawner, Mayor Pro Tem  
 J. Gary Jones, Councilmember  
 Jimmy Mendez, Councilmember  
 Steve Pierson, Councilmember  
 Akilah Mance, Acting City Attorney  
 David Leyendecker, City Engineer  
 Byron Hebert, City Administrator  
 Linda Vourazeris, Assistant City Secretary

The following were absent:

Durrant C. Dowdle, Councilmember  
 Melissa A. Bunch, City Secretary

The **City Planning and Zoning Commission** of the City of Katy, Texas, convened in special session Friday, October 2, 2015, at 6:00 p.m. The following Commissioners were present:

Dan Burris, Secretary  
 Kenneth Berger, Assistant Secretary  
 Dusty Thiele, Commissioner  
 Larry Gore, Commissioner  
 Stephen Jurovic, Commissioner  
 Ray Boothe, Alternate Commissioner  
 Clint Stockdick, Alternate Commissioner

The following were absent:

Eric Paulsen, Chairman  
 Paul Redmon, Vice Chairman

**CITY COUNCIL**

**Public Hearing for Proposed Ordinance Amending Zoning Ordinance No. 621, by Amending Certain Restrictions and Requirements for Development Within the “Katy Mills” Planned Development District and Creating the Katy Boardwalk Zoning Overlay District**

Mayor Hughes opened a Public Hearing at 6:05 p.m. for the Proposed Ordinance Amending Zoning Ordinance No. 621, by Amending Certain Restrictions and Requirements for Development Within the “Katy Mills” Planned Development District and Creating the Katy Boardwalk Zoning Overlay District. City Administrator Hebert noted that corrections were made (*to the architectural standards*) on pages 10 and 25 of the Development Regulations and Design Guidelines for The Boardwalk District, a Planned Development District. Hebert

**CITY COUNCIL (continued)****Public Hearing for Proposed Ordinance Amending Zoning Ordinance No. 621, by Amending Certain Restrictions and Requirements for Development Within the “Katy Mills” Planned Development District and Creating the Katy Boardwalk Zoning Overlay District**

said the ground floor (*windows and doors*) minimum of fifty (50) percent changed to forty (40) percent and the upper levels minimum of thirty (30) percent changed to twenty-five (25) percent. Hebert said the changes mean a little less windows and a little more stone. All were given the opportunity to be heard and there were no public comments. The Public Hearing was closed at 6:06 p.m.

**CITY PLANNING AND ZONING COMMISSION****Public Hearing for Proposed Ordinance Amending Zoning Ordinance No. 621, by Amending Certain Restrictions and Requirements for Development Within the “Katy Mills” Planned Development District and Creating the Katy Boardwalk Zoning Overlay District**

Secretary Burris opened a Public Hearing at 6:06 p.m. for the Proposed Ordinance Amending Zoning Ordinance No. 621, by Amending Certain Restrictions and Requirements for Development Within the “Katy Mills” Planned Development District and Creating the Katy Boardwalk Zoning Overlay District. Commissioner Thiele asked if allowing multi-family use in The Boardwalk District would open the door to other multi-family uses in the City. Acting City Attorney Mance said the multi-family use is specific for The Boardwalk District and does not open the use in other areas of the City where it is currently not allowed. Mance said future requests for multi-family use would be considered on a case-by-case basis. Alternate Commissioner Boothe asked if the changes discussed at the September 23, 2015 special CPZ meeting were made and Hebert replied that the changes were made. All were given the opportunity to be heard and there were no public comments. The Public Hearing was closed at 6:07 p.m.

Motion was made by Commissioner Gore, seconded by Commissioner Berger, recommending to City Council the approval, with noted corrections, of the Proposed Ordinance Amending Zoning Ordinance No. 621, by Amending Certain Restrictions and Requirements for Development Within the “Katy Mills” Planned Development District and Creating the Katy Boardwalk Zoning Overlay District. All voted Aye and the recommending motion passed.

**ADJOURN CITY PLANNING AND ZONING COMMISSION SESSION**

Motion was made by Commissioner Berger, seconded by Alternate Commissioner Boothe, to adjourn the City Planning and Zoning Commission portion of the meeting. All voted Aye and the session adjourned at 6:08 p.m.

**City Council Considered an Ordinance (No. 2721) Amending Zoning Ordinance No. 621, by Amending Certain Restrictions and Requirements for Development Within the “Katy Mills” Planned Development District and Creating the Katy Boardwalk Zoning Overlay District**

Motion was made by Mayor Pro Tem Brawner, seconded by Councilmember Jones, approving, with noted corrections, an Ordinance (*No. 2721*) Amending Zoning Ordinance No. 621, by Amending Certain Restrictions and Requirements for Development Within the “Katy Mills” Planned Development District and Creating the Katy Boardwalk Zoning Overlay District. All voted Aye and motion passed 4-0.

**Consider a Resolution (No. 648) Authorizing the Katy Development Authority to Purchase Property Located in the Katy Mills Planned Development District**

Attorney Steve Robinson of Allen Boone Humphries Robinson, LLP, presented an outline of the schedule for property acquisition and the anticipated development timelines. Robinson said Sueba has signed a development agreement committing to purchase the property being considered and making all the commitments regarding the property. He said Sueba is committed to proceeding as discussed in prior meetings.

Motion was made by Mayor Pro Tem Brawner, seconded by Councilmember Jones, approving as printed and presented a Resolution (No. 648) Authorizing the Katy Development Authority to Purchase Property Located in the Katy Mills Planned Development District. All voted Aye and the motion passed 4-0.

**Consider a Resolution (No. 649) Authorizing a Development Agreement Between Sueba Land 152 LP and Katy Development Authority for Development of Retail and Loft Living Facilities in Katy Mills Planned Development District**

Motion was made by Mayor Pro Tem Brawner, seconded by Councilmember Jones, approving as printed and presented a Resolution (No. 649) Authorizing a Development Agreement Between Sueba Land 152 LP and Katy Development Authority for Development of Retail and Loft Living Facilities in Katy Mills Planned Development District. All voted Aye and the motion passed 4-0.

**Consider a Resolution (No. 650) Authorizing Katy Development Authority to Sell Property Located in Katy Mills Planned Development District to Sueba Land 152 LP for the Development of Retail and Loft Living Facilities in Katy Mills Planned Development District**

Motion was made by Mayor Pro Tem Brawner, seconded by Councilmember Jones, approving as printed and presented a Resolution (No. 650) Authorizing Katy Development Authority to Sell Property Located in Katy Mills Planned Development District to Sueba Land 152 LP for the Development of Retail and Loft Living Facilities in Katy Mills Planned Development District. All voted Aye and the motion passed 4-0.

**Consider a Resolution (No. 651) Selecting Bass Construction Company as Construction Manager At Risk for Construction of the New Fire Station No. 2 Building**

Mayor Pro Tem Brawner stated that the advisory group for Fire Station No. 2 reviewed several proposals for Construction Manager At Risk and selected two applicant firms for interviews. He said at the completion of the interview process, Bass Construction Company was selected as the Construction Manager At Risk for the project.

Motion was made by Mayor Pro Tem Brawner, seconded by Councilmember Pierson, approving as printed and presented a Resolution (No. 651) Selecting Bass Construction Company as Construction Manager At Risk for Construction of the New Fire Station No. 2 Building. All voted Aye and the motion passed 4-0.

**Consider a Resolution (No. 652) Authorizing the Mayor to Sign an Interlocal Agreement with Harris County for Harris County to Administer a Regional Public Education Services Program in the Amount of \$7,474.06 for a Term of One Year**

Motion was made by Councilmember Pearson, seconded by Mayor Pro Tem Brawner, approving as printed and presented a Resolution (No. 652) Authorizing the Mayor to Sign an

**Consider a Resolution (No. 652) Authorizing the Mayor to Sign an Interlocal Agreement with Harris County for Harris County to Administer a Regional Public Education Services Program in the Amount of \$7,474.06 for a Term of One Year (continued)**

Interlocal Agreement with Harris County for Harris County to Administer a Regional Public Education Services Program in the Amount of \$7,474.06 for a Term of One Year. All voted Aye and the motion passed 4-0.

**CLOSED MEETING**

**Executive Session Held in Accordance with Chapter 551 of the Texas Government Code, Section 551.072, the Purchase, Exchange, Lease or Value of Real Property (South of Kingsland Boulevard and West of Katy-Fort Bend County Road); 551.071 Consultation with Attorney**

Executive session was not required.

**OPEN MEETING**

**Action as a Result of Executive Session**

No action taken.

**Adjourn**

City Council meeting adjourned at 6:15 p.m.

  
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Fabol Hughes, Mayor

ATTEST:

  
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Linda Vourazeris, Assistant City Secretary