

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
ON
THURSDAY, JUNE 6, 2013 AT 5:00 P.M.**

I. CALL TO ORDER

Chairman Purifoy called the meeting to order at 5:01 p.m.

Present:

William Purifoy, Chairman	Eric Herleth
Robert G. Croyle, Vice Chairman	Andrew Newton
Jean Krivan	

Absent:

Gerald Teel

Others Present:

Karen Glynn, City Administrator
Steve Smith, Dir of Public Wrks/Bld Official
Mr. Loren Smith, City Attorney
Councilman John Glover
Councilman Jay Janecek
Councilwoman Laurie Rosenbaum
Jack & Darleen Christensen at 11603 Oak Shadows Lane
Ben & Tina McCarthy at 11611 Oak Shadows Lane
Tom & Suzanne Musgrove at 205 Bylane
Bill & Brenda McDonald at 226 Bylane
Bill Merriman
Michelle Carter
Scott & Jim Frankel at 617 Blalock
Rev. Dave Steane with Memorial Drive Presbyterian Church
Dick Harwin with Memorial Drive Presbyterian Church
Pattin Harwin with Memorial Drive Presbyterian Church

**II. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE
APRIL 25, 2013 MINUTES**

Motion was made by Mr. Bob Croyle and seconded by Mr. Eric Herleth to approve the minutes of April 25, 2013 as submitted. The motion carried 5-0.

III. PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD REGARDING A REQUEST FROM FRANKEL HOMES, LTD. AND SILVERWOOD BUILDERS I, INC., TO REPLAT CURLEE SUBDIVISION, 617 BLALOCK ROAD AND 550 FLINTDALE, FROM TWO LOTS INTO THREE LOTS

IV. ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED ABOVE

Chairman Purifoy opened the public hearing at 5:02 p.m.

Mr. Christensen stated the numbers on the plat were incorrect according to the County Land Office. He also said the date and mayor's name were incorrect. He said more significantly, on the proposed plat the radius of the cul-de-sac shows 73 feet from the center. He said the other end of the cul-de-sac shows a radius of 40 feet. He said he did not believe it was proper that cul-de-sacs have different size arches and in different places. Then he said in terms of the center of the cul-de-sac, the definition in the city's ordinances state the center will be an extrapolation of the right of way which would put the center much further to the north. Therefore if you put the 40 foot radius around that, it would be proper rather than putting a 73 foot radius around part of the cul-de-sac as it would encroach on three people's property. He also said there is no 10 foot easement or ditch and all the other properties on Oak Shadows have it.

Mr. Christensen said in regards to drainage, this property does not meet the one foot contours. He said this property will probably be facing Blalock so therefore the slope will probably face Blalock. If the slope is reversed or changed in any way it could impact the neighbors behind the property. Mr. Christensen said he did not understand why one side of the road has certain restrictions where the other side did not. He said he did not believe this plat met all the specifications and respectfully ask that this plat be disapproved until such modifications be made.

Mr. Jim Frankel, the developer, said if there are incorrect references on the plat, they will correct them but the concept of the plat is solid and permissible under city ordinances. He said the lot is a 50,000 plus square foot lot that they are requesting to subdivide into two lots. He said the property conforms to the city requirements, they are not asking for a variance. He respectfully requested, barring any technical misstatements, the proposed plat be granted.

Mr. Ben McCarthy at 11611 Oak Shadows, was not there to argue about the plat but he did express his dislike to the fact his street could totally be rearranged at a drop of a hat. He said this whole process needs to be looked at. That street has been like that since 1972. He said he has met with the Frankels and discussed the plat and he was okay with it. He said he thought the Frankels were good people and everything will be okay.

V. CLOSE THE PUBLIC HEARING

Chairman Purifoy closed the public hearing at 5:15 p.m.

VI. DISCUSSION AND POSSIBLE ACTION REGARDING A WRITTEN RECOMMENDATION TO THE CITY COUNCIL FOR THE PRELIMINARY AND FINAL PLAT OF CURLEE SUBDIVISION

Mr. Andy Newton said he was against the re-plat. Mr. Purifoy reminded all of Planning and Zoning Commission that they were there to decide if the request meets all the city requirements.

Mr. Loren Smith, the City Attorney, said that Planning and Zoning was to give City Council a recommendation on whether the plat meets all of the city ordinances or if it does not. He said if there are wrong references to map codes and the Mayor's name, it would be his recommendation that if Planning and Zoning did recommend the plat for approval it would be approved with the contingency that those items be corrected.

Motion was made by Mr. Eric Herleth and seconded by Mrs. Jean Krivan to accept the replat as indicated contingent to the references of the lots be corrected, the indications based on the map drawings be corrected, and the Mayor's name be corrected. The motion carried 4-1 with Mr. Andy Newton voting nay.

VII. PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD REGARDING AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX "A" OF THE CODE OF ORDINANCES OF THE CITY, SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY ADOPTING A SPECIFIC USE PERMIT FOR THE MEMORIAL DRIVE PRESBYTERIAN CHURCH LOCATED AT 11612 MEMORIAL DRIVE, HOUSTON, TEXAS FOR CONSTRUCTION AND USE OF ADDITIONAL STRUCTURES

VIII. ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED ABOVE

Chairman Purifoy opened the public hearing at 5:25 p.m.

Michelle Carter said the church sits at the corner of Blalock and Memorial Drive. She said the two things they were addressing were the prayer garden and the columbarium. She showed slides on the projected projects.

Mr. Bill McDonald, at 211 Bylane, wanted to make sure the trees would remain. He also asked the height of the structures and if the structures would retain a complimentary view to the church.

Mr. Alan Shindler, at 226 Bylane, said the church is his neighbor on two sides of his house and he officially would like to go on record that he does not object to the plans.

IX. CLOSE THE PUBLIC HEARING

Chairman Purifoy closed the public hearing at 5:34 p.m.

X. DISCUSSION AND POSSIBLE ACTION REGARDING A WRITTEN RECOMMENDATION TO THE CITY COUNCIL ON AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX "A" OF

THE CODE OF ORDINANCES OF THE CITY, SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY ADOPTING A SPECIFIC USE PERMIT FOR THE MEMORIAL DRIVE PRESBYTERIAN CHURCH LOCATED AT 11612 MEMORIAL DRIVE, HOUSTON, TEXAS FOR CONSTRUCTION AND USE OF ADDITIONAL STRUCTURES

Mr. Bob Croyle asked Ms. Carter to address Mr. McDonald's question about the height of the wall and the trees. Ms. Carter said the walls and fence are six feet tall. The character of the wall will match the character of the building. She said we are not demolishing any trees, in fact they are adding additional trees.

Mr. Steve Smith, Dir of Public Wrks/Bld Official, asked if there is a change in the drainage on the proposed plans and asked if there would be any additional impact to the city's drainage system. Ms. Carter's response was no additional impact.

Mrs. Jean Krivan asked about the lighting footnote on the plans. Mr. Steve Smith said the city does have an ordinance regarding lighting. Mr. Steve Smith said we have to take in account the direct illumination on neighboring properties. Ms. Carter said they are putting in only enough lighting so their cameras can see in the parking lots.

Mr. Steve Smith asked about parking lot modifications. Ms. Carter said they are moving down the existing handicap parking so the current school can park close to their entry. She said it does not impact ADA, it's just restriping in the parking lot.

Mr. Steve Smith asked about a reference on the plans regarding modifying a sign on Memorial Drive. Ms. Carter said it's technically separate from this project. She said the sign is not part of this project and has not been submitted. Therefore is not to be considered by Planning and Zoning at this time.

Motion was made by Mr. Andy Newton and seconded by Mrs. Jean Krivan to approve the plans. Motion carried 5-0.

XI. ADJOURN

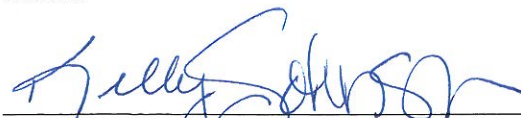
Chairman Purifoy announced the closing of the Planning and Zoning Meeting at 5:40 p.m.

Approved and accepted on Sept. 23, 2013



William Purifoy, Chairman

Attest:



Kelly Johnson, City Secretary