

**HUMBLE CITY COUNCIL**

**MINUTES**

**SPECIAL MEETING**

**MAY 5, 2015 – 10:00 A.M.**

**HELD AT CITY HALL, 114 WEST HIGGINS, HUMBLE, TEXAS**

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

**MEMBERS PRESENT:** Mayor Donnie McMannes, Presiding  
Council Member Allan Steagall  
Council Member Ray Calfee  
Council Member Andy Curry  
Council Member Norman Funderburk  
City Manager Darrell Boeske  
City Secretary Jason Stuebe

**STAFF PRESENT:** Jeanie McDonald, Counsel  
Finance Director Aimee Phillips

**VISTORS PRESENT:** Michael Harney

Mayor Donnie McMannes called the Special Meeting to order with a quorum present at 10:00 A.M

**1. EXECUTIVE SESSION**

In accordance with the Texas Government Code §551.087 – Economic Incentive Negotiations, the City Council convened into Executive Session at 10:02 A.M on Tuesday, May 5, 2015 in order to continue discussing matters pertaining to:

- A. Discussion regarding economic development incentive negotiations with a development prospect potentially locating generally northwest of Townsen Blvd. and U.S. 59

The Executive Session adjourned at 10:19 A.M No action was required from Executive Session.

Mayor McMannes reconvened the Special Meeting to order at 10:20 A.M

**2. ORDINANCE NO. 15-756 AMENDING CHAPTER 38 "SUBDIVISIONS," SECTION 27 "MULTIFAMILY RESIDENTIAL USES; GENERAL PROVISIONS," SUBSECTION (1) INCREASING THE NUMBER OF MULTIFAMILY DWELLING UNITS PER ACRE; AND PROVIDING FOR SEVERABILITY.**

City Manager Boeske stated that Clinton Wong has requested that the city increase its allowable density for multifamily residential density from 15 units per acre to 20 units per acre as he is

considering developing a multifamily complex for seniors that are 55 and over. Mr Boeske noted that all other requirements for buffers, set-backs, and utilities would remain unchanged. Mr Boeske further stated that he had reviewed the density requirements of other cities in the area and most have a density of 20 units or greater

Council Member Steagall stated that he believed the low number currently in place was to stop apartments from building in the city and asked if the city was changing that policy.

Mayor McMannes said that was in fact true and that as a result, very few apartments had been built in the 40 years since the 15 unit maximum was implemented. Mayor McMannes also stated that he did not believe that changing the number would result in many new apartments because the land is not available. However, Mayor McMannes emphasized that in order for the developer to make the deal happen for a 55+ community, the number needed to be raised to 20 units per acre.

Council Member Steagall asked if this would be a deal killer. Mayor McMannes responded that he did not know, but that the only cities with a density of 15 or lower were communities that did not want apartments.

Michael Harney, who represents Mr Wong stated that they have talked to other apartment developers in the area, specifically in Fall Creek and that they were unable to make a deal work at 15 units per acre. Mr Harney reiterated that they would abide by all other requirements regarding open and green spaces, sidewalks, etc.

Council Member Funderburk stated that he believed the need existed for 55+ housing and was confident in Mr Wong's development but was concerned about what this may open the city up to. Mr Funderburk asked if the city would have the ability to pass an ordinance that raises the density specific to one project.

Jeannie McDonald, Legal Counsel, said that the city could not. Mr Boeske did say that the ordinance could be changed back to 15 in the future or that density requirements could be tied to minimum amounts of acreage to limit further apartment growth.

Mayor McMannes asked what amenities would be available at the community. Mr Harney told the Council that they are currently working with an architect to include classroom facilities, flex space, a small movie theatre, recreational area, and areas for beauticians, café and other small shops and a pool. He reiterated that this would not be a nursing home but rather an independent living community. The project would include smaller one story units similar to single family dwellings and a three story facility that will have a more apartment feel to it.

Upon a motion made by Mayor McMannes, the City Council voted four (4) for and one (1) opposed, with Council Member Funderburk voting against to approve Ordinance No. 15-756 increasing the density of multifamily units from 15 per acre to 20 per acre.

3. **RESOLUTION NO. 15-749 FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AMONG CITY OF HUMBLE, TEXAS, HANNOVER ESTATES, LTD., HEADWAY ESTATES, LTD., AND SKYMARK DEVELOPMENT COMPANY, INC., REGARDING ANNEXATION OF 51 ACRES INTO INTERCONTINENTAL MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY.**

City Manager Boeske asked for approval.

Upon a motion made by Council Member Funderburk to approve the resolution subject to review of the final terms, exhibits and appendices by the city's legal counsel, the City Council voted five (5) for and none (0) opposed to approve Resolution 15-749

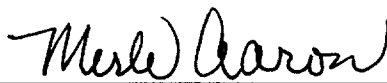
- 4. RESOLUTION NO. 15-750 A DEVELOPMENT AGREEMENT AMONG CITY OF HUMBLE, TEXAS, HANNOVER ESTATES, LTD., HEADWAY ESTATES, LTD., AND SKYMARK DEVELOPMENT COMPANY, INC., REGARDING ANNEXATION OF 142 ACRES INTO INTERCONTINENTAL MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY.

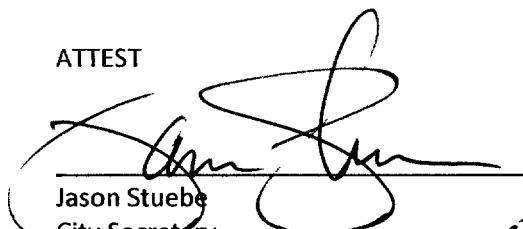
Upon a motion made by Council Member Steagall to approve the resolution subject to review of the final terms, exhibits and appendices by the city's legal counsel, the City Council voted five (5) for and none (0) opposed to approve Resolution 15-750.

- 5. ORDINANCE NO. 15-757 CONSENTING THE ADDITION OF LAND BY INTERCTONENTAL MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY.

Upon a motion made by Mayor McMannes to approve the resolution subject to review of the final terms, exhibits and appendices by the city's legal counsel, the City Council voted five (5) for and none (0) opposed to approve Ordinance 15-757

There being no further business before the City Council, Mayor McMannes adjourned the Regular Meeting of the City Council at 10:41 A.M on Tuesday, May 5, 2015.

  
~~D.G. McMannes~~ MERLE AARON  
 Mayor

ATTEST  
  
 Jason Stuebe  
 City Secretary

