MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
ON
WEDNESDAY, APRIL 4, 2012 AT 5:00 P.M.

I. CALL TO ORDER

Present:

William Purifoy, Chairman
Robert G. Croyle, Vice Chairman
Gary Orr
Andrew Newton
Eric Herleth
Gerald Teel
Jean Krivan

Others Present:
Derry Essary, Mayor
Steve Smith, Dir of Public Works/Bldg Official
Ruthie Sager, City Administrator
H. W. Hightower, 12135 Tara
Manu Isaac, P. E. – Kimley Horn & Associates
Erik Pacior – Pfluger Architects
David Vesling – SBISD Project Manager
Joel Seybert
Terry Bell
Bill Going – 12131 Tara
Ann Tidwell – 142 Plantation
Jeremy Zimmerman – 12131 Rhett
Carlo Sechi – DBR Engineering

Chairman Purifoy called the meeting to order at 5:00 P.M.

II. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE SEPTEMBER 13, 2011 MINUTES

Motion was made by Andrew Newton and seconded by Gary Orr to approve the minutes of September 13, 2011 as submitted. The motion carried 7-0.

III. PUBLIC HEARING

DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR RECONSTRUCTION OF FROSTWOOD ELEMENTARY SCHOOL

Chairman Purifoy recognized Mayor Essary and invited him to make a statement. Mayor Essary said that the city council passed an ordinance in 2011 that placed schools in the specific use category of Bunker Hill's zoning ordinances. He explained that the purpose of placing schools in the specific use category is to allow proper integration which may be suitable only in specific locations within the city's zoning districts.

He further stated that the school district had approached the city over a year ago with their intentions to tear down and rebuild Frostwood Elementary. The city told the school district

that the main three issues we would be concerned with would be public safety, traffic and drainage, all of which, in his opinion have been satisfactorily addressed.

After Mayor Essary' opening statements, Steve Smith gave a power point overview of the plans for the new school. He stated that their traffic engineer has previously worked with the city on the design of the left turn lane at the intersection of Memorial and Gessner and also the traffic signal at Plantation. He also stated the Village Fire Department is reviewing the design for the fire sprinkler system, and the engineer for the City of Bunker Hill Village is reviewing the drainage plans and that the back of the property is in the city of Houston.

Manu Isaac, the traffic engineer, explained that one of their objectives was to get the parked vehicles, waiting for children to be picked up, off the city streets. He said there is enough stacking spaces planned on site to take care of the number of cars estimated for future growth. The buses will have a totally separate entrance and exit off Gessner.

Eric Pacier said that Plantation Road, on the east side of the school, would be closed for approximately two to three weeks so that the road could be widened for the left and right turn lanes.

The architect stated that they have designed a sign to be located along Memorial Drive where the sidewalk comes into the entry of the school. The sign incorporates the school logo with message displays on both sides. The materials are the same as the building. The height is six feet four inches. The sign is designed to be electronic that will allow messages not only for the school but also for the community in emergency situations.

When asked who determines what gets posted on the electronic sign, Mayor Essary said that the school makes that decision. He also stated from the number of parents who have contacted him, it is very important that they be allowed to display messages such as "Happy Birthday" because it is a fundraiser for the parent teacher association.

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

Resident Jeremy Zimmerman stated that he has lived at 12131 Rhett Drive for approximately nine months and it would be an improved situation if the cars did not park on the street and block their driveways.

H. W. Hightower, 12135 Tara, stated that he lives at "ground zero", the closest house to Frostwood Elementary. He said he is for everything that he has heard tonight regarding reconstruction of the school, especially with the relocation of the bus entrances. He was assured that he will be able to get in and out of his driveway when Plantation is under construction and closed for two to three weeks.

In response to a question from Mr. Hightower, the engineer explained that the existing drainage system on the property today will be removed and replaced with underground detention that will greatly improve not only the school property but also the surrounding neighborhood.

Bill Going, 12131 Tara, stated that his street is not connected to the Gessner drainage system and would the city or the school consider connecting it to the new school system. Mayor Essary stated that the city would consider his request.

H. W. Hightower was opposed to the sign as presented.

Ann Tidwell, who is a city of Houston resident, stated she has attended every meeting regarding reconstruction of the school. She has also been involved with Frostwood Elementary for a number of years in many different areas.

David Vesling stated that the sign would be erected, either on the Gessner side in the city of Houston or in Bunker Hill Village. The school's preference would be to place the sign in Bunker Hill Village with restrictions if that was the desire of the commission.

David Vesling stated that off-site parking for construction workers will be at the Lutheran Church across from the school on Memorial Drive.

The students at Frostwood Elementary will be located at the Westchester Academy for three semesters. Construction will begin June 4, 2012.

Chairman Purifoy asked if there were any more comments prior to closing the public hearing. There being none, the public hearing was closed at 5:57 p.m.

V. DISCUSSION AND POSSIBLE ACTION REGARDING RECOMMENDATION TO CITY COUNCIL CONCERNING RECONSTRUCTION OF FROSTWOOD ELEMENTARY SCHOOL

Motion was made by Gerald Teel and seconded by Jean Krivan to approve the sign located on Memorial Drive with the brightness of the light being a muted color that can be read during the day and the sign operated from dusk to dawn. The motion was modified. Motion was made by Gerald Teel and seconded by Jean Krivan as follows: The Commission would have a favorable recommendation for the plans and place the following stipulations on the sign. The sign shall have the proper lumens at a non destructive level, moderate chromatic color and operated between dusk and dawn.

Motion carried 7-0.

VI. ADJOURN

Chairman Purifoy announced the closing of the Planning and Zoning Meeting at 6:25 p.m.

Approved and accepted on 04/25/13

William Purifoy

William Purifoy, Chairman

Attest:

Kelly Johnson

Kelly Johnson, City Secretary