JPH 4/19/04 (1)

called to order @ 6:40pm

Linda Cowles absent
Don Sederdahl absent JPH
- brief description of Zoning Process
Mayor comerne 1163, 1164 + 1165 ~~docet~~ one public hearing

I. Todd Rocco
II. Read the purpose of hearing into the record

1163 III. (A) John Maples #1163 SD to R1, to construct one single family home. Brief description of surr. property. Noone in supp. or opp. Masterplan recommends low density, single family residency. Staff recommending approval

1164 (A) Tobin gave a brief des. of surrounding property. Noone in supp. or opp. Comp plan recommends low density, staff recommends app. due to consistency of our master plan

1165 (B) Tobin give brief des. of surrounding area. build an accessory build., has existing SF home. compliance w/ comprehensive plan, staff recommends approval

III. (B) none

IV. none

V. none

VI adjourned 6:52pm.

I. ZC #1162

II. read into the record

III. (A) Jobin gave a brief des of surrounding property; to build a single family residence.
1pcf. in favor of the zone change - don't meet the width for R1 or R2, and only option to continue w/
Not comprehensive w/ Masterpean but w/ the way the property was platted prior to annexation and now the area is developing. Staff recommending approval

III. (B) none

IV. none

V. none

VI. adjourned @ 6:56

I. ZC # 1166

II. read into the record

III. (A) Jobin gave a brief des. of subj. Part of Old Townesite. property. To construct single family residence. offer Dec. of Intent, develop as one lot not two. 1 PCF in support of rezoning. mixed uses w/ comp. plan village District, staff recommends approval, consistent w/ surrounding areas

III. (B) none

IV. none

V. none

VI. adjourned @ 7:00 pm

I. ZC # 1167

II read into the record

III. (A) Jobin - rezone to construct SF residence. part of old townesite. none in supp. or opp. Comp Recommends

Vill. Dist. Staff recommending app due to consitency + mxed uses.

III. (B) None

IV. none

V. none

VI. adjourned @ 7:05 pm

I. ZC# SU NO. 134

II. read into the record.

III. (A) Tobin SU permit to construct a mini warehouse expansion towards the east. development. 3 in supp. / 1 in opposition Comp plan does recommend med. density ~~sing~~ residential. Things have developed differently, not desirable for medium residential. not a proper buffer or transition area. 6 ft masonary wall requirement, not a proposal to build, and a wall would not the best access, but we need a buffer, ~~suggested to owner have a solid wall~~ Recommend approval subject to the buffer/wall being built

III (B) Brad Richardson 15409 Cypress, Texas,

will build a wall, but could plant some Oleanders or folage.

IV. none

V.

Nail how many units right now?
Brad, 373 units under const.
don't have proposed on 2.3 acres about 150 units.

Tobin right to limit the SU permit

Woody, is there that enough storage facility needed.

Brad, yes.

VI. adjourned @ 7:20 pm

I. ZCH 1140

II. read into the record

III. (A) Tobin bring existing Bldg into Compliance, 1 PCF in supp, brief desc. of surr. property comp. recommends low density residential.

transition area, lot does not mean the min. width. ZBA received a variance for lot width, min. 150 ft for comm. They have 112 ft of lot width.

Jackson

Mr. Tabber, 2016 Main St. Ste 110, Houston, Agent for Rosa, purchased two years before it was annexed, cleaned up, converted into a body shop. Added alot to that area, by cleaning up the property. Beable to operate as a commercial business.

IV. None

V. Ruby, add on to the building, or Suite

Tobin, going through permitting issues right now.

Motion

VI. Adjourned 7:33pm.

I. ZC # 1155

II. Read into the record.

III. (A) Tobin gave brief des of surr. property. Noone in supp. or opposition.

Continued

III. (A) Sub. is existing office warehouse, Proposed in 1999 to M1, the request denied, property sitting idol. Commercial is more consistent w/ area therefore staff recommending approval

III. (B) Margret Chestnut, 3419 Monarch Meadow Lane
n been setting idol, been running pharm. businesses.
We thought our property was approved since 1999. Certantainly a commercial piece of property.

IV. none

V.

David, what was the ZBA variance?

Tobin, lot width.

VI. adjourned @ 7:40pm

I. ZC # 1168
II read into the record
III. (A) Tobin Maples, gave a brief des. of surrounding property SD to PUD, proposing a master plann campus setting. 148 acres of mixed uses, light manufacturing, commercial, office/retail. w/ hike & bike trails

all items remaining have been resolved.

break @ 7:45pm
back @ 7:55pm

Robin, 42 acres not in COP, voluntary annexation, adoption in June 28, 2004. both items on June 28th

Lane Catrell, w/ LNR Property Corporation ~~Clear Creek Spectrum, L.P.~~ both financial capability + development experience; gave back ground of company

Robin McCaffrey, complex area, well positioned with the vision the city has.

IV. Mike Keans, 5016 Groveton, how have compared to other communities w/ Master Plans in our Area, see tape

V. Mayor setting some standards upfront and what can happen to the other acreaage.

Marott - golf course, why we have one in this situation. valuable land, get more mileage w/ buildings.

(5)

PUD Spectra

Sheryl Greiner, page 6 "B" District pg. 54-58, numerous things that are scientist based, things that could be allowed, talk about the chart. Alot of latitude in "B" district, wind up w/nothing technical.

has to be dominient by

a

~~Robert~~ Ruby - I thought you were bringing.

Ruby - Medical/Bio/Research Businesses why chose not to use U.D.C. District. size of Dist.

~~Robert~~ Robin - Borrow the language, ours are more realistic, ~~target~~

Lane - create an environment w/ a good plan, and able to Market Bio Medical Companies, creating the environment to be successful, close to Houston Medical Center.

Ruby - negotiations to purchase more of the 1000 acres

Closest project.

Neil, what is the ~~National~~

Lane - 230 park in Dallas. Bought new comm. park in California

Lane, we have interviewed different company that have worked in or around the Woodlands and other areas or communities. input come from several successful parks.

Tobin - There PUD is our centerpiece to our vision, put tools in place so we develop @ the PUD. and everyone around us develops as good as we do. write controls for the Business District and implement on the other 1,000 acres.

Woody - any meetings w/ Harris County. Hoping they would support

M. Eisen Some conversations w/ Harris County

Larry Marcott - trade center consentrate on, better that - core things.

Sheryl - District "C" Chemicals could be stored

Robin - fundamental part of what they do, But government OSHA.

Jobin: PetroChemical is prohibited, ~~future fire~~ (6)

Sheryl - would COP respond to fire

Jobin - Yes, we are looking @ area's in SCR for a fire station.

VI. adjourned @ 8:49 pm

I. Land Use & Urban Dev. Ord. Text Amendment 24.11 (4)

II read into the record

III (A) Jobin discussed several amendments and going thru the U.D.C, ~~and~~ limit the ~~rewrite~~ # of text amendments. Neon, flashing signs to prohibit these signs.

(B) none

IV. none

V. Larry believe that we became a Las Vegas strip. Need to Stop these no problem, we need to get this changed. Don't want to see anymore of these

Febi - all signs that have been permitted become non conforming uses

Woody - limiting alot of progress

Klaus - add anything to the community.

Damin - can reg. time, the place & the temp. Keep in mind allow the messages or not.

adjourned @ 9:11 pm