P&Z 8/4/03

Call to order @ 6:37 p.m.

II. Introduction of newly app. P&Z members, already sworn

III. Sheryl nominate Todd Iocco as Chairman Don Federdal not of your willing

all in favor of Todd Iocco

5-0 approved

Sheryl to nominate Don and he would like to nominate Sheryl Greiner.

most experienced being appointed.

Don truthfully will not.

Todd are you interested. Sheryl replied I would not decline

5-0 approved

IV. minutes approval -

recommend approval pending any comments

Correct

page 6 of 7 - June 2nd
he doesn't "feels" feel

page 4 of 7 under J - legal counsel (spell counsel right).

Todd - moral issue is not applicable. We have to deal w/ the law and rule book.

Sheryl stated if ever indescicive we will take a recess.

~~Minutes~~ Sheryl made motion
Ray seconded
w/ corrections

5 - 0

(A) Richard Keller expired August 3RD, expire after six months if no action taken.

need more time, project not completely dead. ~~No problem~~

Richard only then we have adopted new drainage criteria

Scott owes Agut we have

Ray motion
Don seconded

motion to app. passed 5-0

(B) Richard no problem as long as currently effected Ordinances

Michael Harney approved

meet comments of staff and drainage district not something we will have on hold.

Ray mad motion
Sheryl seconded
Motion to app. 5-0

(C) Richard Rec. app.
#1 Both sheets should have same date
#2 label elect. easement
showed only 2½ ft. EE. along Savannah Landing Ln

Don made motion to app. w/ comment
Sheryl seconded
motion to approve

(D) Creekside Section One
Change CE to Douglas K. Knepper + add n. arrow to vicinity
One minor comment - per Richard
~~have~~ need to put new Engineer

Sheryl motion to app. w/ comments
Don seconded

Ray

Ray should be North Dymond
on left of map.

Richard should have one on
there. add that as a
Change commissioner's name.

motion to approve

(E) Shadow Creek Ranch SF-13

Richard rec. app.
as presented w/ possible addition of telephone easements.
Have been in contact w/ telph. co.

Ray motion
Sheryl seconded

Sheryl - was this an mediation request and who is leading this up.

Richard - letter dated July 25, and Southwestern Bell is wanting the easement.

Steven Jennin w/ LJA - we are in the process of putting that easement in.

motion approved 5-0

(F) Southway Community Church.

Richard - one thing I will start doing is giving you a little background info.

3 comments Change city engineer
- add note indicating ~~of~~ zoning
- Change City Engineer
~~#3~~ comment - ~~see Richard~~ COP
B.M should be used - narrow on Vicinity map

Don made a motion
Sheryl seconded

Ray area map doesn't have north symbol

motion to approve

(G) Amending ~~Plat of Creekside Section One~~

Richared creating two lots on Bailey Road. Recommend as presented.

Ray made motion
David seconded

all in favor 5-0 approved

(H) C & S Asphalt

Richard - west side of 288 frontage Rd. north of Strouhal tire

5 comments -
change CE to Douglas R. Kneipper
add file # for ~~[illegible]~~ Estmt. coveyed to BDD#4
two dimensions not labeled label bruling line in ~~[illegible]~~ Portion w/in COP
written w/ in COP - see comment 4 & 5
writing moved so it lies w/ in COP
city limits line. - Writing "restricted to commercial use" should be written w/ in COP portion of Tract.

Ray made a motion to app.
Don seconded

Ray on area map should show were the area is.

Richard yes, its there, in the light gray.
~~Todd~~ Todd shouldn't area map should be more ledigble
~~Todd~~ Richared this is a 50 scale drawing, normally they are 100.

4-1 - Na - Sheryl.

Sheryl - prefer to be cleaned up

(7) PUD -

Theresa - developer is here to explain. informal meeting. Should have booklet w/ note & high points

James Johnson w/ Conifer Development Group. Name is changed to Southern Trails. not in city limits right now, and leave that out of PUD and annex as soon as possible. Directly across SCR. - 1502 lots, truest form of SF Dwellings

Don - purpose of PUD

James suggested we do yes. made up of several diff zoned pieces. overlying R1+D RE, SD

James - took DDD - made sense to do project to be more informed try to stay conscious of density.

~~[illegible]~~

set limits below. ~~[illegible]~~

below 4 units → 3.89

on a gross acreage 3.08
will be built out over 9 to 10 yrs.

Don. - sounds to me, not density
is the hodgepodge of zoning

James - yes, this is not going to be
a racetrac builders. ~~[illegible]~~
medium 185,000 to 190,000
price range.

would like you to get go more on landscape + not monuments

James - concept huge 100ft Drainage ~~Dist~~ Ditch.
East to west.

would like to plant alot of trees, (oaks
cypress + pines. alot of water features
3 1/2 acre lakes. constant filled.

open takes to everyone. put rec. center
in the middle w/ 13 acre lake

main focus - southern trails trail system -

trail system around lake

to be designed in golf cart times.
walk through whole community

David - how will you keep this those crossings from flooding

James - we have extensive drainage

James somewhat unique - no major thoroughfare - we have 60 ft ROW.

all the power back up to main

Todd - what are you looking for from use.

James - fairly large, 56 mill., process we were encouraged to do.

Todd - confused on 1st board. entailed all color squares

James 10 acres owned by Mr. Walk. - light pink not ours

Todd - mis represented
~~their~~ Those lots are not included in the PUD.

Todd - Main entrance not lining up w/ Broadway - ~~too close~~ to not good planning. Possibly putting two stop lights. School in corner. - ~~not~~. I have a problem w/ that similar to Yost Rd project.

James - will respect any ord. Traffic impact analysis no variance too close to a school

no response from Presbyterian Church.

Sheryl - One way in - One way out

James entrance on Kirby Dr., on CR 48 and may CR 59. - min. 4 points off egress +

minimum 7000 sf. lots - no small lots

Everything except

James - 10 acres - all Alvin ISD.
in process to acquire more land. - if
they need a school site.

Don - acquiring more land and
amending PUD.

~~Don~~ David - any comm./retail

James - in the 10 acres
put what ever restrictions on the
10 acres

~~Sheryl - brown area~~

James never exceed density calculation

min. R-2 Density.

Theresa - Concerned about we
need to know about tonight.

Don - the TIA ~~comm~~ coming

James - can have a prel. traffic
study.

James - already ded. 120ft Row.
to COP.
first section of 180 lots -
~~move entrance~~

James - present you w/ traffic.

Don should not ask me to vote on - not comfortable
something I don't feel voting w/ something

Theresa - road alignments Ann Chang

Sheryl offered no bus service to kids 3 miles out
side of the school

move entrance east, would
that make you feel better.

James - no other place to put
entrance - except for 10 acres -

~~[illegible]~~ - Sheryl under GB - what
types of businesses would be here.
Sheryl like to see things like
~~[illegible]~~ - SOB locked out - pick out
uses and exclude
Bill - same language as Old Townsite

Sheryl - more grandullarity to open space.

James - perc. wise exceed more on open space, besides the Beazer Development.

meeting Aug. 18

Todd - make a ~~workshop~~ workshop for new P+Z members.

adjourned @ 7:52