Nghiem + J 2/3/03

Call to order 6:34

II. motion to approve Sheryl
Ruby seconded
6-0

III. Pearland Central Walmart

Staff - Richard Keller, Knapp + 35
comments addressed by Engineer.
recommended.

Ruby approve
Ray seconded.

Hugh Blanchard Brown + Gay

Russ - no problem w/ large boxes
except when there abandoed.
ei pump detetion

How many years used for depreciation
10 or 15
Hugh - I don't know

~~Walmart has lx~~

Russ - City & other states
to use for Vocational Centers

Hugh - Walmart is a good co. &
entertain a ~~good~~ open up dialogue!

Todd - won't allow anything that will
compete w/ Walmart.

Russ -
~~[illegible]~~ Concern for 30 years out

Todd - maybe we need to have
workshop, about big boxes and
leaving them empty.

city has most leverage

Robert
Scharer
tardy

Ruby call for Questions

Sheryl drainage will be where?

detetion pond will be between
Store & Glenda street

all in favor 7-0

B. Townhome

Theresa - Based on last weeks discussion if like - can vote this is for Silverlake didn't need open space because

Ray motion to approve
Don seconded.

Russ - May want stricter rules

Ruby - Townhomes don't normally have open space

Theresa - townhome request for 10 acres because its not a master plan.
different - adopt Townhome district not very popular

Todd - consider just for these "2" projects.

Theresa - just these two

all in favor 7-0

~~Tell tape~~

C. Storm water detetition

Russ - for development
want to see responsible development.

~~Mr. Thurgo~~ many things other than
pump detention

Sheryl - agree to fund study

Richard - design for all frequency of
flows. 2 or 3 years floods.
density of storm. larger detention
areas

Todd - individual or regional

Richard - all

Ray not necessarily 100 yr flood or
3 years.

Russ - strictly

lived through 200 year flood.
see tape

fine to look @

Sheriff - Change is coming

Russ #3 Clear Creek - Charles Viktorin doesnt want half lake ~~to~~ became a point don't come on feds for anything same group but lesser part.

"WORK UP Stream"

Russ - pump drainage - helps responsible development mitigate - "not long term solution"

Mr. Hargroe best outfall is natural

Russ pump det. for business - Sub. should not be able to used.

Russ - at a point (sep. business & res.) Bus. gravity outfall on current drainage is out dated. more drainage outdated drainage plan

Marcott "6 month moretorium" on building Subs. a

Sheryl - true area effected the most - Hatfield and west to ETJ w/out pump won't flow. w/out a pump.

Russ - has to go somewhere.

Ruby - Cherry + Mykawa sub. asked for survey. personally looked @ ditches - trash + debris filling ~~[illegible]~~ culverts.

Russ - city doing good job + not county

Don - worked for DD in Alvin, best thing to do is ask? about area and flooding. a place that is low is low - ~~[illegible]~~ we have low property in Pearland

Todd - not low but flat

Ruby ~~cure~~ tape

Don - walked Mary's Creek and can't clean some areas.

~~Big problem~~

Ray - don't have anything to do w/ discission but we need to know

Ruby - turn down ord because of ordenance.

Sheryl - to look at single ownership.

Ruby - make change what are we going to do.

Todd - Stick to ord. or ~~turn~~ app. variances.

Don - why stict to ordinance

Ruby - Governors use to

Todd - we as of a body, written code of ord., we interpert + make ruling, law is incorrect not our disiscion. abide by them or grant variances to everyone

(Tape)

Nghiem if the body agrees w/ ordinance

Todd - hardship - (economic hardship)

Nghiem - can't provide detetion

Rob - whats wrong w/ dirt

Kelly - Classic Storage - 80% in detetion will need to use pump.

Todd - prop is vacant. w/ no taxes

Ray - app. or disapprove. there (tape)

Todd - we deal w/ ordinance

Sheryl - 70% or greater ded. to drainage verses bruded does that constitute the ord.

(tape)

Todd: Our some thoughts regarding stick to ordinance dealt w/ down stairs

Ruby - should be consitant

Russ - constant, Changing ordinance.

Don - nor the skill for drainage disc.

Ray - It is a poor ordenance.

Russ - good, bad or indefferent

Rob - unless there's a hardship

buying more land is not a hardship

nothing wrong recommendation to

Todd - Change an ord. but we shouldn't change it now - sticking to our guns, we will slow Building.

Sheryl - Variance non-conforming use w/ a time line

Nghiem - can not do that

see tape

Sheryl - not underming ordinance
1 year or more on a decision

Richard - will not remove the
need for pump detetion

Ruby - experts convince city council
of this. 2 or 3 engineers
has worked in other places.

Todd - by denying variances,
they'll get tired & k

Don - clear understanding of whats
allowed & not allowed.

see tape

Todd - personal note, nice to see
consistency, logical thought.

Ruby what are you concerned about
~~Sheryl - concerned~~ -

Sheryl - weather they truly meet
def. of hardship

Russ - uphold ordinance, if we were to grant var. - buck stop here. if City council feels you are granting variance power of suit

Ruby - we should not be scape goat

Don - in proper they will

Sheryl - if granted a variance or grand fathered nonconforming use for length of time in non conforming use.
All tape

~~Aghiem - nonconforming OK to begin~~

Ruby: has det. pond can't change rules if it changes tommorow. Can't go back!

Ruby: not right for City to use pumps if if we can't use them out

Todd - pump is $20,000, City will maintain

Don - they just charge you taxes

Ross - land they can't use.

Todd - We have 5 acres build bld.
not enough room for detetention.
is that a hardship

Rob - Stupid purchase

Ruby - sell prop. build to ord. or
build smaller build.

Sheryl - experts - Eng. Dept in
environment saying
this is necessary

~~Todd~~ -
Tape
Robert - What difference does it make

Don - no issue, we live in South, Texas
ord. is their can change
w/ one meeting -
refer to city council a professionals
to make descision.

Rob - not a matter of weither you want to
You don't have to power.

Ruby - part of maintenance of City, County or Railroad.
if we have chosen to do this for property, should be regular thing.

Richard - can fill up w/ settement
use drag line - excavator, track hoe.

- tape - Sheryl

Ruby - Bus. are a part of why we are flooding.
Cant do anything personally, digging own ditches - personally dug out det.

Todd - Start at mouth + dig up stream

Don - ~~[illegible]~~ what conclusion?
~~[illegible]~~ uphold ordinance, stand behind elected official
~~stand beh~~

Ray - all agree on not app. variances.
now that city council cannot overturn. end of discussion.
Theresa - Rules + Proc. have been tabled. "update on"
revised (areas) changed. ~~[illegible]~~

adjourned @ 7:43