P+Z 1/16/03

Ray
Sheryl
Russ
Ruby
Todd
Don S.

I. Call to order @ 6:37

II Approval of minutes: Nov. 18, 2002

Sheryl motion to approve
Russ seleman to second

Amendement for Plat

Ruby 3 of 16
3rd paragraph
Their was not - should have been
specifecally was not platted in
subdivision not near the corner

pg. 4 of 16 latitude
8 of 16 second sentence
9 of 16 1st par. Executive Director
he stated that their tract is large
pg. 10 Motion to approve w/ amendment
12 Item I. F.
Item E
motion to Table Don 6-0
Ray second

III. A. Town home

1st Choice of rules + 2nd proposals for two seperate designs of townhomes. in ETJ w/in Silverlake. Sub. Code does address lot size, staff recommend R-4 PUD, recommending follow those guidelines. Land Use Guidelines for ~~ETJ~~. Free to Choice app. guidelines. Good enough for City Good enough for ETJ. Briefdes of Variances that would have to be addressed. ① follow R-4 PUD for staff review ② General Feedback on site plan ? ③ If you need anymore information - do more research.

Different, but the same
Johnson Dev. Corp, Pultle Homes proposed dev. Holden Must + Co 90 Royce Home Southmayd + CR90 Townhome Concepts 0-walled On 1 side - Groupings of 3 4 & 5. Off site, garage. Relative to Land Use they have been ~~MF~~ townhomes. The Design difference Royce proposes much greater lot size, Private streets, open space would be part of the lot. which rule do you follow. SUB. Or Zoning Code. Many variances lot width lot size

min. lot size 3000 SF minimum
overall lot size 165 SF short
unique shaped properties, Royce wants to
create. Lot size Pulte smaller 1780 SF
Virtually look the same.
Variance for lot width, depth + size.
~~[illegible]~~
Under zoning would be allowed.
studied long + hard set for
R-4 PUD, give 1 way or the other.

Sheryl No solution w/out a variance
What would you have to give up on.

Access.

Alan Point is, Pulte 11 units per acre
meeting open space only have
22ft lots. Could have 30x100 lots.,
~~[illegible]~~ Beyond that do we
follow R-4 PUD. needs to wait until
what guidelines do we want to follow.

Sheryl What type of team! to come up w/ specific Town homes

Alan - Tag onto 12-18 month process to upgrade.
comp. plans.

Todd - If someone wanted to build in City

Alan - R-4 PUD -

Sheryl - would need variance

Alan - yes

Don - Provide variance, do we start a presidence.

Alan - Every project & variance stands on own merit not legally have to do it.

Don - Thats how litigation starts

~~Alan - You can disap~~

Ray inside City limits, still require a variance - doesn't specifically Alan 30ft min. width + 3000SF lot size & max of 11 units

Russ - Variances go,

Alan - 1st on R4-PUD, 2nd specific feed back on variances

Russ - not hung up width of lot
cut in road space.

App. showing on open space. Detail
on left represents were the unit

Sheryl - we don't have an ord.

Ruby were not following the rules.

Alan - Spec. lot size, lot width, street
Common open space narrow,
Alan - lot size & lot width

Ruby use R-4 would be no
go cause of variances.

Alan - Staff needs to know, Comm. not
comp ~~WR#~~ variances.

Sheryl - unfair to choose R-4 LOP guideline,
and expect variances down the road.

Ruby How large are the homes

David Webber, Royce, 2416 SF, 1900, 1719, SF
1227 SF
mixture of townhomes

$ 175,000.00, upper end townehome
# choose to do research 27ft width
is big, we have smaller for townhome.
build a product we can build.

Todd - If its in our ordinance
rule applied in ETJ. fair for
one is fair for other. Case by
case issue on variances.

Don - seems like we are talking
about math. why 8 or 9 months.

Alan - not just updating townehomes.
update comp. plan, making
unified code. Deal w/ through
entire process.

Don - If we choose not to go,
8 or 9 months to wait.

Todd - NO, POD don't have to build
11 units, up to 11,

Don -

Rubey - [illegible] POD.

Alan use R-4 PUD - App. has choose w/ variances. Evaluate project on other criteria. Those guidelines may be 22 ft. use R4 PUD to evaluate applicants, can proceed, w/ variances or ~~curse~~ plan w/ R-4 PUD

Ray - we use R-4 PUD, come back with variances, were does that leave them. pg. 2 par. 1 staff dev. guidelines. What kind of guidelines.

Alan - Code Update 12 plus months, or Survey other cities, if you like

Ruby - we don't give variances.

~~Alan Variances project.~~

Ruby - Other guidelines Other cities use.

Russ - Consider under R-4 PUD w/out variances.

Sheryl - Cheapest time to fix something is now.

Alan - like or dislike R-4 PUD

Russ - Common open space
Charter w/ EMS, Evacuation
Public Safety.

Royce - no diff. on streets,
just ROW, for utility extention
Between two plans no difference

Alan - 28 ft paving 50 ft ROW.

Todd anyone not agree w/ Ruby

~~Alan~~ -
Todd. R-4 PUD require var. & will
not get not viable avenue,
we should go out + look @ other
cities and come back + discuss

Tom Wilcox w/ Silverlake, try to
sale ~~either one~~ ~~on~~ tracks, the
density is imp. won't work w/
we can't sell townehomes, were going
to sale MF, something that is better.
Townhomes are a great product.

Randy Wiley

Ruby - gives us a basis to make ~~the~~ decision

Tom: If something could be processed.

~~[illegible]~~

Please consider what type of person buys townhomes. low maintenance.

Todd - Recommend to

Ruby to move 7:20
second Russ

B. West Oaks

Staff Comm. 2 comments from Richard. 5 ft elect. eas 72 + 42
5 ft. recommend approval
add R-4 zoning

Ruby - what is it zoned

Craig - R-4

Ruby Recommend App. Don seconded
Pass 6'-0 7:25

Todd read into record,

(C) Choice Oaks Sub.

Staff. Recommend approval contingent on drainage plan
Zoning is Commercial.

Harvey Hubber, putting warehouses on it.

Richard only dev. lot 2

Ruby move to accept w/ seconded Ray
favor 6-0

(D) Item D Be removed, stops 30 day clock. no action taking.

Richard - TIA & Sewer lift station & Tree survey

(E) CVS Pharmacy

Richard - Recom. approval as presented
motion to App. Ray Sheryl second
all in favor 6-0

(F) Final Plat Of Reserve @ Tranquility Dales –

Richard comments, plat before you 32 items recommend Denid

Ruby - Deny Ray seconded

Sent comments + turned back tonight. would like to approve ap

Todd - stick to rule

Care Buyers. same thing happened worked @ over weekend, and more, bent over backwards, ~~[illegible]~~. Fair + equitable.

Ruby - Why all of the things were not ~~seen~~ such.

Rich. - Keep Changing, South border Changed, everytime you change, the Change Generate more Change.

Don - Compare Houston to Pearland.

~~[illegible]~~ on the record.

~~[illegible]~~ (see tape)

motion to ~~deny~~ denial 6-0

Russ - Pulte & Royce Discussion

G1 2002 water Imp

Motion Ray to approve, Ruby 2nd

Russ see notes

~~(second page absence adjusted~~

~~(he waited Impact fee as cont.~~

#3 Growth or redev. of older could be encouraged by reduction or abatement of Impact Fees

Don - #2 last paragraph

Ruby - If I buy a business & you have to pay impact fees before 1993.

Todd - Grandfathered until the use changes

Bill tape

Todd - use to serve Basket & paper
then they use plates.

Ray - To my knowledge, make a like restraunt don't pay impact fee.

Don - see tape

Sheryl - the debate re consistence to apply. not a perfect world.

Todd - Restraunt encore to build, enourmous amount of $ $ $.

* Corrections - on 3
* Russ overall correction

Ruby We as a group feel
Russ - we never voted 1 by 1 - ~~fits~~
Todd - just comments, take them for what their worth.

Under Regarding

Ruby - ~~[illegible]~~ Not going to change anything

~~Todd~~ Russ says a disclaimer

Alan If you want to put we as P+Z Comm.

Ruby we as a commission

Sheryl merge 2ND + 3RD paragraph.

~~[illegible]~~

Todd - made notes

Ruby motion to accept w/ changes forwarded to Council

Sheryl 2nd

6-0 approved w/ comments

Noted we received minutes.

Item 4 next meeting Jan. 6th

Jan. 20th JPH & Reg. meet.

Todd: very good workshops, hope everyone can

Outstanding job w/ rules + proc. have been tabled down stairs

We worked long + hard + what was best. If Council doesn't

~~ended~~ adjourned @ 7:58