JPH 1/20/03 (1)

Call to order @ 6:35

Ruby
Russ
Ray
Don
Sheryl
Todd
Richard Tetuan
Charles Viktorin
Woody Owens
Mayor
Larry Marcott
Alan
Bill Eisen
Darin Coker
Mona
Tobin
Theresa
Richard
John Hargrove

~~[illegible]~~

I. Todd read 2C 1079 SD to M1

II. Theresa Grahmann gave brief description of surrounding property. 2 excisting structures on the property. surrounding prop ar SD & some commercial. Indicates for storage would have to apply for SU. Existing SF home & Comm. Bld. Comp. Plan GB uses Staff more suitable for GB. denied Comm. in May of 2002.

III ~~[illegible]~~ → none

IV none

V. Council

Larry if app. will the have to put masonary fence on southside

Tobin, stated with Res. zoning.

Charles Viktoin why was it denied.

Tobin hesitant to app. zoning tape before our new zoning ordinance.

adjourned
W. 6:43

I 6:43 SU NO. 123

II. purpose

III. Staff - Theresa - requesting warehouse & Distribution in comm. uses.
Brief description of property, ~~[illegible]~~ ~~[illegible]~~. Residential to west 6ft masonary wall. may need TIA when prop. is developed.
~~[illegible]~~ Staff recc. approval compatible w/ uses allowed in comm. & already zoned commercial.

IV Jack McGuff,
ask for SU for whole sale & office warehouse. plans are 98% complete. TIA completed

Energy code, ~~N/A~~ waiting on approval. Change bld. from metal - except west side will be stucco in 3 phase - 9000 ft. - 2nd phase 12,000

Hebert Harvey 2402 Byron - wanted to 10 acres for 10 years. Dev. because it was already zoned Commercial.

IV. Support or opp.

~~None~~ tape

James Holder - hoping to get more info. my thought is it zoned Comm w/ S & don't know what the S means. what type of storage will be able to store. Not supporting if any chemicals are stored.

John Cartell - developer of Walker East. Not for or against would like more info. Concerned about traffic flow. 18 wheelers, steering road. as an investor would like to see Traffic Studys & Const. drawings.

TAPE

Frank Greer - agree w/ them

V. Council - mayor stated that haz. mat. is not permisable at all. When Dev. comes in they have to submit TIA, flooding that is part of the Building permit.

Richard Tetans clear up SU permit.

Theresa - commercial zoned already SU is attached to comm. zoning warehouse + distribution

Tobin anything w/ Chem. has to go through process again.

Richard outside storage in this see

Tobin no need another SU permit.

Ruby yellow is residential

Theresa - mapping error.

Ruby find out more on distribution zoning

Jack McGuff - ~~instead of~~ office + ~~sales distribution~~ sto see tape.

Tobin warehouse & dist does need SU. each time a tenant is brought in. find out their use. & make sure.

Ruby SU on one bldg. or all.

Tobin on all,

~~S~~ Todd - Vacant property to north. If developed, it will effect Traffic analysis.

Jack - right now were looking @ 5 acres. last 2/3 is pipeline.

~~Robin - TIA is global, and land plan area whoever comes fir~~

Todd - Top 5 acres only, zoning all of 10 acres, More bld, than another TIA.

2 Specific Use.
Transcio Est 5709 Tyler in opp. decrease prop. value
5711 Tyler in opposition because of traffic

See tape of Mayor

Woody - on site dev. plan is that a pipe line easement.

Jack - a swell that will be abandonded.

Woody nothing drawing no.

adjourned 7:05

I #1080 7:05

II read into record

III. Theresa gave description of prop. SD to GB. 15 acres. W & E SD south silverlake Plaza not zone. North Sunrise lakes Residential. will have to Build left. Masonary fence & may have to have TIA. Comp. Plan Retail & office uses. Complies w/ Staff recomm. approval consistent w/ uses in area. Public com. forms in opp., types of dev & traffic

710 N. POST OAK RD
HOUSTON, TX

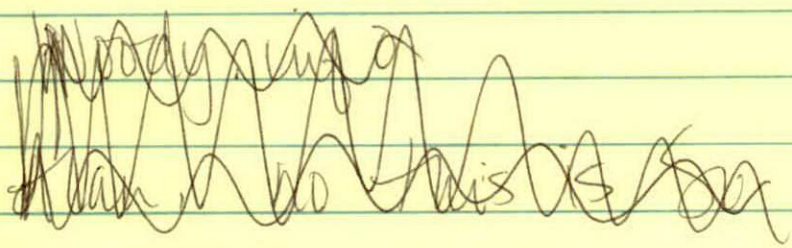
(1)

George Gillman - 27 years sales
to Riverway Comm. Dev. , think it is
appropriate

~~IV~~. Off or Supp
NONE

~~V~~ Staff -
Richard Tetens any concideration
of extending into to Hooks Road.

Theresa thoroughfare plans tape!!
CR 90 to ~~Hook~~ extend into Hooks Rd.
when property is developed



when they plat they will be responsible for ext.

Alan - complications on road extention.
+ something that could be worked out at platting proces.

Charles - 10 months before Traffic light

Alan - App.

8

Ruby hint of dev.

George Retail Shopping Center in 2 seperate Bldgs.

Charles- clarification if they extend Hooks Rd. They would not need light

Alan, can't judge but would need to reavaluate not trying! warranted to look @ situation

Sheryl - Traffic study, difficult curve. in & out of center - access points Broadway

Tokin 350 ft of Sep of driveway no information TIA will study + recommend best

One entrance only off 518 in the center 500 ft from Sunrise Lake entrance

adj. 7:17

1081

I. opened 7:17

II Todd

III NS to SF-R4 #

A. Theresa gave brief description of property. ½ acres to 1 acres - approximately 7 lots. MF to S+W, Strip OB North Light Indust. Construct 2 single Family Dwellings. Recon. Village District Mix of uses. Recommending approval consistent w/ existing uses in area.

B. Don Long
Terry Gray. 2710 N. Lakeburg
Currently own 24 lots
to conform w/ neighbord - better use of property.

Don - layout of 24 lots - need this to help dev. cost. 1 to 2 more houses. to make my development work.

IV OPP OR SUPPORT
None

V. Staff.

Richard - put these on 50ft or 60ft

Don first 16 lots will be 50 + last one on 60ft lot.

Rich- right now zoned RMF

Terry - offset cost for w+s to justify prop.

Rich - where is your drainage

No request to provide drains
BDD#4
Larry Loomis to Bld 10 house
Don yes
Larry - How big
Tape + Don 1200 sf. w/ 1+2 car garage
Russ - on N+S end the houses back of the
Don 50ft wide + 250ft deep.

100 ft from Rail road.

Don - North end about 65 ft.

Terry it may wake you up.

Ruby what if a train derails

Larry price of home

Don ~~price~~ 95,000 = 135,000.

researched in 93 on ownership lot of unanswered questions.

Comminary will not be there.

Don - make corner look alot nicer.

Woody - are we doing anything on orange.

~~Maiyowe~~ we are widening orange.

Todd - Regarding the property, utilize both ends of it

Terry - may be used for drainage. not good for much else.

Ray is anyone paying taxes on it.

Don if we come into agreement to purchase the property.

~~VI~~ adjourned @ 7:37

~~I #~~ 1082 7:38

II Todd read into record SD to SF

III. A. Staff. - JG. Planner I. ~~E~~
brief description of property N. CR 59, no frontage, RE & RI in surrounding area. Comp. plan recommend SF. max need Traffic impact. to take in account new development in the area. Staff. recommending approval.

B. James Johnson - 900 Appollo Lane Houston, TX.
Purchased property from owner. talked about this for past 6 months. appreciate your support.

~~IV.~~ OPP OR SUPPORT
NONE

(13)

V. Staff → Council →

Larry regarding Kirby gate & bit of land North - anyone ???

James to the north no
to the east by Southgate - significant amount of KIRBY to be dev. with that prop. still in design stages.

Alan from 59 to north corner of property has been dedicated in Southgate.

TAPE!! Larry concern is traffic on ~~[illegible]~~ 288.

↳ James report from TXDOT in January

VI Adjourned 7:41

I opened 7:42 #1077 + #SU121

II Todd read into record

III (A) Theresa Mena gave description of property. SD to RE w/ SU for a church. E side of Cullen + South of Brookside Rd.

(1A)

Surrounding Zoning SD, Res. to South
Recommends Low Density - Has sub. site +
~~drainage~~ plan, may have to TIA.
recommending approval comp. plan.

(B.) Applicant - Regional Dixon - 5517 Broadway
Presently brings in religious fac.
for worship service + youth services.
Relieve some of the crime on
west end.

IV. - OPP OR SUPPORT
NONE

V. Council + Staff.

Mayor pleasure of knowing PASTOR DIXONE
have attended 3 services. Wonderful
service + lookins forward to your completion

Larry shows + section

Thereea - each lot 5acres.

Larry - from top to bottom facing Cullen

Regional - built in phases 10
acres closest to Cullen

15

Russ - amendments to comp. plan
why couldn't Joe go w/ comm. Zoning.

[redacted] Dobrin could have went GB w/out SU and not consistent w/ plan have not been approved.

Sheryl zoned as a Business there would need to be fencing.

Dobrin - no, adjacent to

Tape !!!

adjourned @ 7:51

I opened @ 7:52 #1078
SD-R-E

II Todd read into record

III Theresa gave brief description of property. Some east + north SD recommends recommended RE, Comp. plan low density South SF, West. Recommending Approval & consistent w/ plan

(16)

see app. for address 7441 Oscar Deer Park

Gerirard Vellenis - currently lic in Deer Park - intentions of city for sewer + water so d don't have to have a well.

Support or opp.
NONE

I.

Alan - w + s under design 18 - 24 months before everything is bidded + completed

~~Todd~~ Stuff none

~~VI~~. Adjourned @ 7:57

~~#3~~ ~~#~~ Consider Amendend

Darrin Coker, City ~~Attorney~~. well aware pase. of propesed zoning. ~~#3~~ 1st change on 133 Allowed by specific use permit replace existing mobile home.
~~May not req~~ non conforming use. - Contrary to the way you treat non conforming uses as we are develop unified code. This will be an issue.

TAPE

Todd - when we had workshop, where did the 2 years come in.

Darrin - don't want to replace 1978 w/ 1981 have significant gave alot of

Ruby - health, safety, & welfare.

Bld. official

Ray - this year or last year.

Richard - Still have to be inspected.

Darrin replaced w/ 2001 or 2002 model.

Ruby - what is non conforming use get SU for a

Darrin - Still replaced ~~by~~ non conforming is important to keep in mind.

Sheryl - can they switch owners & have non conforming use.

Darrin - then you loose use non conforming use.

Todd - good for people to get zoned & then come in & get zoned.

Sheryl - est. # of man. homes.

Darrin - Dest. between Mobile + man. homes
& Im sure its a significant #.

Coin operated mach - 8 liners

Darrin Dismes - coin op. 5 or more machines in all SD's Res. not permitted & allowed in all other res. zones w/ SU permit.
Had to be located, all prior to ordinance.
will have to come in & get a specific use permit

Code of Ordinance - regulate - register all machine & pay a fee, video machines

Sheryl prior to update - nothing was in ordinance.

Darrin Correct 5 or more mach have to have SU. Most ord. had #8. I lowered it to 5.

IV. Sup. or Opp.

Jerry Gray - 2710 N. Lockhurst. Include jukeboxes + pool tables. I'm in favor

Darrin - yes, pre existing will be grandfathered.

V. Council
None

VI adjourned @ 8:14