P+ 3

June 2ND 6/2/03

Russ Selemon called the meeting

I. call to order @ 6:35 pm

II minutes

Sheryl motion to approve
Ruby seconded → Ray w/ corrections
spell ngh list descender item C, April 7th
6-0 approved

III (A) variance request of LJA Engineering for four model homes in Lakes @ Highland Glen Section 4.

Todd joined meeting @ 6:38pm

Todd stated

Robert Schwerer motion to approve
Seconded by Ruby Sanders

Dan Olsen developer of Lakes @ Highland Glen & stated Staff recommended approval. Opening of Pearland Parkway should have been completed. Marketing avenue for this subdivision, asking for variance to start construction, only want models facing Parkway to get sales.

Beazer Homes

Russ Selemon - if we go the normal channels of

Mr. Olsen months.

Russ - Solely the cities fault,

Todd - there putting there neck out. by building the homes.

Russ - what protects us from having a lawsuit.

Nghiem I don't think we would ~~to~~ be ~~[illegible]~~ liable.

Ray -, on occupancy, model homes. won't be occupancy

~~Nghiem even use the homes as~~

Todd, I don't see a problem

6 - 1 (Todd)

(B) Stepping Stones No. 3

Richard recommend (1) approval
w/ signatures (2)
(3)
review the title Frost National Bank and if there a lien

Sheryl motion
Ruby seconded

motion to approve 7-0

(C) Tranquility Lakes - removed

(D) SCR SF-12

Richard recommend approval
w/ 1 comment

Ray w/ staff comments
Ruby seconded

approved 7-0

(E) SCR · Business Center Dr.

Richard front of SCR. at hospital site w/ (1) comment
recommend approval

Ruby made a motion to approve w/ comment
Russ seconded

motion to approved passed

Ray the vicinity map ~~does not~~ ~~decifer~~ ~~north~~. believes it is not oriented right

Todd I think the map is right.

motion to approve 7-0

(F) Richard recommend approved w/ (1) comment

Ruby made motion to app w/ staff comments
Sheryl seconded

motion to approve 7-0

(G) Amundsen Properties

Rechard recommend approval w/no comments ~~need approved construction plans of the driveway~~

Ray made
Ruby seconded
approved 7-0

(H) Oakbridge

Rechard staff recommends approval w/ concurrent approved construction plans.
Ray
Sheryl seconded.

Sheryl do you agree w/ the comments

Michael yes they are waiting on Final Plat

(I) Richard recommend approved w/ one comment show Floodway limits from Fema need Pearland Parkway on vicinity map. ~~[illegible]~~

Don motion to approve
Robert seconded

Motion carries 7-0

(J)

Todd FYI for:

Ngheim placed on agenda on a concern he had on last JPH meeting w/ app. of rezoning. turned down because of ownership. Point he wants ownership of property is extremely important, but we have a procedure were we ascertain ownership by ck'ing official source. ~~[illegible]~~ The application had that infortion. Showed nothing ~~to rise to the level~~ to prove to us.

Ray I believe us a group was working from a previous disapproval because of clear title

Russ - Clear title issue. Tobin did state their were two owners. We may legally correct and morally wrong. ~~[illegible]~~

Todd in same aspect could be flipped
Russ - they need to iron out before ~~Nghem~~ they come to meeting.

Todd concern stay in periometers of what we can approve.

Don - unique situation, figure out system and feel the cities insecurities.

~~Rags~~ - warm fuzzy feeling from the city.

Russ - ~~the city begins~~ ~~[illegible]~~ we need morrally correct solution when we don't have correct title issue.

Russ - what would be the solution

Nghem - how much information to back do you need.

Russ - what is wrong w/ the city labeling until they produce documents.

Nghiem - There is a forum

Don - if el el recognise and feel uncertain on a bench, that may be all el ~~what~~ need to not vote or turn down the vote.

Nghiem - if we start straying on zone changes then we are going outside our scope of a commission. act on what information we have.

Todd - In the future deny or approve and let the courts act on the ownership.

Nghiem - Yes, that is what el would recommend as legal counsel.

Ruby - we have to go w/ county records. And we have to fix that as homeowner. if there wrong.

Sheryl - el think its a learning tool. at that point we will turn to legal counsel.

Todd next time we will adjourn for a few minutes and reconvin.

adjourned @ 7:26