01/21/02 JPH

I. Call to Order 6:05pm
all CC, P+Z, + Staff.

II. Purp. of He

Seeger D
Jeters D
Wilkins D
} more residence

Marcott - Business
Owens - Business

III. Adj 6:50pm

JPH 01/21/02

I. 6:51PM

Prop. Amd to Land Use
Outdoor Act, Bldg Facades, & Table III.

II. Jobin –
3 amd. to Land Use.
① Outdoor – recent zoning cases w/ C.C.

② Facades – recent past
① Masonry req on all appl. situations.
② are we being to

③ offstreet parking under Table III.

---

① this wld req. a case by case review for any outside storage.

② pg 80

③

---

Jobin a lot of other issues P+Z will be working on such as "density" definit.

III. Persons

① Dan Bross Rojean Realty pot buyer. wnts to purc. prop on Roy Rd - (ptd out drones). add is 2533 + 2537.

were in nogiations to get it zoned "C" w/ outside storage.
We were informed that this was put in hold. what are your interest? How long will this last?

②

IV. Staff

Mike Chance. PEDC,
① on outdoor act + uses. this will effect real est sales. when you put it a S.U - it puts an "unknown" factor on the ~~prop~~ prop.
He exp. that Spec. Use will have a lot of situations + old hurt bus. growth.

Com. prop is pretty heavy zoning. Were getting more + more big box operations headed our way.

lets be crefue.

(2) Bld fac - knows of 2 manuf. bldgs w/ this situation

~~a machine shop operation~~ on Knapp. possibly going to apply for M-1 so dont have to bld fence.

~~when you get into "C" zoning~~

referred to

thinks it cld go along way to help out w/ businesses.

---

R. Telens - the whole reas. for putt moratorium is bec. so many areas ~~are~~ have "C" next to Res area.
we put S.U. there to help monitor allowance for out. side storage next to residence.

Major - is it possible to make it to where they only have to apply for S.U. if they are adjacent to residence.

discussion ensued..

Tobin - You can say whatever you want in ordinance. if we make that chg we may have to address

~~Al~~ Tobin - we cont. to move forward to P&Z.

Marcott - shld this hearing be tabled.

~~Tobin~~ Eisen - you can act on all rec. discussed tonite at the first reading.

Tetens - we didn't intend to hold people up.

Alan - outdoor uses issues. (Pg 57)
wld same theory apply for M-1 & M-2
wanted to clarify that ⇒ ⇒
will also need to be changed.

Mayor - w/ any use.

~~Discussion~~

Mike - Texas Honing backs up to Reside.

Darrin - only affect new dev.

Mike - they're come in 3 x for exp.
Darrin - only apply to newly dev. ⇒ part.

Seeger – the pt is to prevent profound negative impact on homeowners.

Russ – asked what was wrong w/leaving the way it is. Ref to specific use.

Darrin – only disadvantage – you're taking away established criteria & will have to listen case by case basis. trying to think of way to prevent any arbitrary.

Alan – "it's prohibited to adj. resid except by specific use permit."

Darrin – ~~Mr. Elsin~~ ~~see~~ we will have to have separate SPH for M-1 & M-2 because ~~of~~ "C" ~~as~~ only was advertised.

Woody – thinks we need to work w/ masonry requirements & he feels we sho

V. Adj. 7:35 pm.

# Thoroughfare Amendments

I. Call to Order 7:36pm

II. Purp. of Hearing. read by Charles.

Tobin - Briefly went over one by one each thoroughfare amendment: (6)

① ~~CR 94~~ ~~calls~~ (see notes)

III. ① Rich 730 Cliffstone Rd.
what is likely effect for traffic on my road, & it was ptd out

~~Tobin~~ - 2-4 lane road.

John Gehring, Stone Rd.
hughes ranch rd has a really dang. curve turning onto cliff st ranch road. ~~He asked~~ that ~~[illegible]~~ if a road wld be given up, & we need too

ptd

Juanita Suth 2458 C Club, prop on Stone Rd.
Cliffstone was named after my father & wld like ~~the~~ it not to be changed.
17 homes w/ Cliffstone addresses.

Alan - issue can you differentiate the ~~&~~ outside storage & outside display -

discussion ensued reg outside storage.

Mike - suggested having a retail classification.

*

Alan - if it was written that outside storage is not allowed in "C" when it is adjacent to res. wld that ~~and we~~ be okay?

Telens - Yes.

Mayor - trying to protect residen. area. How long would this moritorium last?

type 398

Tobin -

---

Tobin - offstreet pkg on pg 135 . . ~~add~~ chge verbage to

"Incidentaal to non-resident. main use."

and add column regarding residen use.

(~~wld say yes all the~~

side 2
750

## IV. Discussion.

Alan - Cuppstone issue.
rectangle ~~bound~~ 40 acres been in negot. (w/ prop owners of MUD 16).
this topic came up &

issue being if we leave it - the park area will have 4 sides of road around it.
Concept is because we're taking 40 acres out of traffic therefore

either way it ops its fine.

~~Jetons~~

~~Woody~~ - Klaus - was this done by consult company that looks @ whole city or just the area. Alan exp. that TXDA I, our traffic eng. drew up reports.

Mayor - good rec ~~[illegible]~~ regard. Stratford.

Woody - overall what is to gain by ext. Stratford only off 518 for 100 yards.

Alan - it does get them to FM 518 @ a signalized intersection.

Woody - off C. Club when you turn off concerned

discussion ensued regarding the ~~[illegible]~~ whether or not there is adequate space for a collector behind Jones & Alan pts out that we have a detailed plan & there is adequate space. ~~[illegible]~~

Alan - we do have

~~Klaus - do consultants have a precise rationality?~~

~~Alan - we spec asked him to~~

(931) Woody - prob. w/ 1 + 2 + 3. were downsizing. one prob were having now is that roads aren't wide enough. dont like to skinny roads down. then turn around and have tax payers pay to widen. dont think we need to skinny any of them down. • V. Adj @ 8:00 pm

Bobby Thom 3301 Dix Farm.
been his observ in
very little interest from Indus. stndpoint
on prop he has listed.
this req. makes sense.
~~from Magnol~~. good idea.
~~The Indus. Ass~~

IV

Mayor - did vote in favor of R-2.
I helped start this sno ball effect

will have to replace Foreign Trade
zone.

Mike Chance, PEDC, sat through all mtgs
also gave up on land being Indus.
except for one piece (Coppinger Tract)
deep along RR tract. only piece have
a question
past Weatherford on Magnolia before
you get to tracts.
alan - how deep?
Thompson M ~~[illegible]~~ - 33 acres.

~~[illegible]~~ Mike - may be poss for that land.
Titens - that piece wld have access
from Magnolia.

Jetens - thinks its poor plann to put resident. along RR.

Seeger - in support of this.

Marcott - are we only add w of RR.

Mayor - yes.

---

A6 2 ~~[illegible]~~ -
Discussion ensued reg. having indus. zoning located near residential.

~~[illegible]~~

Mike - over the last 3 years have pulled back on a few ~~proje~~ prospects.
were growing w/ community and learning what they want.

~~[illegible] asked if Mike~~
Discuss ensued between Ex Dir of PEDC & CC regarding areas for M-1 & M-2.

Veterans Area

I. 8:04 pm

II. Charles Read

(992) Sobin -

Last yr ½ prop been zoned R-2.
3 other zoning cases brought forward.
The area has changed in character.
new School is out there.
Staff is rec approval.

III. ~~None~~

IV. Discussion

Mark Dumoig CR 128, Angleton.
very obvious
real estate industry - need to take
into consider. that it all needs to
be ~~R-2~~ one zoning (R-2).
we need to make a move one way
or the other.

Russ - ~~Dan~~

Robin - an 80 acre tract →

Darrin - if ~~that~~ a vote is rec. denial then a super majority is not required bec it is not a by charge.

---

V. Adj 8:30pm