JPH 3/15/04

Called to order @ 6:45 pm

David Ransom & Don Sederdahl
absent

Darin Cokes &
Alan Mueller absent.

1 Zone Change App. # 1154

II read into record

III. (A) Lata K. gave brief description of surrounding property, for single family residence. Comp plan recommends low density and is in conformance. Consistent w/ existing uses, therefore Staff recommends approval.

(B) none

IV. Bill Bailey 3714 Wingtail Way, back in 1999 approved this from SD to R1. moved out there for large lots, end up w/ a bedroom community.

Tobin - used official zoning map, and in advertently the map was not changed.

Donald Butler, 3814 Bluebird speak in opposition, concerns about saling 3/4 of an acre, and have spacious acre, and subdividing and change the character.

Charles Owen, 3821 Bluebird, opposed if changing up lotsize.

Joe Watkins, 3725 Wingtail Way zone change #577, no objection for zoning, but for subdividing

Martha Maxwell, 3649 Wingtail Way

deed restrictions ~~as~~ persume as lot which was/recorded plat.

V. Council -

Mayor don't have this app. as R-1

Tobin - continue more forward, w/ drawl at a later date.

Ruby - how big are the lots now.

~~[illegible]~~ Bill Eisen 230' wide 260' deep

Adjourned @ 7:08 pm

Todd - Deed Restrictions

Nghiem - limitation per lot, did not construe it to that they could not subdividing the one lot into two lots

I ZC# 1153

II. Read into record

III (A) Latak. give brief des. of surrounding property. ~~[illegible]~~ ~~OK~~ as it stands would not be in conformance w/ future land use plan. Does provide for NS but not GB, good buffer between Res. & commercial therefore Staff recommends approval. Serve as a transition.

(B) none

IV. ~~[illegible]~~ Supp / Opp.
none

V. none

VI. adjourned @ 7:14pm

I. ZC # 1142

II. read into the record

III. (A) Lata K. gave brief description of surrounding properties, from SD to GB. Short of the 150' frontage for lot width. The variance was denied by ZBA on March 4, 2004. Conform w/ future land use plan. Consistent w/ comp. plan, and w/ the uses on Manvel Road. Staff recommends approval.

(B) none - owner passes on any comments

IV. Supp or opposition

Mark Chambliss 2816 Manvel Rd, Pearland property N. and feel like this zonechange will fit and conform w/ other businesses in the area,

V. Council / Staff

Mayor conforms to everything

Lata - doesn't have the lot width.

mayor: approve w/ the variance

Larry - lot width for OP -

Tobin - 100 ft

Lata - would meet req. for OP

adjourned @ 7:24 pm

I. ZC # 1140 (4)

applicant requested to be on April's meeting.

adjourned @ 7:30pm

I. ZC# 1156

II. read into the record

III. (A) Lata K. gave a brief description of surrounding property. Planned Unit Development, R1, comm & some open spaces. conforms to comp. plan. 13 ac. will be comm. 2 1/2 acres of park, 26 ac of detention. R-2 zoning, overall density 2.79 per acres. Some amenities include jogging trails. In conformance in terms of density. 80' Row on orange st. as a major Collector. (1) what land would be dedicated to the city, (2) have comp. landscaping plan for the whole PUD including residential area, PUD doc. does not conform with Pearland Overlay District, need documentation for Pearland Parkway. 3 public comment forms in opposition

(B) applicant decline to comment

IV. Earl Sullivan, 3323 E. Orange, do improvements on Orange, all of a sudden it has become a city street. Concerned w/ drainage. Against the PUD.

David Betrosoff 2109 East Lindwood Oaks, ~~raised~~ concerned w/ flooding, no win situation, Keep sub. down and keep from flooding, Against it unless they ~~can~~ keep same elevation

Andy Michelin, 3326 E. Orange, against until more definitive plans w/ the property

Jaime Chavez 3320 E. Orange - traffic is going to be worse,

Richard Biddick - 3318 E. Orange no problem w/ sub., main concern is flooding against it if they building up elevation

Dee Bulerez 3314 E. Orange did not receive letter Against it flooding

Dale Camp 2115 W. Linwood Oaks -
concerned about flooding, what is
proposed is good, but near future
may have flooding.

Lila McManus 3304 E. Orange -
see community stay, because
it is established, traffic is
horrible, tentatively opposed.

Paul Jamison 2910 Am Road - fire chief,
across from Fire Station #1, desire
for there to be a fire station

Joan Virkow, 3410 E. Orange -
~~oppo~~ would like it to be
developed, residential that doesn't
flood

Rose Campise, 3408 E. Orange - dev.
is fine as long as no flooding.

Bob McConnell 1110 Glenda - drainage
designed to go to North,
engineered properly and have to meet
all the cities requirements

Paul Baumy - 3418 E. Orange -
don't live in a floodplane,
and don't want too, concerned
about flooding

V. Council / Staff

Mayor - very sensitive on drainage,

Woody - 9 comments on staff review,
prior to this coming back

Tobin - Yes, incorporated a few
changes.

Larry Marcott - the issue of the bayou,
water movement problems, drawing
that doesn't show anything.

Charles - residents that don't have insurance,
please get insurance

Klaus - 297 ratio on residential portion
only - unreasonable to see out of inflow
of water.

Larry include detention
Lata - Yes.
Ruby - what is the true density

Sheryl - concerned w/ only one entrance off Pearland Prkwy. How safe is that

Fabin - Other connections to Beazer Development

VI adjournment @ 8:24 pm

ZC # 1160

I.

II. read into record @ 8:30 pm

III. (A) Fabin Maples, moritorium, of initial 120 days, #'s have been reported to ultimate Build out on Multi-Amit High on density, recomm. on moritorium, gave brief des. of surr. property, rezone to R-4 Single family residential

3 in support of rezoning.

Comp recommends high density single family zoning district compatible and a buffer to transition to property on South

(B) NONE

IV. Supp or Opp.

9997 CR 3405
Jake Griffen - owner/partner
been zoned MF for many years,
strongly oppose, should have been
changed a long time ago.

Friendsknow, Friendswood
Evelyn Newman, 302 handling F. Jamison
property, been zoned MF, and
have a contract pending
for MF. Reconsider

Broker, for
Bud Goza - owner of Lingo Properties,
group that is doing a project
on Hwy. 288, purchasing property,
entered onto as multi Family
zone. Apartment builders, no
notice and quite a surprise, adjoins
an existing Apartment complex
Royal Oaks. additional need for
Apartments on that end of Pearland
near Friendswood.

Mike Riddell, attorney
Conforms to existing & future use, no legal basis, improve area, MF remain MFamily.

V ~~[illegible]~~ Council / Staff

3 public comment forms in supp.

Mayor been there for 30 years but lived existing

Woody-

Nghiem- allows for either party to get out of the contract, see no problem w/that

Klaus- Contract coming and going, nothing new.

Larry - zoned R-4 bright around, and - should zone it R-3, which is closer too what was there

John- Change R-3 w/out advertising, allowed for less density, ~~but~~ like townhomes.

adjourned @ 9:00pm

I. ZC# 1161

II. read into the record

III. (A) Tobin Maples gave brief description of surround property. Staff recommend to zone to R-4. Transition area.

(B) none

IV. Support / opp

Aaron McGuire - owner rep - Keep MF, design stages, single story apt home for active age adults, Council aware of what we were doing. Not in Support.

Curtis Taylor Turner, machine shop, 16811 Hwy 35, worried about complaints, regard Business runs 24 hr

V. Larry - aware of Industrial Business next door.

Aaron. - were not using Industrial Drive as access.

Ruby - continue to give M-1 away, Keep changing, adding homes

Todd - moved out because of the tax base, keep giving land away

adjourned at 9:14pm

I. ZC# 1159

II. read into the record

III. (A) Tobin Maples, rezone MF - to GB
Completely zoned for
residential uses. would be in
Compliance w/ comp. plan.
& make compatiable w/ whats
out there

(B) NONE

IV. Supp / opposition

NONE

V. Staff

Woody - fall under old townsite.

Tobin - just outside

VI. adjourned @ 9:20pm

I. ZC # 1158

II. Read into record

III. (A) Jaben Maples give brief description of surrounding property, everything adjacent to property is Heavy Industrial. Consitent w/ Long range plan.

(B) None

IV. Supp/opposition

None

V. Staff/council

None

VI. adjourned @ 9:25pm.

I. ZC # 1157

II. read into the record

III. (A) Robin Maples ~~made~~ City initated zone Change
gave brief description of
surrounding property.

(B) NONE

IV. Supp / Opp
none

V. Staff
none

VI. adjourned @ 9:26 pm.