4/15/02 P+Z.

I. 6:35pm

II. 03/18/02

Todd mot to app as corrected; Russ 2nd
explained he wtd "Mr" chgd to "Com."
Passed 5 to 0 (Charles abstained)

04/01/02

Todd mot to app; Don G. 2nd
Passed 6 to 0.

III. A. Chapter 27.
R. Keller - visited
Charlie - not blt asphalt for quite some time. Can spk regard. open ditches from wkg other cities. - catch trash.

Alan - indicated all changes come from C.C. workshop. not here to advocate one way or another. just to answer questions

take late.

open ditch are allowed. but by variance.
by this board (case by case).
standard - curb and gutter.

Charles - verified #1..

Alan - was this language discussed @ last Mtg.

Pub. hearing.

Robert - talked about it. never used
Spec. acreage or size.

Ruth - did not want to discourage subd.

Alan - as it was orig. drafted -- open
ditches were completely prohibited,
except by variance.

Todd - do we have final say on variances?
Alan - yes.

Don S - an acre might be too large.

Charles - suggested can peg it to RE... ~~to p~~

Don S. - Good compromise.

Run – verified that

Don G – so "RE" wld be exempt from the open ditch rule.

~~Charles –~~

Robert mot to table; Don 2nd.

point of trip: w/ open ditch & asp. shall be ~~excluded~~ allowed w/ "RE" size lots.

~~Passed~~ Failed Passed 6 to 0.

~~Section 2. Exhibit B~~

B. The Enclave @ Pearland.

R. Keller: see comments

* P. Off req name changes "NEWPORT"
* suggested changing name of plat.
* cut extensions
* remove 5
* move 1 s. light to nw corner & extend 5' e.e. easement
*
* correct text on note 12

passed drwg of City's thoroughfare plan.
(calls for

wld like to have 70' R.O.W.
Staff does not availability to modify
thoroughfare plan - why its been
~~at~~ brought to P+Z.

(Staff is rec. 70'.

Charles - asked if matter has been
agreed by staff & developer.

Rich - spoke to Alan & that is not true.

Don S. mot to app w/ s. rec; Todd 2nd.

Rich - if variance does not go, plat
will need to be redone.

Ron - why wld we accept 70'?
R. Keller - It wld match the unis. subd.

Todd - asked if northpark wld go into west.
R. Keller - yes

Don Z retracted mot; Todd ret. 2nd.

Robert mot to deny plat & variance; ~~Todd~~ Don S. 2nd

Run - asked about

Don G what is hardship for the not prov. 20' on

Saib. we had prov 20' on file, & on 11/28.

R. Kelly - Mr. Muller stated he did not have to provide 20' on file.

Gary Ferguson - # of issues on T/A -
① was req. to have R.O.W. as 60'.
If that is an issue - we will withdraw the request for 60 & make it 70'.

Run - wld not chge # of lots.

Charles - we cld approve tape

Gary - trying to expedite a review & approval. think we have a very good reason for 60' vs. 80'. wld withdraw the request.

Todd - agree w/ Run. but traffic is not our deal..

Gary - staff is recommending app Street ~~curvature~~ pattern.

Robert w/drew denial; Don S 2nd w/drew.

Todd mot to app w/out variance & w/s-rec chgins var. to 70'.
& for 70' r.o.w on northfork dr. Don G 2nd.

on final plat req 70'.

Gary - referred to discussion w/ Andy or Tobin. Todd asked for letter from them or variance.

R. Keller:

App. 6 to 0.

C. The Reserve @ Trang. Lakes (Prel)
R. K - rec app.
* Last call
* note 11 to be corrected.

these are prop. apartments.

Todd - will there be more apartments?
yes. 8 acres at time.

~~R. Kellu~~
Don 6z mot to app; Don S 2nd.

Jodd - what is zoning?
R. Kellu - in ETJ.

~~Jodd~~ Passed 6 to 0.

D. Sunrise Lakes 5 - Final.
R. Kellu rec app;
1. & note 9
2. full of meets/bnds
3. show ownership
4. app. of const plans required.
5. vicinity map
6. may need to pay on Hooks Rd.

Jodd mot to app; w/ S. rec Don 2nd.

Jodd - coming off FM518

Ken - we got that

brought up on prel plat.

Jodd - 100' turns into 60' R.O.W.
Ken - did TIA study & its all been appd.

conf. on
Todd - 100'

Ken - thats our enterance...

Passed 6 to 0.

E. Cabot Cove Sec 1 - Amd Plat
R. Keller rec app w/ no changes - in title block - Moved S. lights around.

Don S mot to app; Todd 2nd.

Robert - is it part of platting? sidewalk
R. Keller - it'd be noted. ~~w/ this plat~~
~~it'll be~~
Passed 6 to 0.

F. Silver. Com Park Ph VIII. - Replat.
R. Keller app w/ add of sign. & seal on plat &
* note that no direct access to FM 518 is permitted.

Don S. we don't know wht dng?
R. Keller - its county & its not zoned, not req. to tell us - they are

w/ J & C.

Mike Carney "B" & "C" already der.
~~[illegible]~~ owner is fine ~~w/ not~~ w/
~~[illegible]~~ adding note.

Don's mot to app; Robert 2nd.

Pass 6 to 0.

G. Doug Kenney. LSA. Cabot Cove

R. Kellu - rec this variance be granted.
C. Stub.
bar ditches along st. its not practical
at this time to put sidewalks.

Rob. mot to deny; Ken 2nd.

Rob. it seems like every der. does not
want to bld sidewalks, new school on McLean
& park.

just rd is so busy cant even put gas
~~sidewalks~~ station.

Doug -- McLean is supposed to be widened
just wnt to put $ in escrow & and
have sidewalks built @ a later date

Ken - no guarantee when McLean is gonna be widened. when I drive through Clear Lake City -- looks nice -- subd are back further. W/ can't wait on roads to be imp.

Dodd - can occur w/ both ... but is the bar ditch wide enough ...

(we were all misrep. w/ John Lizer issue when they stated there wasn't room. at some point we have to make a stand & stick by our guns w/ the aspect that the kids will have to walk to school.

Robert ref. to 5 yr old killed walking home from school on veterans.

Ken - we need sidewalks, even if they're gonna be torn up..

tape 2

Bob - we granted variance

thinks they're just handing over a ck to get out of bldg the sidewalks

Don S - developer shld have planned for that.

Russ - wants to be consistent - just appd plat stating sidewalks are gonna be built.

Charles - early on sidewalks variances were granted on west side of FM518 & now people are walkin w/ no sidewalks. for last year ½ we've been pushing against these var.

P. in regards to var. . . ~~the~~ a var. is sup. to be a unique hardship.

no hardship in this case

Passed 6 to 0.

H. West Oaks.

Todd mot to deny; Rob 2nd.

Russ made ref. to prev. comments.

Charles - if ~~this~~ that was pt of bond iss. for rd bens done in 2-3 yrs, I'd be for it. Todd agreed.

94 Rob - elem. school - West Der put in sidewalk

Rob -

Passed 6 to 0.

I. Cent Village Sec One -
Rob - where is Cent. Vill
Craig. detent. pond. next to River Mist,
also where there is no

Craig..

Robert - Jim Fox + Jacobs sub has them next
to ditch - they run full length

Robert not to deny; Don G. 2nd.

Passed 6 to 0.

J. Harkey + 101.
Reis - had 2 pre der mtgs w/ cit staff -
spent a lot of time on design.. as we were

doing this. the Ord was created reg. the pumps. the drain is very low.

3' ditch at top owned by BDD. have plans to

Todd - what kind of easement.

Pierre - pump gonna need will be up in northern corner for 3-4 yrs. BDD will deepen the ditch. in 3/4 yrs will be able to eliminate the pumps.

Will bring prel plat in about 30 days. w/ variance for pump.

Don G - will city maintain?
Pierre - no. Maintained by HOA.

when came on brd was told we wld not be adding drain.
Don S - wld heavily on Staffs recom.

Charles - obviously they spent a lot of $ on project - and Ord. is being be changed during.

Ron - wld agree but Prel Plat has not be

Pierre - @ one of mtgs w/ staff they said to run

Don S - asked how it worked

Pierre Nip - the HOA fees will pay to have pump maintained.

Run - do you put in back up generators

Pierre -

Todd - if he applied right away & got the project thru S

Don S - if staff recommends it, I'd be for it.

Todd - how do we know

tape Pierre - 3/4 yrs now ~~the~~ HOA can

Todd - if gentleman brought back in a month, I'd be okay for it. Pierre - that is informal.

Charles - will go w/ City Staff.

Run -

Todd - ques. if this detention plat goes to

Pierre Nys - the eng is Al Lentz
he

Run - asked about pump & how deep it is and if it cld be deeper.

IV. Adj. 8:12 pm