JPH 6/10/02

1

I Jetens, Viktorin, Woody, Reid, acting Todd I, Larry M, Klaus Seeger
all P+Z.
Don G absent.

I. 6:39pm

II. Todd Read.
Tobin - no slides, introduced
Theresa Graham. City of ___, NE of Dallas
proposed addendum to bring forward

issues was proposed "Com. Benefit." Signs --
have been removed.
# of signs is significantly reduced comp.
to our sign old.
we allow 5 per sub.
they are limiting to 3; however asking for
additional footage.
Staff rec approval.

Mayor introduced Charles @ C Member.

① Gary Cook, 2940 E. Broadway,
2 pts to discuss -
① as a result of workshop. inadvertantly the signs ~~#~~ are deleted on FM521. still anticip putting signs on 521. must have been deleted from applic.

② The internal directionals - which needed extra footage -- has been reduced to 8 x 12. (same as C.O.P green signs).

have complyed w/ issues brought up.

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② Mason Weems, West Colum. TX
in favor of any program of SCK as long as it does not involve my 12 acres. (3305 minus 12 acres) do hope to resolve. still in litigation please give us time to work it out.

IV. ~~[illegible]~~ Against - None

V. Discussion -
~~[illegible]~~ Marcotte - signs on 5M 521?
Gary - same as was on 288 ([illegible])

Tobin - on item #2, Broadway - 8x16 max size

Russ - Tobin - the current sign ordin. allows how much for ~~the~~ directional signs?

Tob - 32 sq. ft

- ~~4 x the size~~
Gary = 8 x 12 (will be reduced)
3 x the size

Adj: 6:54 pm

1039 (SD) - (C)

I. 6:55 pm

II. Todd Read

Tobin - 12 prop. owners. 0 rec.
spent last 18 mos. on Comp. Plan. This tract is rec. resi.
most cases. wld rec. denial. however Cullen is ~~this~~ stated to be six lane.
he is @ intersection of 2 major intersect.
prop to n. is Commer.
don't wel anyone dev. houses right bet "C" + "GB" @ a major intersec.

III.

Brent Dur - owner of prop. been here many times. Tobin excell job of st. case. Cullen is 6 lane. 403 - 4 lane. Cullen Blvd is dedicat. truck route. prop is located on two major intersections - & in middle of two C. properties.

prop ~~is C &~~ needs to be C. 1/2 mile from B.S. C. Plan calls for Cullen - Resid. only 6 house on Cullen - I own one. Cullen is not a residen. area in my mind. have a lot of $ inves. in this property. Cullen is good loc for business

IV. Against - None

V. Discussion -

Mayor - Susan Dietrick - opposed & gave several reasons.

VI. Adj: 7:05pm

S.U. 108 (C) - (C(S))
Old Choc. Bayou.

I. 6:05pm

II. Todd Reed
Tobin - to expand bus to warehouse use.
Made amend to Land Use book last year
to req. a S.U. permit for storage fac.
10 prop owners - 0 rec.

is Cons. w/ C. Plan; app. made aware they'll
held to comply w fence masonry req &
TIA may be req.
staff Rec app

III. FOR

top (1) ask. for app
Client has purch. land and wld like
to expand facility - has room for / more
facility. - (drawings handed out)
intent is that colors will match exis.
facility.

IV Against – NONE

V. Discussion –

Marcott – what is req. on detention?
Tobin – show exist. calculations of before & after.

—— Mast Detention system.

Charles – currently there is a sign on prop. for res. no longer applicable?

—— different parcel.

Woody – all three sides have masonry?

Tobin – yes. all visible

Adj: 7:15 PM

E. S.U. 107 (R1) to (R1(S)) for church.

I. 7:11pm

II. Todd Read
Sobin - 32 prop owners.
Mixed zoning.
CPlan does rec R. On land use - churches are allowed in R - case by case by S.U. permit
church provides buffer to res. uses.
Staff is rec approval.

III. FOR

① Sid 2110 Shady Glen. res since 1950.
Charman for SC Bap Church. Signed as agent. asking for approval.

② Steve Daily, pastor 2301 Cunningham (for 5 yrs).
① who we rep. (congreg of 600 members) representative her -
limited to 3 speakers.

② 157 mem. signed petition - expressed desire for app'l.

③ church been here 32 years.

desiring 5,000 sq. ft.
~~brought~~ presented picture of new addition, childrens bldg.

Wld be improv. to appearance,

~~[illegible]~~ been generous w/ prop. allow~~ed~~ people to use property.

Everett Alley 2601 McLean
members for 4 years. continuous of growth.
need fac. for young children.
asking for approval.

IV. Against - None

V. Discussion
Mayor - have pleasure to have breakfast w/ # of church members.
~~when we have annual food drive~~

VI. Adj - 7:25pm.

G. ~~ES~~ 1037 (SD) -(R2)

I. 7:26pm

II. Todd Read
Tobin - H prop owners; O return
S is not in city/ctj.
Staff is rec. approval.

III. FOR -

① James Johnson, 900 Hollow Ln,
agent: currently hav. prop under contract.

175 acres to east zoned as R-2 have bec R1 subd.
now we need to do an R-2.
access will come off Kirby. immed. when we begin const. of lots will have to do Kirby.

prop has no other access. no utilities.
reques. R-2. apprec. consid.

IV. Against - None

V. Discussion
Marcott - I opposed SouthGate bec. of lack of
overpass on 208 [illegible]

hard for me to supp. w/out overpass. would rather be R-1 w/open space.
concerned about traffic.

James - has TIA done on S. Gate - ~~wlot~~ showed not a ~~big~~ signif # wld be effected.
~~TIA~~
will do another TIA.

VI. Adj: 7:35pm

G. 1042 (SD) - (R-1)

I. 7:36pm

II. Todd Read.
Tobin - lot does meet min. req; the applicant chose R-1 becaus of req for ~~RE req 30 separation~~ 15' separation.
is comp. w/ C. Plan
Staff rec approval.

III. FOR

(1) J.R. Kennedy - refugees of Cor. S. live in apt by Kroger until we can bld a house. chose this location.

IV. Against — None

~~[illegible]~~ 2607 Gunpowder, James Guraci, adjacent to prop. pulled records in Angleton. Think its inapp. to zone as Res. My bus + South Screening that are adjacent to prop. should be Commercial.

V. Discussion —

Marcott - where wld Orange extend?

Tobin - will tie into Kelly. just been amended.

VI. Adj.: 7:40pm