Rob: Absent P+Z 08/12/02

(1)

I. Call to Order : 9:06pm

II. Appl of minutes 07/15/02
Sherly mot to app; Run 2nd
Todd ques - pg 4 -- Robert actually asked when it developed. Leave generic since he's absent.
Passed 6 to 0.

II. Executive Session
recessed. 9:10pm.
reconvene 9:31

IV. New Business
A. 1058 (SD) - (M2)
Don S mot to app; Ray 2nd
Sandars wld like it to be written that the stipulation regarding the SD.
Todd - need to app/deny what is in front of us.
App. 4 to 2 (Run & Sherife opposed)

B. 1057 (SD) - (C)
Don S mot to app; Ray 2nd
Appd 4 to 2 (Run + sherife opposed)

C. 1054 (SD)-(C)

Ray mot to app; Ruby 2nd

Todd - concerns knowingly to subdivide knowing the traffic.

Ray - due to be 4 lanes.

Ruby - is where office bldg is now?

Mrs - Cornelius - correct. want to keep bus. as is - lowest zoning is "C". bldg could be used as day care, doctors office.

wld have maintain r.o.w to left.

~~Todd~~ Todd - no outside storage w/out spec. use.

Mona - corrected - only when it adjoins resident.

she commented on how they didn't have to tell us about plans (w/subd.)

Ray - what is tract south?

Becky showed map.

Neighbors to S. are in favor of request.

Ruby called for quest.

Passed 6 to 0.

~~D~~ E. 1050 (SD)-(PUD) Lawrence Place.

Sheryl - pt of info - - is Planned Unit Develop?

Mona - can be combined of zoning categories or stand alone. PUD locks them in.

does allow to vary on some restrictions.

Sheryl - pt of info: PUD R-1 wld equate to R-1.

Mona - allows them to vary lot width.

Ruth - or to allow for mixed uses. or cluster.

or to allow for more green space.

Ray mot to app; Russ 2nd.

~~Ruby~~

Russ if we app, we are locked into doc. presented.

~~Theresa~~ Mona - if its app; its app as written

Russ - asked if developer wanted to go ~~through~~ to a smaller ~~applic process~~.

Mona ↑.

Theresa presented a map with ~~out~~ all subdivisions & current zoning.

Todd - pointed out R-2 Pud @ Oakbrook Estates really has R-3 size lots.

~~Ray - on dimen.~~

Russ - they are the size of R1 lots. 8000 sq ft is R-1.

Don S - brought up Commercial prt ~~of~~ that was an issue of the citizens.

Russ - Can't help the current developer did not spoke of 4 put up a privacy fense, need to take it up w/ dev.

Todd - 2 things "C" wasn't documented & if Kirby Kew could have helped. wld have met w/ residents.

Ruby asked why he did not take Prel Plat of Ravenwd.

Terie - they were 1 acre lots. @ price pd for land could not afford to develop that way.

personal opin → His entrance & layout is nice.

Todd - stated the major problem is lots are too small in Pearland.

Todd - cannot support R-2. need more R-1. (4)
Russ - equivalent to R-1 lots.
Ruby - the width is what I look for. live in old part of town.
~~Russ~~

James - wld like to state - side yards are not used for swim pool. you'll have a lot more usuable area. Mow the front - live in back.
Ruby - cannot bld a nice one story & have space.

Sheryl - concerned about NS.
Todd - suggested if she is concerned she should think of deny.

Todd called for ques.
App failed 1 to 5.
Ray Bacon

Ruby mot to deny; Sheryle 2nd
Pass 5 to 1 (Ray)

F. 1034 (RE - R-2)
Todd mot to deny; Russ 2nd
James - ques. when the Com. is making ~~con~~ decisions concern zoning, is it an issue of density?
#of houses on property.
Todd - people who want to move to Rear. can't find enough acreage. spoke to home salesman & received

mot to deny passed 6 to 0.

(5)

G. 1051 (RE) – (R-2)

Don's mot to deny w/prej; Ray 2nd

+ let CC address the motion if stated incorrectly.

Ken Caff – up 6 mos ago. had 5-0.
lots are 70 X 115 = to R-1. everything around it is R-2's.
only gentleman who spoke against it owns 2 large lots next to it.
Please be consistent on how yall vote.
yall understand what this says. its issue of one story.
an R-2 property. tried townhomes, then decided this is best use.

Don – we've stated we shouldn't have zoned so much R-2.

Ken Caff – pleaded.

Run – ~~the~~
realistically your ~~not~~ gonna have a hard time getting R-2 through CC.. he commented on the GB in back yards of residents. ~~disagreed~~ this particular prop. will probably ~~have~~ to fall under R-2..

Ray – wldn't have prob w/ R-1

~~Run~~ Todd – RE or R-1 wld fit. not fond of layout. no aminities.

Ken Caff – next to Ind. Park

Todd – his kids are not going to cros P. Pkwy to get to Park.

Ken - Sunrise Lakes his dev. have R-2's & have R-3's. go through there & see.

Ray - dont apprec. getting phone calls @ home or business about petitions - - feel its improper, wont stand for.

Todd - working on by-laws for Com. its got out of control.

Ken - appologize. didnt mean to offend.

Deny passed 6 to 0.

Todd - need wider lots.

Ruby - revelation to get document from Theresa showing lots. its true what people have been saying & we need more of a balance.

Theresa - ptd out disclaimer - may not be all up to date. working

Randall Wong - second. can we table w/ motion for R-1.

Mona - still goes to C.C. for final dec.

Theres - if deny w/ pref. can come back as R-1.

H. Zoning 1055

Sheryl mot to app; Ruby 2nd

Passed 6 to 0.

I. 1053 (SD) - (R-1)

Ray mot to app; Sheryle 2nd

Ray - Clarific. setback between 25 + 40'.
if Garden Rd will be widened, how will it
effect the

Mona - shld be sufficient R.O.W cause it
doesnt say "to be acquired."

Mona - dep on ~~bldg per~~ zoning when they come
in for bldg permit will determ how far
back the house will be built.

J. Variance Request - by Kehan.

Todd - pt of info. asked when subd. wld be
accepted by CC

Jen - Aug 26th

Mona - typically about 3 days after CC if
bldg permit is turned in.

Todd exp. procedure.

Don S - if your gonna stop these variances,
we need to stop.

Sheryle mot to deny variances of this nature
due to uniqueness lack. Todd 2nd.

Ray - its a temp. deal. need some place to get in out of the rain.

Todd - my opinion of what has been by granting a variance have set a precedent.

Ray - everything is a case by case basis. No see nothing wrong. just temp.

Run - need clarification.

Todd - asked for staff recomendation.

Mona - stated it changes ~~[illegible]~~ procedure & explained addressing

Ruby - need to start now w/ setting these precedents.

Sheryle - variances have brought our city to where we are. Will bite you..

Passed 4 to 2 (Dons Ray).

VI. Adj. 10:36 pM