JPH

Mayor Pro Tem
Klaes Seeger
absent.

Helen Beckman
Woody Owens
Mayor Reid
Larry Marcott
Larry Wilkins

all P+Z

I. 6:39 (SD) - (MH)
501, 593, 596

II. Charles Read.
Tobin no slides.
Darrin - not be nec for maps. These were filed back in 1998. Technically would not be here in front of you.
MH has to be 3 acres.
Single family lots. Land Use does not have a mob. hom designation.
are processing because their "acting" + we need to finalize them.

III. "FOR"
NONE

IV "Against"
None

Sam Thomas.
Monica Hughes 5929 Jerry Crest
Nobel Webb Jerry Crest
Salvador 17122 Williams

~~[illegible]~~ Mayor did rec a #
1 is in support.
3713 Aubrelle. In support. (16 mailed out.)

V.
Wilkins - iterate for record. CA said this lacks an appropriate requirement & this is not part of the Comp. Plan.

VI. Adj. 6:48 PM

Hatfield PUD!

967 (R-2) to (R-2 PUD)

I. 6:49 PM

II. Charles Read.
Robin - app is req zoning on 30 acres.
Sly Hic
W of FM 518
between Hatfield & O'day

N is Com (Hickory Creek Farms)
S is R-2
W is SD, R-1, + M2
E is M-1 (light) (Houston Tubulars)

28 public comp. forms. does comply w/ comp. Deve. has been advised for a T/A & will pay parkland fees.
showed slides.

III. "FOR"

1600 Elm St Ste 300
Dallas.

Jami Cornelius, Sowell comp.,
are applicants.
met w/ 2 wks w/ Parks & P+Z.
showed Map.
comments well on changes in setbacks.

Exp. surrounding properties

P.C. Form — Edwin Wir 3014 Green Ave
~~[illegible]~~

IV. Against

~~[illegible]~~ Richard E. Szopski 2107 Marys Creek W
prop on Oday Rd.
~~[illegible]~~ what kind of change will be made?
what was it zoned?

V. Staff.
Tobin - prop is vacant. is zoned for S. fam (R-2). app for a master planned community.
better suited for market, houses. setbacks.
Mr. Sz. will lots be smaller?

Tobin - density may change.
Some will be smaller.

Mr. how many unit per acre? | tobin: 3.07 units per acre.

average lot size 7400 sq. feet

exp. zoning procedure. showed map.

Emil: legal on zoning is 30
map is 60.

Tobin - typo on map.

Marcott - ~~is~~ in terms of detention.
Drain Dist is working on a situation
to take over
wld like it looked into.

Jamie, Yes. wld be in the best

Helen - sounds like an R-3.
wld you address the special lots

Jamie - some has 60' & some has 70'.
since mixed. PUD is best product.
are some front yard setbacks that give
street scenery. design feature we've found
in several communities. In areas of most

lots is over R-2 min.

VI. Adj. 7:05

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(3) 971. (R-1) to (R-1 PUD)

I. Call to Order 7:06 PM

II. Purpose of Hearing
Charles Redd.
Jobin - 124 acres.
app. req. single fam.
NW is ~~zoned~~ Park Uses (2nd Park)
NE is R-2. (Parkview)
SW is R-2(S) (S) is for school
SE is R-1 (Shadycrest)
Comp Plan rec. low density.
app is aware TIA. Instead of park fees.
linear hike + bike trail S side of Creek.
will monitor that throughout development.
private streets.

Shows slides.

III. Support

John Saylor, 1625 Con. League City.
agent. also one of dev. partners.
several comm. enjoy work w/ City -
wonderful piece of prop. worked closely w/
staff. particul sens. to Shadycrest.
~~previously~~
have enclosed sub. off.
Blvd as main enterance & created
unique vilages. lakes. walking trails.
heavily landscaped.
along Mary creek, making a public
walkway answer ques.

IV.
Patty Boyles. 4014 Shadycrest
app hardworking plann & not opening
2 roads. ~~two~~ did not
75% of time is wet & swampy.
Concern is drainage - ditch back there
now. part of street drains in ditch part
goes into P. Pkway. wd like P&Z, CC, &
Drainage to plan address this issue.
do not want to end up like Con. S

Elizal
~~Mrs.~~ Dibley. 2310 Marp Creek Ct
M. Plan was wonderful. wld like MPC
not to allow the individual look.
wld like to see individuality

Jean Barstead. 4006 Shadycrest
be all for it accept its R-2. wld
like to see larger lots because of flooding.

Richard 2107 Marp Creek W.
up the wall. in Rear. over 30 years.
right on banks of Marp Creek. hate to
see this kind of stuff.
COP wld raise $.
The last piece of wood prop in inner
city.
against development. wld not like
to see anything less then R-1.
why not chg to R-E.

(?)

Al 2107 Sprite Ln.
124 acres? how much of that prop has
been design. as wetlands? water there
almost in round. when the bld lakes
where do they plan to divert water?
Shadycrest alrdy has problem.

~~Art Rasko~~ Raska

if they divert there water to where our water is supposed to drain, where will our water go?
OK w/ subd. have we studied feasibility? drainage?

V.

Wilkins. add to staff.? talk about the drainage situation?

Russ Selemon - how will general pub gain access to park.

John Taylor.. dis w/ P+Z. instead of park fees will build pathway + footbridge over drainage area into park.
no prob w/ City using SL strip of prop to add on to trail.
wld like to address drainage.
we've done several communities. the requirem require us to drain into Marys Creek.
no impact of water from our subd will go into Shadycrest. are bldg 2 large lakes.

tape

taking all of existing

Helen - any prop wetlands?

John - yes. had very extensive studies.

Marcott. —

tape

map is out of date. subdivisions not showing all of subd.

need a more current map.
also said your letting HOA is doing detention, wld like them to

Alan - Drainage Dist only taking dry bottom.

major Read 2 into ag

Richard.
Richard
Gene Sanders

tape

Randy - secondary means of 911 gate.

?. Alan - by having Blvd entry, that is what the Fire dept needs. applicants are well aware (appreciate your concern.)

Tetens - stated that he thinks they are R-3 size lots.

Tobin - overall density meets R-1 PUD. which has no frontage.

May 60 x 120
75 x 120.

Woody - Will there be a TIA?
Alan - Yes. Req. before final plat.
Woody concern about traffic.

VI. Adjournment 7:40

973

I. Call to Order 7:41.
(SD) - (R1)

II. Charles lead
Tobin - 5 acres SD - R-1. to dev w/ sing. fam
N
S
E
all single fam (SD)
W is vacant.
22 forms went out. does meet Comp. Plan.

Showed slides

RE wld have worked they chose R-1

III. FOR
NONE

22 sent out
receive 1 back
in support.

IV. Against
NONE

V. S. of prop McHard Rd?
Mancott
Tob. yes.

VI. Adj. 7:47 PM

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972 + 974
(SD) - (RE)

I. Call to Order 7:48

II Charles Read.
Sobin -

972

974 - N + W ~~to~~ SD
N - mobile home + house W is vac
S is outside
E is R-3 & vacant
11 prop owners.

showed slides

III "For"
NONE

IV. Against
NONE

V. Staff/

Marcott - comand the R-E's.

VI. Adj. 7:54