# P + Z

I 9:41 pm

II. Todd mot to app = Robert 2nd...
motion on first agenda item.

Passed 4 to 0.

III. A. Spec Use No 94

Robert mot to deny ; Todd 2nd.
Robert - this requested zoning for chemical bldg & pack are not specific as for what chemicals & quantities. in middle of town - close to schools. not a good idea. no other chemical

Todd agreed. if ever a disaster you either hit a housing or a school.

Bob - TIA. this particular location can pass muster w/ 2 lane - will not be able to make traffic w/out making wider.

Charles - this situation will come up again & again. (Cullen) what suggestions coming from committee

* don't: Audubon: Jim 489-7701

Todd - Bob & him not a prob w/ Industrial
they have a problem w/ chemical & bldg.
could not sleep if we killed children
or anyone.

Russ - that partic. area.
isn't it time to relook at Comp Plan?

Charles - from last 2 yrs on Commiss. & we
are reactive. Sure way to be is
pro-active. ~~does not matter~~
We as the commission, along w/ Comments
I'd like to propose more solutions.

Todd - Chemical aspect is bothering us.

Rob - dont think its fair that schools can
encroach in on zoning. This part. case
C. Council will rethink whole area.
They may well change this classification
because of location of school.

Charles - the governing body to ask why
they chose this prop to bld a school is
not here.

Todd - Page 9 we have to protect safety of the city.

Robert - location of new hospital is real close to this.

Mike Chance - although PEDC is not recruiting chem. blending anymore.

this company went through their good faith effort by attend pre-dev mtg & mtg w/ staff. only delayed because of the overpass.

Magnolia is a commercial truck route. the overpass has been drawn to accomodate those

Passed 4 to 0.

B. 985 (SD) - (MH)

Todd met to deny; Russ 2nd
Robert - certainly understand why its being denied. Isn't there some other way they can do what they want?
Tobin - the 2 can stay. but to put 2 more into have to meet zoning classific.

Robin - NO.

Charles - graduate of PHS (1980)
Some did live in MH
when I hear cases like this, I lean toward
Bob... economic descrimination.

Todd - lived in MH for 10 years.
Unfort we have to go w/ the ordinance

Russ - future use of land is problem.

Todd - Fed. law states every community
Shld have <u>some</u> mob. homes & we do
have some.

Charles - in current classif
is there one zoning classif for MH lot
& one for

Robin - only MH for park. or to allow for a
mobile home ~~Park~~ by spec. us in an
Indust. Park.

~~Robert~~

Todd - Steves Auto Repair shop (?)

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Mona - we did try to have R-1 w/ a Spec Use for a Mobile home but zoning laws ~~wld no~~ does not allow for that.

Robert - I'd prefer CC to issue Spec Use permit for the mobile homes.

Tape

Todd - that property has never been taken care of. If we put more mob. homes there will he then start to take care of it.

Charles - if this is denied if we can ask for R-1 w/ a Spec Use.

Tobin - we cant. We'd have to amend the Land Use Book.

Deny Passed 3 to 1 (Charles)

Motion to deny 2 to 2.

Gets routed to CC.

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D. 988 (C) + (M-2) to (R-2)

Rob mot to app; Todd 2nd.
Russ - no doubt that it'll be good but can't justify changing foreign trade zone. The comp plan shld be looked at first.

Were compounding a problem.

Charles - Council Mes Marcott stated that many people got up to spk about comp. Plan + ~~the same~~ some of same people got up + said for this to be re looked over.

→ Todd -
RR tracks are fine to live by.

Mot to app failed 2 to 2.

to C. Council.

C. 984 (SD) (R3)
I amended to R-2 by memo dated Aug 9th.

Todd not to deny; Robert 2nd
Todd - 1st concern: is roads. no infrastructure.
echoed downstairs is developer gonna help pay for improvements.
2nd concern is in pretty wide open land. wld be better as R-1/or R-E.

Robert - agree w/R-1. Serious concerns ↓.
worried about traffic. w/ 600 lots
* disaster waiting to happen.
turce that many people hitting Hway 288
& having to cross over in afternoon.

twice traffic to/from 288.

tape
Todd - ~~asked about~~ TIA - even if you get one does Mr. Hargrove ✓ it
Tobin - our C.E basically processes the TIA.
~~they pay for there fair share.~~
we have a certified traf eng from a ~~Cus~~ Cunsult. firm who reviews all TIA. He makes comments & we get them back to engineer. & we go from there
tap
Bud Egan - this is similar to S. Fork on other side of Hway 288. compared develop. to
Silverlake & Shadow.
City staff will require nec. improvements done by develop
~~need a road, we'll provide a road.~~
O water & O sewer, now ~~#~~ or need a road, we'll provide that.

Todd asked how ~~therefore~~ it determined what they pay.

Job- they pay their fare share. What ever % their develop ~~will~~ is going to cause on needing improvements is what their resp for.

Case by case

Selemon - asked about even if TxDOT

Bud - Tonight just trying to classify a piece of property, not how we're gonna develope it

gave a brief speech on Silverlake & Shadow Creek & the road infrastructure they have & will provide. Its just a nice field at this time & pointed out the taxes this will brg to COP. not gonna sell R-1 lots out in this nice field.

~~left~~

let the TB come back negative, thats why you have a TB.

Todd - no. Safety issue.

Charles -
not to denial.
failed
to deny 12 to 2.
Rob/Todd + ~~Rob~~ Russ/Charle

entire Silverlake made Hway 288.
entire Shadow Creek Ranch -

need to allow normal dev. to allow for taxes to raise,

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Robert · wld like to keep tax payers alive. this will be too dangerous to put this many cars on this street.

James Johnson, - agent, having a hard time understan what going on · Isn't ~~that~~ a TA for.
according to Land Use Plan adopted by COP this is planned for ~~R-2~~ low density res, and as defind, that is R-2. Thats were asking for. we'll make nec. improvements
city is not gonna let us drive on a busy hway. best use of prop has been estab in Comp. Plan

Mona - verified. Started the Comp. Plan shoes low dens. as R-2.

Charles my comments couldnt we say that about any development? ~~look at~~ high school.
Couldnt we say that about dev behind ↑.
If the Com. is denying based on traffic, ...

Todd again ... out ...

E. 987 = (SD) - (R2)
Robert mot to app; Russ 2nd
Robert - about same distance
to Ind. Park.

Russ - wld like to see more Gravitation
to R-1. how much does it co

Mr Wong - ~~R3~~ 150,000 avg R-2
(lower) R-3
depends on creating surroundings.
referred to as Sunrise - fixed up
amenities.

Todd - observation that C.C. is not
gonna pass it - Referred to
Villages @ Mary Creek & how it
was denied.
Passed 3 to 0 (1 absten Todd)

F. 982 + 983 (SD-R1)
Todd mot to app; Russ 2nd
Passed 4 to 0.

Ad 10:30.