I. Call to Order: 7:45pm

II. Approval of minutes

Todd mot to app; Randy 2nd
Passed 6 to 0.

III. a. 977 (SD - C(S)(S))

Donald mot to app; Emil 2nd
Todd asked Tobin to go through
surrounding areas. (N. W. S, E)

Randy - asked if R-2 PUD
to the north.

Tobin - only

Randy - letter rec. a couple of weeks
ago she wished she had the oppor
to zone.

Run - normally when boat storage
do we allow for it to be open.
Could get "sloppy".

Tobin - Yes. ~~the~~ we have no regulations.

Randy - as a req. can that be mandated?

Jobin - you can recommend whatever you wish.

Jobin - we do have req. to make sure it wont be a junk yard.

Randy - does require fence along res.

Jobin - screening we can not enforce @ this time.

Passed 5 to 1.

B. 316 + 970

Randy not to app; Todd 2nd

Todd - ques. on first one does it show acreage? the second one does.

is there any ~~where~~ way we could get lot size?

Jobin - Normally do. it was left out.

Todd - what about dimensions. Jobin yes.

fees for. to try & find more parcels @ where you call the Westside is difficult.

Todd - You can't say that someone from Silverlake will come this far to play soccer. We'll have 3 very big parks close together.

Ed - Yes. people will drive. They drive 2 days a week to Ind. Park for Soccer & an addit. day for a game.
The demand is there. We have over 400 kids and not adequate space.

Todd - coaches at the YMCA. people practice @ Silverlake then come out.

Randy - 3/4 ques.
① Here on behalf of board or Director of Parks?
Ed both.
② How are funds being com

Ed - put in designated park fund.

③ How is it more beneficially to get funds.

Ed - will never get $12 million dollars to repair Ind. Park.
Mr. Wong. is willing to give up this land that is unlikely we did ever purchase.

④ In rep. how much are we gonna be shelling out.

tape.

Ed - one of those situations

Ed - do not want to put a time schedule on it, its so preliminary

trying to play catch up from years that have gone by.

Randy - how much
Ed - we have $260,000 doll

Ed - develop

Ed - will be bldg in Pine Hollow

120,000-130,000

The intent of the fund is to make a major impact.

260,000 will not buy a ~~little~~ lot of land.

Ed - $ donated from water bill is strictly capital not for any maintenance.

Todd - another concern about bringing my children out to where M-1 + M-2.

Pat - only way I could approve is w/ all questions answered. too preliminary

Charles - listened to all comments. hesit in approval w/out any details, figures, or plans. none of us are realtors, but

he recommends that we approve it so long as it the purchase is done @ a reasonable price.

ide 2

Ed: If S

tape

Charles - feel uncomfor

from zoning aspect we cld rec approval of location.

Todd - disagreed. 2 things is safety, + being 2 close to other parks.

P+Z app the location of the proposed site

Tobin - all Ed is looking for ~~the~~ is if this is a good area.

Todd mot to deny for 2 reas
① too far west
② safety.
Randy 2nd.

Ed = I share your concern as ~~the~~ a parent had problems w/ vegarane & had to call the police

Todd tape

Randy - any other proposals?

Ed - sure. out @ Dixie Farm.

Russ - something out @ west end will be more ideal.

Ed - 1yr & half ago Mr. Muller & I drove out. unaffordable.

Todd - if we only get 16 acres where we get ~~the~~ the $ to buy the rest? back @ square one.

Randy

Todd - develop 2,442 homes ~~for~~ to meet 56 acres.

Ken - Cyoure talking about just us. were not looking for trade offs w/ other developers.
This will be benef. to the city.
If we put a month/two delay on this - this might not be around.

motion to deny failed (1 to 5)

w/ stipul.

Randy mot to accept w/ req. that it comes back w/ ques. answered before its taken to CC., Emil 2nd

Russ - or just app ~~w/~~ location, & ~~not~~ stay away from acquisition.

Donald - are you seeking for this to come back for app; or info reasons?

Randy -

Charles - we are not governmental body.

Robin - I rec. that you rec. that the parks to go out & put out some sort of deal together & bring back!

Randy -

Ed -

Russ - reason I entered most of this into record for C.C. to see &

Ken - want to get past this hurtle to move forward.

Robin - you do have authority to ask.

Passed 5 to 1 (Todd against)

C. Amendments

Randy mot to table until we have opportunity to have joint workshop.
Todd 2nd

Randy - it took 2 years to go through in 1996.

Charles - we provided input on 4/5 items
a # of these different items should bring
Randy - "PUD." @ workshop we ask - do we take this and precely do it or

Charles - if PUD was on this I wld have

tape

~~Disc~~
Todd - didn't catch the "Batching" being allowed in "Commercial."

ape
on
Batching

Jobin: you could table this & it'll stop it.

if it get there & they want changes then as long as its w/in one of the sections listed then I can make the changes for the second reading.

Discussion ensued pipe
(p143)

Charles requested that we approve & let them go forward.

Run - wld be nice if we were invited to these workshops.. wld like to see more of when

(Todd)

mot to table 3 to 2 (1 abstention).

H. P.U.D.

Randy
Russ
~~[illegible]~~
Emil

Charles Viktorin
~~Emil Beutz~~
Donald Glenn

Discussion -

Todd - ques. of R-1 PUD requires 3.8

Discussion ensued regarding configurations as to figuring # of units per acre are allowed in different zoning classifications..

brought up issues.

Tobin - thought. exclusive of R.O.W's & detention ponds.

Todd - so roadways do not count. Something is radically incorrect.

Charles- under R-1 PUD you can get more lots than classic R-1

Todd- do you use #'s developer brings or do you verify

Tobin - both. we ask them to come to us w/ #'s & we verify.

Russ- purpose of PUD - shld be something unique about property, & to allow for more open space.

Tobin - intention of PUD is for negotiating.

Discussion ensued reg. Villages @ Marip Creek & the difference of R-1 & R-1 (PUD) is that it'll be beneficial to the city &

Tobin - suggested having a separate chapter for PUD's, & developer can come in set dis standards. & do away w/ PUD's in R-1, R-2 - etc.

Russ - discourage bldrs from squeezing smaller lots on undesirable side of subdiv.
PUD should have a uniqueness.

- referred to areas that have a good reason for being called PUD. used Townhomes on Old Choc Bayou as an example w/ NS as front.

Charles Every com wld like to have a workshop w/ city council.

V. Adj. 9:35

month ago parks brd voted unanimously on it.

Cent. park is 45.

The add of 56 acres is a plus for our inventory.

body of water is adjacent - great for drainage when we dev.

will not dev. in 90 days. trying to acquire as much good land as possible.

If P&Z votes favorably, staff will begin to draw up negotiations

5 year?

after 5 years the city can by whatever is left

questions.

Todd - N side is where McHard Rd will run.

Donald - method for acquiring

Ed - CC will have final approval of contract.

Russ - how do you determine fair market value? Will it be surveyed?

Ed - as of now not sure.

Russ - relying on ~~our~~ my recommendation & if I don't see any guidelines I don't know what I'm recommending.

(concerned about seeing other input.

Todd - concern reg. this is we have Indep & Cent. Park which will be fairly close to this. West side of town to me is Cullen. not gonna vote on this because it is so close to the other parks.

Ed - & challenged w/ is. most developers come in w/ small size lots.
200 homes per plat which old be 2 acres of parkland that developers are paying

Passed 6 to 0.
Charles move Item C till after item G.

D. Bellavita @ Green Tee Sec 2
Randy mot to deny.

Tobin - Rec. to take no action now.
these vareances are zoning board of adj.

recommend skipping.

Randy - think its absolutely rediculous to even request Item #2.

TWH - if plat is not acted upon they have 30 days or itll be approved.
-rec. tabling.

Russ 2nd

Todd - agree w/ Randy, by tabling were giving this developer to come in. *

Tobin - talked to developer this morning.

stated that they would reconfigure lots.

Russ w/drew second.

Todd - if they have to reconfigure.

Tobin - by denying thill have to go through process - fees. paperwork.

lack of second.

Todd mot to table as presented;
Donald 2nd.
Passed 6 to 0.

Todd - dont agree w/ variances, but in fairness to developer, i'd be better to table.

E. Leazer Estates -
JWH - approval as presented.

Todd mot to app; Donald 2nd
Passed 6 to 0.

F. Rehoboth Acres -
JWH - been in for awhile. previous problems w/ trees..

rec - app as pres.

Todd mot to app; Emil 2nd

Todd - what is bldg next to Creek.
JWH - as it turns center. thats it.
5 to 0 (1 abstention).
Randy.

G. Park Land Acq.

Ken Caffey. - master park area.
looking at several areas

Ed - yr ago Jan. CC passed

amvest prop has come forward w/ proposal.
(last fall had a prop that was unaccep.)
Prop. that is before you is acceptable-

56 acres. on Hatfield. good access.
Ran by PEDC. land surrounding
this site is reserved for Industrial.
he thinks this is a plus.
from Ind. perspective - having a nice
screened park is an amenitty
for them.