JP#

10/08/01

cc. Woody Owens
Marcott
Reid
Seeger
Wilkens
P&Z Victorin, Glenn, Selemon, Sederdahl,
Scherrer,
? Kevin McDonald ? Todd Socco

6:35
992 (SD) - (M2)

II. Charles Read.
Tobin 11.5 acres. located at SW corn of Sharon & Garden. surrounded by SD w/excep. of 2 prop. @ east zoned Heavy Ind. Comp. Plan rec. low density. however, when it was annexed several zoning cases came through in area for "Indus", which set a precedent, so staff is rec. approval.

today received 2 pub. comt forms 1 in support, 1 against request.

Powerpoint presentation

III. Support

Arthur Val Perkins, attorney,
① prop annexed in 1989, not a piece of raw land. is a facility that exist. produces well & seal products. at least 3 M-2's ext. close to property. a 4th is also located South.
in support of request.

IV. ?
Steve Patrick 6926 Sharon,
everyone else is worried about prop. values,

need to be worried about our small road.
he came and introd. himself.
He told a story of Mr. Valc
this person is going to do what he pleases.
we may get in a pos. where can't sell homes because

6622 Sharon
built place 3 foot high & it floods my place. last time it flooded 8 inches. said he would build a ditch-

Wayne 7106 Robin Sound,
error in present. Kaintree is not just a trailer park are modular homes 248 families -

Robin Cove Sub. R-1, very nice homes

1500 yards north is Lawhon School.
If anymore trappin, will be trouble.
Ever @ Max = beaut. subdiv. (40,000 lot)
been there since 1982.

Roy Allison, _____ Robin Sound,
new family
? anything we can do to stop Industrial?
having to come up here every 2-3 months to spk against.
What does it take to defend integrity of our homes?
trying to be a Master Planned Com.

1913 Robin Meadow
we dont want it in there

Mike Wayley 7013 Rob Sound
begging not to let him do this.

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2) top

family moved there a year ago.
school very close. we have 19 month
old. please deny.

7128 Rob. Sound
le year old son do att
2 small child.
will be traffic. never know what
could happen

V. DISCUSSION

Wilkins - any way we could stop

Darrin - No. City cannot freeze zoning. Indiv. who own prop have right to request any zoning as many times as

Mayor - 3 comments forms read into ~~1902 Garden~~ record.

Chairman — Jobin. the other M-2's. when were they granted.

Jobin - since 98: prob. in 2000.

VI. Adj. 6:55.

996. (SD) - (M1)

I. 6:56

II. Charles Read.
Sobin - req. to rezone exis. bldg.
~~South~~ new tenant wants to lease
bldg. our code requires all codes be
up to date, why applic. is app. for zoning.
Comp. Plan does call for Ind.

Showed slides.
in in comp. Staff is rec approval.

III. Support.

NONE

IV. Against.
NONE

V. DISCUSSION

VI. Adj. 7:00pm

991 (SD)

I. 7:01pm

II. Charles Read
Sobin - SW corner of Garden & Sharon.
wld like to utilize for Com.
Sent out 11 prop. owners. not rec. any. today
we did rec. one today in Support.
Staff rec approval.

III. Support

Arthur val P, attorney, this is a bldg which
is used as an office & a resider
in conjunction w/ previous applic. which
they applied for M-2.
each & every prop have been rezoned to
reflect what their use is.
Comments - people are sincere. however,
were not seeking any change in land use.

IV. Against
6926 Sharon, feel same as 992.
assume we will have water one day.

7106 Rob Sound, same reason
at this pt it is grandfathered.
turne

1913 Rob. Meadow,
also against. Somebody else could
move in and chge business.

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think this is a family community.
wld really appreciate the City

Bruce 7121 Robin Meadow,
area doesn't have sidewalks for children
please take into consid. our children.
person before

does show interest

Mike Waley 7013 Ro. Sound.
problem w/ Anthony Products, its after he
sells the property. he has sandblasting
comp. on Max Rd

Peter Loch 7126 Rob. Meadow
when we moved there it was resid.
dont want heavy Com. across street.
have children. roads not for this.
against rig.

V DISCUSSION

Marcott, stated by Perkins
in Commercial it states you cant
have resident.

Tobin - he can continue because
it'll be a nonconforming use.

McDonald entered 7:15pm.

Woody - types of trucks?

Tobin - from various trip have seen sev. trucks.
truck traffic out there currently.

Woody

Tobin - not till they apply for
Bldg Permits, then codes can kick
in.

Russ - they do welding. why M-2 not M-1.

Robin - M-2. Cover manufacturing portion.

VI. Adj. 7:16 pm

990 (SD)-(MF)

I. 7:18pm

II. Charles Read
Sobm - prop. is generally located at S side of Shadow Creek Parkway.
SCR is zoned PUD. In regardless to Comp Plan calls for low density.

as a result the prop. request is not compliant.
TIA may be required
Gave a brief history of inevertently being zoned as a PUD instead of SD.
Showed slides.

III.
Bob Keener 11214 map below Houston
maybe some misconcep. that this is in PISD. its not. it'll be AISD.
recognize we will include a left turn lane to help traffic.
will be a Class A project. HUD wld consider a medium density property.
will follow any city's regul.
Asked for proper consideration.

Jerald Jeal, Real Estate, req. by land owner to give an opinion for 4 tests and briefly explained:
① what physically possible.
② legally feasible
③ economically feasible
④

Mult-family is best use.

Richard Boro, graduate of Rice Class, hired as a consultant to det highest & best use for this prop.
first saw it I thought "Mult family".
Why wasn't this property rezoned when the PUD was proposed.

adjacent to lake in South. there is a MF site + to the NW is a MF site.
10.9 units per acre. considered medium density
~~this land is ow~~ the PUD land is owned by Pearland Investments. not

will be class A project.

Sheldon Jackson, 8114 Twelth Fairway, Humble.
purchasing land we have best developers
to make our vision to become a reality;
Want to add, not Subtract from Rear.
please consider our petition & time

Melvin Louis, pastor New Bethlehem,
GOD showed me this land, by faith,
& I was able to purch. some of prop.
Great team ready to dev.
hoping you haven't made up mind.

Gentry 1618 Inverness lane
support in dev. will be great develop.
it was zone app. at first. please
consider.

IV. Against

Steve Pappis 6926 Sharon,
read into paper not too long that Pearland was trying to limit apart. of ac. that many more people using city facilities

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V. DISCUSSION -

Woody - will this be HUD project

Keener - HUD2 21 B4 project.
not low income. market rate rents.

Woody -

Keener - about 200 units.

Sobin - he has 18 acres. allowed to do 18 units per acre.

Woody - they said 10 acres wld be okay.

Sobin - have not seen plans.

Robert -

St. Andrews is 30 units per acre. This is a bit shorter by being 22 per acre.

Kerri McDonald - are you w/ Sustainable Com Project.

Keenu - No.

McDonald - explained.

VI. Adj 7:40pm.

S.U. 95

I 8:00pm

II. Charles Reed.
Tobin – prop. located on W side of Dix F
N of 518. Surrounding N, S, & W are single family
E is R-2
Res to Res w/ the add. of a specific use.
for a Church. If owner leaves the prop
can only be used as a church or
housing area.
a TIA may be required.
Showed slides.

he exp. that they use the Brat Cty Tax
Appraisals Roll. 3/4 people were
not notified due to rolls not being
updated.

III. 2410 Dixie Farm Rd
homeowner/agent.
only 2 lane. prop. to open up to a 5 lane.
traffic will not be a problem.
Growth of Comm.

on Am. Flag there is 13 stripes, 50 stars.
would hate to see the growth stopped.

why wld anyone oppose Christian development.
please make right decision.

IV. Against — Vice President.
Delma 1801 McGinnis. rep.
McGinnis civic club. Surr. by residen-
dev. 1-3 acres. older estab. residence
seen Pearl. Grow. agree w/ progress,
however, this needs to be studied
careful.
voicing my opp. as well as all surr.
properties.
This area needs to rem. res.
already drainage problems.
can be classified as potent. traffic jam
wld like to give entire civic club.

Earl Jackson 2413 Creekridge
opposition of change. desire to keep resid.
& civic deed restr. known since.
Aug of 1967.
majority of res are sr. citz.
when it comes time to leave homes, we want
our prop to be at most value.

Mr. Germany "it is inevitable that Dixie Farm ~~He~~ that it will become Commer." hope he is wrong. this gentle. knows more about real est. then we do.

even if no ext. planned for this church,

please place yourself in our homes & consider enormous interruptions.
how many wld like see 210,000 home deprec. cuz of "C" develop.
Dont allow to become a reality.
in your hands.
thanks for allowm to voice opin.

Robert Hall 2403 Taylor
prob. because of flooding. DF. is closed quite often. gets worse every yeas.

2414 Creek Ridge.
prop belong to hus. Grandfather. bought in
1958.
quiet resident. area.
D.F. Rd - traffic is horrible.
flooding is impossible. Water still
3 there from FRIDAY.
@ Grace & Regland asking for
all the dirt I can get.
he will need to pour concrete. cause floor
noise level w/ increase.
deed rest. say res. only.
want to grow old

2406 Dig Farm Rd lot #15
adjacent to 2 lots.
Mr. Gues pleasure to have a neighbor.
has home study Groups.
but to bld a bldg is out of Quest.
totally opposed.

Barbie Webber 1807 Taylor
moved from Bellaire. 2 acre.
$200 - 250,000. showed us 3 places.
Rearland nuds these types of large
lots. trees in our yard that are
over 100 yrs old. flooding caused to fall.
worried about retail value.

Helen Shadler 2407 Creek Ridge.

just moved in. directly behind
him. my ~~the~~ whole yard was a lake.
The Lord ~~led~~ led her to this house.
she's retired, first home. no desire
for any kind of bldg, church.

no desire to move. it is my dream home.
very much opposed.

MC Balshaw 2414 Creek Ridge.
listen to everyone talk.
helped bld my home in 1962. w/ Grandfather
have spent w/ his own hands to rebuild
house after he died. He cherished neighbors.
dont bother each other. ~~they~~ do talk.

John Hill, 2402 Creekridge
no one in com. is opposed to church in neighborhood, but not on this small lot. It should be planned.

V. Discussion -

Mayor - we notified everyone on the most recent sels.

Marcott - this will not be a 5 lane Rd. it'll be 4 lane, & no turn lanes. will be traffic prob. noise barriers.

Mayor - were zoning property, not trying to do a traffic analysis.

McDonald - time table? (owner: plan to be blt in 2 yrs)

VI. Adj. 8:28

994 (C) to (R3)

I 8:30 pm

II. Charles Read.
5 lots.
history. ~~back portioned in is R-4.~~
was platted. are "C". need to zone
to be consistant w/ subdivision.

8 comment forms. 0 came back.
staff rec. approval.
is consis. w/ whats been developed
out there + whats been platted.

III. Support
-NONE-

IV. Against None

V Discussion
None

VI. Adj 8:40 pm

995 (SD) - (RE)

I. 8:36

II. Charles Lead
Dbne gave brief.
N is SD
S is ~~SD~~ (mobile home on it).
E + W sfam. uses
showed slides.
Cons. w/ MPlan. rec approval.

III. Support - None

IV. Against None

V. Discussion.

VI. Adj: 8:40 pm