JPA 10/22/01

I. Call to Order
all CC, ~~Robert~~ & Don-Glenn

1000 (SD)-(M1)

I. Call to Order : 7:36 pm

II. Charles Read.
Robin - city initiated rezone SD-M1.
proposed tracts currently under annex. process.
on Nov 26. item to vote pro/against annex.
then will vote on zoning.
showed Powerpoint present.
6 tracts are predominately vacant.
prop. not in c.o.p at pont, however, zoning

trying to run concurrent
43 propertiesowners.
prop M-1 because Comp. Plan proposed
business. parks. this is consist
Turbo Care, Speed Shore, Indus. Polym.

III. FOR (NONE)

IV. ~~NONE~~ 1303 Anderson 77047
Richard Martini, ~~[illegible]~~
own tract 1. oppose - don't think c.o.p
will give us services. met w/ Com.
Clausen about CR 48.

contacted C.O.P about dumpin. pot holes you cant drive through. has pictures of

tract 17, 18 + 15 - depleted sand pit w/is 40 acres.

---

(2) Albert Cryonic (?)
own tree farm. ~~trees are~~ don't see how C.O.P. can
how much better police protection could we get, we have C.O.H. for fire protection don't see how Pearland can help in any way. def. opposed.

V. Discussion -

Larry Wilkins - for record these are in ETJ right.
Tob - yes.

VI. Adj. 7:46 pm

(2)

1005 (SD-M1)

I. 7:47 pm

II. Charles Read
Joplin - 240 acres SD-M1.
~~[illegible]~~ 30 pub. comment forms.
Comp. Plans rec M1 or M2. (is compliant)
applicable develop. codes will be req.
to be met at time of dev.
Showed slides.

~~[illegible]~~

III. FOR
None

IV. Against

Charlie Homes 9249 CR 413. south side
of prop. own 2 trail. & home.
also own another home ½ in c. lim.
all res. family lives out there.
def. opposed to any ind. Plenty of area -
1,000 acres behind us - not fit for resid.
wld be fit for ind.
my prop is last of good prop. where you
could build homes. dont want to give up
~~the~~ home atmosph.

65 acres acc. street - the owner bought to bld homes.
~~[illegible]~~ voice oppos. need more homes.

Mark Guerra, Pres of Guerra —
we own all frontage & prop that backs up to R.P.
bought 68 acres to bld homes on. would like build nice size homes for family.
Against

Minerva Guerra,
part owner of 68 acres. one of the ones having home built there. Homes would add to beauty of City. lot of people interested in having homes built.

V. Discussion
Items - need to meet. to people, even though we are cons. Ind. If you have another use in mind - you can req. to what ever you would like.

Marcott - can we get a sketch on the map so we'll know where these 2 prop. are.

Woody - if we wld come in and annex, what wld happen to the current prop.

Tobin - can operate as they are w/out expand.
explained "grandfather".
(after being closed 6 mos clause goes away).

Wilkins - what is urgency in doing it this way.

Tobin - planning aspect - looked at areas

predom. undeveloped -

purp. of annex. is to ~~protect~~ insure the way

zoning aspect - the property develops

in past city annexed land as SD. creates prob. for owner. 90 day process.

Stop

Rob - are some of the homes in or near the area.

Robin - no.
one w/ in area. 2 mob. homes in area.

(when we identified tracts, we identified undeveloped areas.

VI. Adj. 8:05 pm

I. 1002 8:05 pm
(SD) - (M1)

II. Charles Read
Robin - 168 acres SD - M1.
part of tract 2. located in F. Bend County. Comp. Plan calls for Industrial.
N is Shadow C Ranch ~~land~~ PUD.
Showed slides.

III. FOR
mike Chance. PEDC, looked at all 3 Sites. been taking a lot of M-1 + M-2 out of books - need to add Indus.
this piece in far. particular, it is compatible. once its M-1, wont stay empty long

IV. Against None

V. Discussion ~~None~~

Russ - quest. why is it prop. to have M-1 next to RE.

Tobin - comp. plan calls for Ind. physical boundary used R.R. calling for M-1 cause Comp. Plan calls for.

Russ - wld like a buffer.

Mike - utility line consist w/ county line.

Tobin - that cld act as buffer

Adj. 7:12 pm

I. 7:13 pm 1001 (SD) - (RE)

II. Charles Read

Tobin - just saw slides last applic. this is in Braz.

Comp plans rec. low density.

Cty line is physical barrier. 17 prop owners

III. "FOR"
NONE

IV. "Against"
None

V. Discussion
Mayor lead into P.C. Form.

VI. Adj - 7:16 pm

1003 (SD) - (RE)

I. 7:17pm

II. Charles Read
TOB - 76 acres
NW corner of Manvel & Bailey Rd -
SS of Pearland.
Comp. Plan - low density
34 pub. comment forms - 0 received.
showed slides.

III. FOR
None

IV. Against

Eason
Charlie 2510 Anthony
Rep. owners - Myrtle Lee Massey
do not want it zoned or annex.
if it they want it in as SD.
does get annex)

V. DISCUSSION
NONE

VI. Adj: 7:25 pm

I. 1004 (SD) - (RE) 7:26 pm

II. Charles Read
Zoning - 832 acres. (SD-RE.
69 prop. owners. 0 received.
Comp. Plan low dens. res.

III. FOR
None

IV. 'Against'
Charlie Eason. 2510
Dr. John Massey. not want zoned or annexed.
does not want zoned until it

Michalean Miller Ordineaux,
app. 300 acres
until you can give us city util. we
dont need fire & police for our cattle.

Bobby Thorn 3301 Dixie Fal
Showed map
some tracts make sense that you've
selected -
tract 4. rep. owner of 160 acres.
nothing but cows. its farmland.
dont need Polic. / Fire Prot.

leap frog approach concerns him.
not going to have water & sewer.
gonna wait for development.
these are people
~~they~~ do not take leap frog action,
and anger.
as leaders you owe it to people

please withdraw plan for annexation.

V. Staff.
None

VI. Adj: 7:31pm

1006

I. 7:32 pm

II. Charles Read.
Tobin showed slides.
pred. vacant. ~~H&P eas. r~~
rec. ~~to be~~ is Comp. Plan. & w/
Surrounding Area which is
developed

III. FOR
None

IV. Against

Jim Wood 2324 Augusta.
repr Jack, Roy Murray, Tom Lacey
bet. we own 300 acres.
don't want to be annexed. 10 years
ago we asked to be C.O.P. Mayor
Coppinger wld not consider it.

~~there still trying to~~
no plans for City S & W.
no one could afford to develop RE
size lots.
first 800. now 740. that's 1540
acres of RE dev.
have Wallstreet Journal. 7-3-01
read into record a majority
opinion. (portion from

Jim Holcombe 1300 Post Oak
proj adjacent have a project
- Brookstone Ranch Dev. @ north
line of this acres
met w/ staff.
wld like to suggest doing a Master
Plan of this project - wld like to work
w/ staff.
Pasadena ISD also interested in this
wld like to recom. Kerry R. Gilbert -
plan this also sckrch. Several
large land owners.
bottom line - wld like to do a
Master Plan.

Warren Patterson, 2712 C. Club Dr.
apprec. Mr Maples & pictures of my street / Wish you wld. have taken a few months ago when it looked like a river
1st propos. drainage problems.

dev. around Houston can change flood plain
do not want to go under Water.

VI. Staff

Kleaus - comment on all the plans. encourage Staff to listen to these comments. Maybe come up w/ Master Plan.

Mayor - w/ this being Pub. Hearing, we have time

Owens -
Tobin - Staff was working on land swap w/ C.O.H. (referred to 94 acres) couldnt get to work out.
Barry Rose sewer plant is designed to service this entire area -

JWH - as it sits right now, when fully developed it'll have to expand.

Larry Wilkins – if they don't do anything

Robin – as long as its not a six month window. If they want to add on

Larry – strongly encourage for citizens to put in zon. req.

Seeger – does it change our ability to control stub outs in east

Darrin – do not have to open stub.

Mayor – Read into record the follow:

1
2 Sue
3 Carolyn
4 Sylvia

VI. Adj: 7:55pm