fax info to (HPA)... 832 736 9300
10/22

713-529-8161 Rob. Sch
281 997-5500 Todd
fax - Kenn 832-736-9333 Addresses P&Z

I. Call to Order 8:05pm
Don G. absent

II. New Business

Ken - purpose of a lot of these is to make a rec. when proper time comes C.C. will make a decision.

A. 1900 (SD) - (M1)
Rob mot to app; Kenn 2nd.
Todd - where is Amer. Tower?
(400 ft tower)

Tobin - to SW of O'Kelly Rd.

Don - Houston fac. Clos?
Todd - 42" wat. main going on Almeda School Rd.
Tobin - will be a part of purchase agmt w/ C.O.H. for water.

notice of comments
Charles - I more annex. issues vs. zoning

Don - verified well concerned w/ zoning

Charles - complimented staff w/ zoning concurrent w/ annex. rather than SD.

Rob - if its annex, is it reasonable use in conjunction w/ C-plans.

Ron - far more superior than bringing in as SD.

Kevin - if you rec & we feel it should be zoned something else, can we deny. - say what we want

Tobin - you can make rec. to Council. If you go to more restric. (ie Com) it can ~~more~~ changed.

Chairman called for a vote

Passed 6 to 0.

B. (SD-M1) 1005
Rob mot to app; Chairman 2nd.
Don S. - some of area is "spotty". why is it zoned Indus. seems to be blanket for the rest of the area. set what it'll be like for next 10 years.

Robin - showed Comp. Plan w/ 20 year vision for that area.

Russ - I understand from Pub. Hearing - southern part 360 acres - plans to bld homes.

Robin - no zoning in that area. so we wont know what is going on out there. only from platting haven't seen anything yet.

Todd - Hastings Field drying up as far as being maintained.
Kind of 35 traffic concerns.
thought 35 wld be "Ind. corridor."
also doesn't seem to comply.

Don S - what is your reasoning to think this prop is not good for use.

Owner - too many tanks, too many lines to have to be removed.

tape

only 2 wells.

Don - always talked. don't want to buy land out there in area. used to live there.

Chairman - shld this pass as M-1.

Owner - not easy to do.

Charles - if its zoned SD - we'll go through 50-60 hearings.
Its more efficient to go through zoning process like this as a whole.
showed map - plan has showed this type of zoning for some time now.

Mr. Guerra - own 68 acres. lost 2 offers because Bldrs they found out C.O.P is fixing to annex & zone Ind.

Kevin - asked is there gonna be a neighborhood surrounded by M-1.

Tobin - approving wld change planning persp. for the area.

based off plan adopted by citizens

Toda - where are owners? why they spk?
Charles - multiple owners.

Chair called for a vote.
mot to approve failed.
AYE — Robert Charles
Don, Kevin, Russ + Todd.

if annexed wld like to keep it SD

~~C. Zoning App in~~

C. 1002 (SD) - (M1)

Don mot to app; Russ 2nd.

Todd - concern - dep on what happens w/ ~~RE~~ lot next to it. against it because not adequate buffer. M-1 next to RE.

Russ - conceptionally agree; however he agrees w/ the M-1.
If we dont let M1 go here where will they go.

Todd - N + S is housing, Tobin - sporadic

Charles - the U. ROW is usually 100-200 feet. address buffer concerns.

Todd - Wldn want RE lot looking at Sandblasting Co.

Run - wldn't want to live next to major transmitter line.

Approved ~~Russ~~ 5 to 1!

Opposed Todd Tocco

D. 1001 (SD) - (RE)
Robert not to app; Chairman 2nd.

Run - Same concerns. need better buffer. wld be supportive of

Rob. can we make a rec. - to app w/ a buffer put in.

Charles - w/in this very large tract we denied ~~last one lap~~ app; and let them come in & prove it as they want.

~~Todd - very possible~~

Rob - dont see we need to rec against; but need to ~~a~~ rec. for a buffer. does seem easier to get buffer, then to deny and wait.

Todd - wld vote if there were a buffer. poor planning.

Robin - wld be a recom. for a buffer, up to C.C. if they want.
dont have leverage
~~staff didnt have means to~~

Ruth - directly N is SCR. & asked if area is consistent.

Robin - prob. wld be R-2's R-3's.

Kevin - asked diff. between R-1.
Todd - wxpland.
mainly road frontage makes different.

Charles wxp. that person has to rescind. Charles seconded.

Rob. mot to app w/rec. for a buffer echoed by other P-Z. Charles 2nd.

Passed 6 to 0.

E. (SD) - (R-E)
Todd mot to deny for
2 major roads - will be a major thoroughfare, shld have NS, OP, or C)
Russ 2nd.

~~Robert~~ -

Tobin 1128 & Bailey Classified as a retail.
Staff's logic is zoned R-E.
then owner of corners could come in & req. otherwise

Charles explained more effic. to zone a big chunk.

tape

Don - if someone determines to do other then R-E.

Todd - not unders
Russ - taking something more
will be more opposition. wld have more

Alexi. If you make it something other then residential - (referred to Gas).

Todd - those are going to be 2 major roads.
don't see housing backing up to the road.
Will be hard to get shopping ctr through here w/ all the residential

Will set undeveloped for a long time.

~~Don S~~ Don S. why wld it be hard.

Todd explained - by then - whoever the com. are - they may go by what is on paper.

Don S - what are you suggesting.

Todd (ie: FM518.) - C.C. set up a 200' neighborhood center strip - we would better serve our community having a strip.

Run - having hway could be ~~[illegible]~~ dang. to cities.

end of side

Charles-

Tobin-

Charles-if we feel NS.

Todd - RE is great. We as comm. need to look at it from plann. on 2 maj. thoroughfare.

Kevin - 200' buffer on 518. can we adopt for this app.

Todd could mot to app w/ rec. to put a 200' buffer along 2 roads.

Charles - dont think we can zone w/ recom.

Tobin rec app w/ RE: Come back and estab. overlay. We can get a survey & make it project.

Todd rescend. Russ resc 2nd.

Robert mot to table, app 1003. Russ 2nd.

Tobin - still go to CC. & they can act if they choose

~~Rob. as~~

Todd – congratulate ourselves.
Passed C to O.

F. 1004 (SD) – (RE)

Robert to app; no second.
motion failed.

Todd mot to deny; Don 2nd.

Todd – see why we want, but why do we need to. ~~all the~~ real problem w/ estab. this is as RE.
dont think it should all be RE.

Robert – prop to S is not our prop. since that is S. most portion of ETJ, just another way for COP to plan for that area & taking large blocks & zoning.

Todd – no easy access to prop. will not be industrial corridor. dont see need to zone it RE.

Russ - good pt brought up about "leap frogging." however can be comfort. w/ RE.

Tobin - showed area on arial.

~~Discussion ensued~~

Tobin - briefly explained sole reason contracts on a lot easier to get undeveloped land.

Rob. if its annex. as RE. & owner wanted to do R-1, do notif. need to be sent out Tobin - yes.

~~[illegible]~~

discussion ensued regarding why we skipped over area, it was noted the area contained mix use.

~~Robert - city is zone trying to zon~~

Rob. seems reasonable to have a ground zoning -

Charles - what are mechanisms for
estab. zoning
Robin - more comp. plan zoning project.

Charles - if we do RE, that's it.
Robin - until town applies otherwise.
motion to deny fails.
Deny - Don S + Todd

opposed -

Robert to app; Kevin 2nd. Passed. 4 to 2
Approved:
opp - Todd; Don

G. 1006 (SD) - (RE)

Rob. mot to app; Kevin 2nd.
abstained
Don S. Company has acre of land
w/in buffer.

Charles - if we app; town gets w/drw.
& opes for R-2 & R-3 I ~~will~~ wld approve

Robert - any reasonable person wld consider any reason requests. no body wld develop. RE.

Charles - ptd out that 100 people will show to say its not compatible plan.

~~Robert~~

under impression

Don - Council wanted this to be tabled.

No. they wanted owners to work w/ staff.

Russ - zoning it R-E or not zoning it wld make a difference.
- just a starting point.

Charles - option is if city annexed as SD; still have to go through same process.
ptd out to owners; by zoning this

owner - been dev in Houston, what I'm saying wld like to see a plan developed, also Pasa. ISD.

Tobin - had dis. w/ owners of 94 acres of the 700± acres.

Todd - if we don't zone it, this cld become an Ind. area (~~to~~ located by ~~IA~~ B/Hwy 8) don't see problem w/ any plan be brought to us.

Tobin - previous workshops w/ CC: the reason staff went to RE is

Owner - ~~not~~ density wldn't work.

Robert - SD - who knows what they could zone it + who could become your neighbors.

Todd - should go forward as RE.

Robert - really don't see this body or any body being so unreasonable to stick w/ 700 acres cant do anything with

Passed 6 to 0 (1 abst)

Don S. abs due to poss. confl. to 6 address.

IV (Adj 9:30 pm)