JPH 11/19

I. Call to Order
all CC
Don Glenn & Todd Socco absent
I. S.U. 99 (C) - (C(S))
II. Charles Read
Tobin - notify 7 prop. owners.
CP rec GB. prop zoning & use is consis. staff rec approval based on current plan, or rec. tabling until the Cullen Study is done.
(P&Z is currently discuss ...)

III. FOR

① Bobby Craig, w/clays. zoned C
wanting to expand
new storage facility. possible
office & warehouse. ministorage/boat storage

IV. Against

Raymond Vaughn, 2005 Cullen
direc. North. wife normally spks.
frac. knee. here to protest
own 5 acres direc N. Daughter occupies 3 acres north of that. Then us 3 acres north (30 years).

~~indie~~ dropped a bombshell.
will allow for car lot sales, storage,

hurt prop values. req. this item be tabled.

Pat Pounds 8518 Hawk
been here numerous times for "C" zoning.
awful lot to put on 4. acre next to school.
car sales getting drastic.
hoping for tabling. (asked for item to be put on CC agn
all res. appreciate city. have a Happy Thanksgiv.

Robert
just moved into house. hope to keep value up.
not any dealerships (except Strickland) look good.
large lights. not a good environment for them & family. ask until Cullen land has been tabled until Cullen land use is determined.

V. Discussion.

Mayor - ① Henry Green 2110 Lee Rd.
against
② Timothy Bonds 2042 Lee Rd
against.

Klaus - "use" change. facade ordinances be affected? will have to be upgraded?

Jobin - if its been vacated over 6 mos, or change C-O.

listed all uses they could intend do. they could come in tomorrow & have a car lot it

Marcott -
bunch of sitework going on - do you have to a permit?
pave the parking?

Jobin - Will have to check on permit they will have to pave off street parking.

Marcott - acct for drainage on new facility?

Tobin - yes

Marcott - very nice facility on 403. doing business very nicely -

Titens - need to look into getting Land use for Cullen done.

Larry Wilk - agreed.

Darrin - if any mortorium is done, new legislation on residential. have to follow certain procedures.

7:05 pm.

1010 (SD) -(GB)

I. 7:04pm

II. Charles Read
Jobin - ___ Pub. comment forms
CPlan rec. low density. immed to
the N rec. GB.
rec. denial don't believe request is
compliant w CPlan or Surr. Prop.
6" masonary fence req + TIA.

III. FOR
none

IV. Against
none

V. Discussion
none

VI. 7:10

1008 (C) - (M-2)

I. 7:11pm

II. Charles Read
Tobin - showed slides applicable to next 3 zoning cases.
public 16 prop owners - 0 rec.

III. F

Dale Hurt - 3010 (Beehave) Dr Missouri City
agent. any quest. let know

Charle McM. 5209 Spring Bnch Dr.
relieving Ground Hog Day.

in support of change. just last wk discussing area to south.
SE Corner of Magn & Vet was zoned R-2 unanimously. 1992.
large # of Wwood, Cobblestone spoke also in support.
~~thought whole area~~ to S of Magnolia
~~whole~~ E of Veterans
the whole quadrant needs to be residential.

~~[illegible]~~ not understanding zoning.

IV. Against
None

V. Discussion

Jetens - reinterate. from zoning last wk
feel that this property
feel it is ridiculous to bld resid.
near Railroad tracts.
feel best use is "C" & "Ind"

Klaus -
adj to prop is website. can it be utilized
as deten?
Mr. Hutt. - yes due to flow. we are
rec that be for retention.
also NE corner as a buffer.
Robin - we are rec. approval. have a concern
using wedge up as a park. deten. wld be fine
~~VI. Adj.~~

Charles - attd. APA Conf. 2 wks ago.
responses I received echoed Mr. Jetens
comments.

Russ - since 2 tracts to S are R-2. has
been any considerations for EDC

where will they be able to locate people.

Jobin - are looking to other areas.
referred to six tracts.

Run - can they transfer the for. trade zones.

Jobin - yes. an application process.

VI. 7:26

1012 (M-2) - (R-2)

I. 7:34 pm

II. Jobin
Staff is rec. approval.
use area near r.r. for public park space - from planning persp. not good having houses built next to RR.

III.

III. ~~[illegible]~~

Dale H 3010 Beecave Dr - will prob be for detention
req. app.

Dave Miller 3603 W. Pine Orchard
like to address few com. made.
as Mr Hurt 10.20 acres will be
for Det.
if you put det, next to R.R. you

will be an amenity to have det to
protect the residen.
drainage area will slow down
de-railment.

This will have no homes

Charles 5209 Spring Branch.
some spec. to C. mem. Marcott.
going directly South on map is a new
PISD. will have over 1,000 bodies.
~~I~~ don't know what Mr. Tetens & Marcott
have.

Side 2

RRd is a visibee.
when you are in a resident.

tape

referred to derailment on
CR 59.

tape

VI. Against

Wilkins - regards to Chairman comment
not one person spoke against. where
are they!
feel like R-2 is best zoning.
need to be flexible w/ C. Plan

Klaus - suspect what happens
needs to be put in context

Richard - he was talking to trained
planners - it is poor planning.
Ridiculous to chge zoning.

to
Mr. McMurray's com. he is concerned
about Pearland.

Marcott - news have not chgd.

Woody - does it make a difference abt
zoning - just detent.

for consistency zoned all 3 the same.

Mr. Hunt - still purchasing prop - still
gonna have detention.

Darin - if you leave M-1. can have
indus. being built.

VI. Adj. 9:50

P. 1013
I. 7:49pm

II. Charles Read
30bm -

III
Dale Hurt 3010 Bee Cave
rem. NE corner will be used
for detention.
Comment earlier was not for
public park - wooded park.

Charles -
Saying same thing.
have a rhetorical quest

Mr. Tilens voted in 1999 for R-2.
if you keep prop as Industrial who
is going to bld Heavy Ind when
surrounded by Res. property.

~~[illegible]~~ if a serious train derailment

This is not a perfect world.
who will bld com. property w/all

Mark Guine, CR 428
rep. Mr. Hurt

spent a lot of time on this area. Mrs. Edwards being trying to sell her land. never had one phone call for "C". I assure Mr. Hurt will make an excell. land plan.

CC is here to make logical decis for city.. no body is speakers against.

Homeowners value are gonna go up.

people dont want ind. next to school.

Dave Miller, 3603 W. P
realtor. Addies one thing - been big promotor for PEDC for 20 years - all this land

only sell (1 sell) was w/

took him 5 years to sell that prop.

sold some to Mr. Goza - who subdivided into lots & not sold.

keep Hastings Field area as Industrial.
~~urge them~~

~~3 packages together~~. good project.
urge

Paul Hart -
we did try to get "C" or "Ind"
in there. Why isn't this selling?

~~III~~ IV. Opposition
(none)

V. DISCUSSION

Marcott - I believe event. this will be R-2
I oppose it but do think it'll be R-3.

don't think it went "Ind" because
of access problem.
will end up like Friendswood - nothing
but roof tops & a few bus. will bring
high takes.

477 concern
(1)

(2) drainage needs to be looked at.

drainage ret. ponds need be bigger.
need to protect our other citizens.

Jetens - reinterate prev. statements.

Selger - whether you bld Industry or homes - drainage has to be looked at.

McDonald - quest between P & Z.
arent we legally obligated to allow for bldg a house.

Darrin -
If they meet all platting

Rob. Scherrer - the city is the only one to prev. genie to come out of bottle.

VI. Adj. 8:07 PM