P+Z 11/19/01 8:09 pm

I. Call to Order
Don G. + Todd absent

II. Don S mot to app; McDonald 2nd.
Passed 4 to 0 (1 abs.)
Rob. Sch abst

III. a. S. Use No 99

Don S mot to table; Rob 2nd
Passed 4 to 1 (Charles).

B. 1010 (SD) - (GB)

Rob. S mot to deny; Russ 2nd

Kevin - statement was made regarding masonry -
Mona - only to the 2 res. prop on S side.

what if prop later becomes R-1 next to it.

Mona - no. only req. @ time of develop.

Charles: corner of Fite & Wagontrail.
isn't there an auto repair shop. grandfathered

Mona - on both corners auto repair shops.

Charles - it says SD only because it has not been rezoned.

Ron - Comp. warehouse did end up as a dump for old Computers.

Mona - he was here 8 mos. ago. he wanted to have a comp. repair business.

Rob - from viewing of pictures. need to rec. buying a new camera for John.

Mona - prop is completely vacant.

Discussion ensued reg. pictures.

Passed 4 to 1 (Charles).

C. 1012 (M-2) - (RD)

Rob. made mot to deny; Kevin 2nd.

Robert - statement made by Seiger - we take

all these prop in text.
conduct of zoning brd to allow "C" + "Ind".
time to put genie back in bottle.

elevated high.

developer has suggested to turn this into detention

as zoning brd - we cannot deny any plat because we think there might be a better use.

Russ - agrees w/ Bob - leaving this as M-1. will prob. have more chance for it to be detention.
go back to other 2 tracts which approved last week.
was hoping we would re-look @ this area & this zoning.

don't like the process of it all. were doing it piece-meal.
not all of us let the genie out of the bottle.

Don S. how wld drainage of com be less them residential.
Rob - more houses - less of a run off -

Russ - w/ straned M-1. chances are no one could come in + bld Ind w/ no access. dont think

John - like to rem we put a great deal of time & money into drain. manual. to say that one particular land use ~~wa~~ cld cause more of a drainage drainage is not a consid. of zoning

McDonald - suggested denial. let owner come back for SD. went through same APA conference. they def. said not good for city to have res. along railroad.

Charles - ~~did~~ have always encouraged the com. to if you deny - what wld you like to rec?
did not resp. to cc. comment because C. Mem Tetens elequantly verbilzed his resp.

Deny Passed 5 to 0.

D. 1013 (M-2) - (R-2)

Robert mot to deny. Russ 2nd.

Passed 5 to 0.

E. 1008 (C)(M) - (R-2)

Don S mot to denial; Rob 2nd.

Russ - these are 2 lots. old handle the western half as R-2. for 20 yr. horizon wld like to keep as M-2 along RRd. wld like to reserve part. because its a foreign Trad Zone.

Robert: ~~asked about~~ agreed w/ Russ. think its app. to leave

Mona - its M-2 down to 101. Then it all SD.

Passed 5 to 0.

F. Silverlake . 10 -

Richard - rec app
- needs signatures
- need to provide scale factor for coordinates.
- present adequacy of s. lights
- 7 correct. need to be made on meets & bnds.

Don S. Mot to app; Russ 2nd.
Passed 5 to 0.

G. Silverlake - 17
Richard - le com
- need sign
- surveyors seal
- exis. lift station @ corner of prop. needs to be plotted
- adj. plat shows road going
- small cor. for vic map.
- scale factor

Charles - were these changes on pred.

Mike Harney - Most prob have been addressed.

JWH - have question. you have time to make cor. on mylars - but not before comments. wd like to see that end.

Russ - not table : Robert 2nd
Tabled passed 5 to 0.

H.
Rich.
- signatures
- ~~surve~~ scale factor
- adj. util. easement
- vic. map
- surveyors seal.

Charles - were these comments prev. expressed.
Rich - yes
Don S Mot to table; Don 2nd.

Tabled. 5 to 0.

Charles - we as a com. have done best to wrk w/ dev. unfort. ~~mnths ago~~ numerous mistakes occured. do not have to approve upon contingencies. ~~when staff says~~

I.

Russ - puts an extra burden on staff if it wasn't followed through.

Rob - this is not action punatively - or we wld

I. A&S Estates -
Rich rec app w/ no cosrictions.
Rob mot to app; Don 2nd.
Passed 5 to 0.

J. BC MUD 21 -
Richard mot to app w/ no corsecs
Don S mot to app; Russ 2nd.

JWH - the ~~Comm~~. Eng. responded as we asked. plat was on hold for a long time we asked them to leave Rames blank.
5 to 0.

K. SCR SF-7A
Rich - app w/ 1 condit.
not recorded until Sapphire Bay plat is recorded.
Kenn mot to app; Russ 2nd

L. JWH - const. drwgs for Sapphire Bay are app.

5 to 0.

L. SCR SF-7B
Rich - no com./no corr.

Don S. mot to app; Rob 2nd.
Passed 5 to 0.

M. SCR SF-9A
Rich - no com/corr.

Rob mot to app; Kevin 2nd.
Run - Silver Bay... is it a drive, ...

SOH - we will have them put drive on street.

~~Rob mot~~ Passed 5 to 0.

N. SCR - 9B
Rich - no com/corr.

Rob mot to app; Run 2nd

~~Run - Wagner~~ Passed 5 to 0.

O. Park Village Sec 5

Rich - rec app w/ 1 cond.
they need to have service to grid factor on coordinators.
wld like to read streets all one direc.

JWH - if they redo the plat, they'll have to redo the signatures.
need to say - I don't know why the text can be reversed.

Russ - shld we table?

Russ - mot to table until correct.
McDonald 2nd.

Passed 5 to 0.

P. Park Village Est. Sec 6 - Prel.
Rich -

Rob. mot to app; Don S 2nd.

Russ - asked about same prob. w/ streets.

Charles - this is preliminary.

5 to 0.

Q. Coward Creek Crossing -
Rich - unusual subd. Most is in Friendswood.
Rich -
- need to ded 30' in front for R.O.W
- 8 S. lights
- put a _____
- made ref. in meets & bds descrip about FM 2351. need to take out
-
- needs signat
- need to plot

Don S mot to apps Kevin 2nd.

Russ - another one w/ 100' strip.

~~Rich~~ -

Surveyor - he is wanting to plat wld it have to come to COP.

Rich - yes.

Passed 5 to 0.

R. Sow. Ridge 3

Rich - 3 vers.
- removed 2 s. lights
- need to show wf. easement
-

Kevin mot to app; Rob. 2nd

Russ - out of cus.
NW corner lots 22 + 23. is that a drainage ditch.
Passed 5 to.

S.
Mona - 2 maps.
1 is residential side.
1 is business side.

both were presented. large map contains comments.

Pd side.

Discussion ensued regarding the spec. Use 99 Application.

~~Russ~~ Discussion ensued regarding that this

Pat Pounds - NS + Rich Istens recommended.
showed PISD prop. her R-1 prop.
(hoping school - will have Res. around it.
Stated she req. GB and was denied.

Don S. what is goal for tonite.

Mona - Tobin w'd like them to look at 2 maps & possibly combine up one.

~~The Com.~~

Chairman pt'd out what type of zoning do you want along thoroughfare

Pat Pounds - pointed out that they were trying to push Com + GB over to McHard + Cullen. ~~+ keep Res~~

Charles -
do we want this res vs. business a

Kerri - pt'd out possibility of ext NS down to Cullen.

Charles - agree we all wanted more business along thoroughfares, which Cullen is going to be.

Don S - pt'd out that once this ~~boom~~ done - ~~let~~ they should have consistency.

Charles - have acheived tonight.

along major arteries this Com. recommends business.

~~Robert - drew map~~

Russ - brought up possibility of [illegible] as a buffer.

Mona - pt'd out C. Plan terminology it wld be "high-density"

~~Don~~

Kerri - pt'd out putting high density along thoroughfare

Robert - suggested doing business

Mona ptd out ~~Cull~~ Hway 288
and the general zoning.
Don S mot to end disc. Lenn 2nd
5 to 0.
VI. Ad 10:00 pm