P+Z 12/03/01

I. Call to Order : 6:37 pm
Don S. absent

II. Approval -
~~A~~. Rob S mot to app; Kevin 2nd.
5 to 0 (1 abst).
~~Gold~~ abstained

III.
Charles asked staff for feed back

Darrin - step back in time, exp. previously
tape actions on Veterans

Make aware of potent. legalities.
Will req. super majority from C.C.
and its unlikely to happen.
more information provided, hope to
reconsider recommendation
~~other 2 CC. members~~

Spot zoning.

the make up of this area has been created
by C.C. -- P+Z had a 3/3 vote
on previous area which has been zoned R-3

aware of legal implications.
not saying what you did was wrong
just wanted to make you aware of
what could happen.

~~Mr. McDonald~~

A. Silverlake Com Park Ph 11 - Final
Richard - plat tabled last meeting. corr been made
they have agreed to put demen. on
left station.

Don & mot to app; Russ 2nd
Pass 6 to 0.

B. Silverlake Com Park Ph 12 - Final.
Richard - tabled last.
still need to rec. data for adj. easem.
they have agreed.
rec app.

Todd mot to app w/ st rec; Don & 2nd
Passed 6 to 0.

C. Park Vill est Sec 5
Richard - rec approval as presented.
prev. tabled.

Todd mot to app; Russ 2nd.
Passed 6 to 0.

D. FM 518 - Dixie Plaza
R. Miller site of new - ~~staff rec~~ Wal Mart.
& corrections. Staff rec approval.
- Show end of abnd. of pipeline easem.
- Mets & bnds calls for SE line along Dixie
- Waterline easement needs
- label blk 1 (added note 16 - misspelled access)
- Waterline easements do not match the const. plans
- restore san. sew easement - needs to go along N

Todd mot to app; w/ rec. Don 6.
Passed 6 to 0.

E. E & A estates - Prel.
Rich. ~~Not~~ rec to app. when do final
Won't be able to dev. lot 1 until sewer
is extended. + notes

Don G mot to app; Todd 2nd
Passed 6 to 0.

F. Zoning - 1012 (M-2) - (R-2)

McDonald - are we setting a precedent - of bringing back an application or is there a legal standard that allows for it.

Todd -

Charles - cannot be any moratorium on any part. zoning. can apply over & over again.

McDonald - applicant decide to come back or staff bring it back.

Tobin - no it doesn't set a precedent. not doing anything illegal. integrity of that schedule has been ~~MA~~ only time app wld have to pay again is if it has to go through whole process.

Kevin - mayor doesn't vote - unless it's to break a tie. Maybe should have our Chairman break the tie.

Jobin - no. mayor doesn't vote because its in the Charter that way. exp. process of amending the Charter.

Charles - showed Charter & exp to new Com. thats what Com. goes by.

Rob. not to deny; Todd 2nd.

Todd - prop 5. is that gonna be detent. pd for the --

Jobin - showed

Todd - on map. thoroughfare plan shows a road going through if that road does go in place maybe that wld be a good buffer bet res & area next to RR.

Jobin - exp. that amd the Comp. Plan ~~the~~ eliminates the collector streets. so thorough.

Rob. - incorporated 2 wks ago & made comments on these very same applications.

Mr. Hurtt - we've done a prel. plan. take land

300' buffer straight through -

cannot cost effectively put any streets or homes on this section.

Todd - you're gonna put 300' green space along RR.

Hurtt - plan to talk to city about providing more the adequate detention.

Run - you would plan on putting houses w/in a football field length
- Hurtt - yes.

Todd -

Mr. Maples - concerned about

Robert - if it's left R2, you can build a house.

Hurtt - still have platting process to go through.

Mr. Maples exp. Com. has to approve plat.

Kevin - w/
is it possible to get into contract w/ city that it'll be reserved ~~w/~~ for detention.

Charles - taken perspective

Kevin - ~~trying to bring in~~
can they do legal binding contract w/ city.

Todd - PUD.

John - you either vote for R-2 or don't. PUD issue is the only ~~one~~ way to change or make ~~agreements~~ development plan.

Todd - your dealing w/ dirt issues.

Robert - we don't need to have

Discussion ensued regarding PUD.

Todd: problem w/ dev. - he will be putting a lot more

Hurt - C. At. stated that if this is denied, the City will come back & re-apply.

530 Charles - discussed issues for their previous denial. (indus. corridor)

Robin -
just annexed 3 areas as Indust.

Charles - One of other reasons

This Comittee was told by legal staff of City

Robin - been giving go ahead to evaluate it. as Com. we shld be review. plan every 2, 3, years.

Russ - is this area set to be chgd.

Jobin - yes. charge has been given to me to change the Comp. Plan. On for January. (includes for. Trade zone).

Todd - tract to S (R-2) it has a buffer bet back & road. my concern about approv. this prop ~~Voting for Denial~~ is there is no buffer between tracks & neighbor.

(618) tape side 2

Jobin - Staff will be advertising zoning - city initiated zoning

Todd - small triangle needs to not have any homes. There is going to be a disablement.

Denial Passed 6 to 0.

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

Todd mot to deny; Rob 2nd

Todd - same com as previous regard not enough adequate space bet. houses & rr.

Passed 6 to 0.

H. 1008 (C) + (M-2) to (R-2)

Robert mot to deny; Todd 2nd.

Todd - same comments.

Rob - like to inc. same com as 2 wks ago.

Run - cld see R-2 on western half. not M-2 next to R-2. (maybe M-1 or C)

Kerri - confirm w/ collegues. wld like to see developer maybe bring forward a PUD so that they can work w/staff.

Passed 6 to 0.

I. 1005 (SD) - (M-1)

Tobin - one of six tracts for annex. was tabled. it has been annexed into City.

Tobin - City Council needs either a denial or approval.

Russ - is this the applic. where ~~dev~~ owner wanted to develop 60 acres w/ housing.

Tobin - yes. have not seen them. from staff standpoint rec ~~appr~~ Indus. ~~from plank~~

Robert scheurer - assuming same notices were sent -

Tobin - no. not for this meeting. did send notices for JPH.

Robert not to app; Russ 2nd...

Todd - along 35, why is there a 200 400' strip let out.

Tobin - showed on map 100' as SD.

Todd - Indus. is all that wld prob. fit due to # of pipelines. ~~reminded them~~

Passed 6 to 0.

J. 1003 (SD) - (RE)

Robert mot to app; Todd 2nd.
Passed 6 to 0.

K. SU 99 ⓒ to CC(S)

Don G. mot to app; — no second.

~~G~~ Kevin mot to table until Cullen Blvd is finished; Todd 2nd.

Tobin - did table at last mtg. at request of applicants (after mtg w/ Mr. Eisen & mayor)

after 30 days, still have to have Public Hearing. Based on ~~Chair~~ timelines, the dev. did not want to wait.

To table failed.

for 2 Todd Robert
against 4 Charles, Don G., Russ & Kevin.

Russ -

Betty - own storage facility bldg
98% capacity.
~~not~~ when we sit dormant and can't
add - lose customers.
had another bus. 28 yrs. had this
bus 3 years. ~~can't~~ already have
a critical point.

Karen Craig - talked to people who
attd last mtg
have spoke to Pat Pounds & Emma V.

Russ - all spoke highly of your cus. business
they still had some concers.

Kevin - do not want to slow you down,
it seems like every thing you do
on this com. sets a precedent.

Mr. ____ - this issue has been drug out
too long. in his opinion - if you
gonna go out & annex it - you need
to have a plan. never received
notice of annexation. study has been

going on for a yr and a half.

Robert mot to table; Todd 2nd.

3

3 Charles. Don G, Russ

Failed

Don G mot to app; Russ 2nd.

Charles - don't think realistically gonna get Cullen Blvd. done in next 6 mos.

Russ - don't see it being inconsistent w/ what we have been discussing.

Todd -
by that land being zoned "C" = don't think we could make land more restrictive.
as

Russ - citizens love ministorage.

Karen - do have S.U. on Hughes.
Todd - on "C" we could have a bus. that's completely undesirable.

~~voting Record~~

Mr. _____ where were located there nothing but business up to FM 518.

voting

for app - Russ, Charles, Don, Todd Kerm

against - Robert Sch

Passed 5 to 1.

L. Cullen Blvd.

Charles - decided that since Cullen will be major arteries we agreed Shld be Com, Gen business, ... we were to go out review & make comments.

Todd - what do we consid. this road.
Major truck corr - or resid - corridor -

① old FM 518 (mix match)
② Hway 6 (all business area)
③ major collec / thoroughfare (residential)

~~Stone~~ Corners of Cullen + McHard as business and then Stone + McHard Rd. wld like to see trees. ~~of~~ nice gateway into res, on Cullen wld like to keep Ind on Hway 35.

~~Charles - Todds vision is inconsistent~~

Russ - isn't this is a ~~sly~~ state rd.
Tobin -

Todd - added don't think any intertain zone should be not to creek.

Kevin - echoed his comments. talking w/staff about overlays. (where everyone is required to follow architec.

Russ - like comments. all for architectural overlay.
He likes option A. wld like to do something soon.

Russ - see light ind. on major thoroughfares

suggested cluster homes, town homes,

Don G.
does like Option A. w/ Business along Cullen.

Rob. wld like see contin. of GB/Comm. through the entire strip.
Including Res. tracts. - to inc. them to business.

Kevin - suggested expanding the

suggested have Com - Indus. along Mottard.

Kevin - for overlay on Cullen.

Charles vision - along B approach.
w/ architec. requirements.

~~[illegible]~~

~~[illegible]~~ Mona ptd out terminology of Comp. Plan.

Charles - ~~vic. for~~ propose based on
discussion -
major issue is do we want Cullen
as Res.
This Comittee exam. & shld be mixed
use (like FM 518) w/ an archit - overlay.

Todd - Get arch. specific from Kingwood,
Sugarland.

Charles - a prec. has been set on West side.

Russ - what is the diff. for overlay on P. Phiday

Tobin - not much of an architectural

Kevin - wld really love to see a date to get this finished.

Charles - wld like to rec. on the next agenda.

Todd - I think we should present this as a complete package w/ the overlay.

designate 200-300' overlay.

Mona - suggested estab. a comittee to put together the overlay.

V. Adj. 8:45pm