JPH 4/21/03 @ 6:35 pm

Ray Bacon absent

1094+SU 126

I. Call to order 6:35pm

II. Todd read into the record

III. (A) Robin Mapes request rezone SD to comm. w/ SU permit used by right w/ specific use App.! Mailed out public comment forms. Noone in support or opp. Brief description of surrounding properties. SE corner of cullen. Cullen plans to be future six ~~lane~~ ~~road~~. Blvd. Some comm. along cullen + Brookside road. Staff recommending approval

(B) NONE

IV. SUPP OR OPP.
NONE

V. Council / Staff

Mayor entered

3 presentations - Comment forms in Support Of. Zone Change.

~~Public Hearings~~

Larry asked when heavy equipment on Garden Rd.

Tobin more restrictive zoning. does not allow outside machinery.

Larry those on Garden Rd could have been M1

Tobin replied yes.

VI adjourned @ 6:41

(2)

1095

read into record

III. (A) Tobin Maples stated proposed zone change from SD to commercial southern city limit line.
utilize for future commercial puposes
none in supp or opp. Everything East not in city. SH35 major thoroughfare inconsitent w/ comprehensive plan.
Staff recommending approval.
change in use from illegal antique
(B) everything should be brought to code, when permitting process begins

(B) NONE

IV. NONE

V. Council / Staff

Ruby used auto facility

Tobin that is what that put on their application

VI. Adjourned 6:47

#1096

read into record

III. (A) Robin maples SP to commercial seen case twice in last 14 months. Requesting commercial zoning. Previously denied comm. + denied in march 2003 for M1. comp plan & what is in the area. recomm. GB consistents w/ comp. plan staff recommending Approval. Noone in opp or supp. Existing Business.

(B) NONE - Noone wishing to speak

IV. NONE

V. Staff

Ruby, what kind of business

applicant feed store

VI. adjourned @ 6:52

#1100

read into record

III. (A) Zobrin Maples SD to GB
double checked w/ utility billing to get
correct addresses to notify.
comp. plan recommends Res. as well as
GB. Right for GB, staff recommending
approval. 518 major thoroughfare
applicant aware of TIA & masonry
wall abutting residential area.
All four sides need to meet masonry
regulation.

(B) George Gillman partner of Smith Meier, LTD 710 N. Post Oak Rd. Houston, Tx intents to
retail / office parkway. Appreciate
your support

IV. NONE

V. Staff.
NONE

VI. adjourned @ 7:00 pm

1103 removed

1104

(A)

Read into record

III MF to PUD allows dev/owner to set their own development guidelines.
Name in Supp. or Opp. Has multiple zoning's on prop. brief description of property. Between TX & WASH. 25ft lots platted many years ago, Bld. built across lot lines. Buying a portion of platted lots. REQUIRED to plat. have to conform, Zoning, building lines - accomplish to sell ~~so~~ building seperately, have to meet w/ city ordinances. formal consideration. no new uses of property. Based off uses need 270 parking spaces plan to share parking. add to PUD. for GB uses, may want to prohibit APT / HOTEL. 6 or more guest renting. Recommend exclude APT / HOTEL other than that Recommend Approval

(B) Kevin Cole 2319 Frances
Restriction APT / HOTEL would not be a problem. Keeping consistent w/ GB would be great! Here to protect future property owners. In order to rebuild. By creating PUD property owners can rebuild w/ no variances. Will be condo Ass. (shared parking)

Maintain and hold accountable for weeds and up Keep. Tract #4 metal Bld. Bld behind that one will go a facade change & be consistent w/ city guidelines. Requesting the magnolia tree be dedicated as a historical tree. Tract #7 has frame house and residence be allowed to stay and allow Business Prof to house small office.

IV. Supp or opposition - NONE

V. Staff

Richard Tetans parking as individually owned

Kevin - ~~Recipt~~ recipicle parking agreements come into play allow that person to use the parking facility. Have to sign off on w/ purchasing or leasing parking brought together under condo association.

Richard - owner of land but not for parking

Klaus - some businesses will use parking on certain days.

Kevin - school will not meet on weekends and church for weekend's only. Shared space is consistent

Russ, if sold and tear down old Bldgs. could be economically fesciable to tear down church and put something happens. ~~etc~~

Kevin - ~~if the use changes~~ valid concern (see tape)

Darrin - if Bldgs destroyed @ after PUD

Kevin - be able to rebuild if something was to happen. Keep consistents

pull tape

~~Russ~~ Russ - could not be other uses.

Darrin - anything outside of GB will have to be zone

Tobin - Protect investment that is on the ground now.

Russ - not a problem if they put a church back

Tobin act of God or bulldoze their self.

Woody. good concept of having PUD
will do good for area & village concept w/ old Towne site
Don't see a problem w/ parking will not be their everyday.

Mayor - Tricky piece of property

Russ - Great Solution - 3 main things
(1) condo association
(2) overall would prefer 70% coverage - if everything gets destroyed what happens. wont necessarily be a church
(3) Est. on parking 278 spaces parking can live w/ 225 lots
parking spaces need to be addressed.

Kevin 90% lot cov. cannot have anymore than 70% and tract 3 is at 90% which is auditorium, keep at 90%.
Current lot coverage w/ whole POD is 32%.
all others fall in with the ordinance.
as far as ~~lot~~ parking lot 200 spaces if we need to negotiate.

See tape 2 ©

Tobin asking

what
Del tape

Woody - once you establish a PUD
to far into someones business

Russ - often rezoning the land
look @ all scenarios

Klaus PUD can't just say is a church
and rezone.

Tobin can specifically request
what is in the PUD.

Sheryl - Creative solution to nonconforming uses

Klaus - make sure businesses stay
the same

Todd - approximately 325 spaces that
is not shown. when that Church was at
full house. we did not have enough
We don't know whats going to happen

Larry - up to 15000 Sf of building space is that new or existing

Kevin - yes (new) 15000 Sf of ~~Co~~ retail commercial space protect long term to sale tract for that purpose. 278 spaces by ordinance is all that is required.

Todd - a PUD allows as to say 325 parking spaces allows us to choose.

Woody - 200 spaces are adequate enough

Kevin - when first Baptist was a church 3000 members

Ruby could change tommorow, dev. may have this in mind. Gets kind of muddy because it is not set. and not having any control of ~~the~~ the future of this.

~~Debra~~ Mayor - did they come for a pre development

Tobin - parking lot spaces won't come into effect until we know ~~the~~ when we know what the use is. VI. adjourned @ 7:39

1102 SD to MH (X)

II. read into record

III (A) Tobin Maples SD to MH - is along west side of Hatfield Road - Rezoning to expand existing mobile Home Park. Brief description of property. Comp. plan recomm. low density of R1 & R2 not consitent w/ area, in July a San. sew. plan signed off by city and property still zoned SD. Due to master plan & staff recommending denial.

(B.) ~~Respectfully~~ John Powell, 2405 S. Grand. 1003 Howard Creek Ct.

for applicant. Respectfully disagree, See surrounding area, already consits of MH, light industrial. If I was a homeowner would want to see best. Mr. Hubbard improve & beutify this place would be better looking piece of property & economically benefit surrounding area. Plan was to get sewage and beutify and make a manufacturer area ~~[illegible]~~ nicer. City ~~[illegible]~~ intends to take part of property for detention. & not adequate that 12 spaces are being taken. Allow him to expand & beutify existing area, needs to be a pretty one.

3113 Hatfield.

IV. Charles Bryan live directly across, been called twice for them pumping sewer in the ground. own 2 3rds of ditch, nothing but problems. loud music parties. Hard to go outside sometimes

Vivian ~~Hoyle~~ Meyer 3038 Hatfield
do not want anymore mobile homes near property. Sewage another problem & told no rezoning would be permitted until Corrigan drainage is resolved and it is still in litigation.

V.

Woody, do you live @ location doubtful.
Bill 4503 CR 888 Rosharon
Mr Hubbard, been problem w/ sewer and ~~he were~~ have sewer plan in place.
Contractor set up and waiting on city. Said would be completed by summer.
Fire Marshal. called out and stopped ~~out~~ before they pumped.
alot better than when we bought. it tore down ~~Safety~~ safety hazards.
Woody, How long have you owned.
Bill Hubbard - caught residence and stopped before they did it.

1102

(B)

have had sewer tanks pumped out. Trying to make a better place

Luby - do you own homes?

Bill - 90% owned by owner, cut music off @ 9:00 pm. just ~~lot~~ own lots not mobile home.

Woody - cannot ~~approve~~ approve w/out something on the sewer would like a report

~~Bill~~ Mr Hubbard -

Darrin - subject of investigation picture of pump in ditch, multiple test run, came back high for raw sewage. done last year and that did occur. No results of test recently.

(see tape) Darrin - pump secure so residence don't have

Todd - dealing w/ the land and those problems could continue to exist.

Mayor - are code enforcement issue and will happen later.

(1) in opposition public comment form

adjourned @ 8:00 pm

1098

III. (A) [redacted] SD to RI
gave brief description of property.
None in opp. of support. Comp. plan
recommends & is consistant w/ comp. plan

(B) None

~~IV.~~ NONE in support

V. Staff - NONE

VI adjourned @ 8:07pm

1099

II. read into record

III. (A) Robin Maples SD to R1 low density single family. noone in supp or opp. Staff Recommends approval due to conformance w/ comprehensive plan.
(B) NONe

IV. NONe in supp or opp.

V. Staff - NOone

VI. adjourned @ 8:10pm

1101

II. read into the record

III (A) SD to RE. single family residencial estate. Adamo is on ~~Ref~~ west side of town. noone in supp. or opp. Prodominately SD in the area. Conformance w/ comp. plan staff recommending approval.

(B) NONE

IV. NONE

V. Staff / council

VI. adjourned @ 8:14pm

meet @ 6:30 on JPH item

meeting adjourned @ 8:15pm