JPH 8/18/03

(1)

Ray Bacon + Theresa Grahmann
absent

meeting was called to order @ 6:38pm

Zone Change application NO. 1120 ADC

Todd read the purpose into the record

(A) Staff Comments - John Maples - southside of 510
gave a description of surrounding properties.
vacant today. north undeveloped
& developed w/ varying zonings
mailed out public comment forms. 1 letter
in support. comp. re recommends low-density
not consistent, however, this corner is developing
business type uses, ~~Business types~~ would be
consistent with what is developing right
now. Required to do. TIA. Staff recommending
denial, would recommend approval of OB or OP.

(B) Cheng-Huey Su trustee 102 Pebblebrook Ct. Sugarland
~~Tai Shan Seoy~~ - Concern major traffic on
288 to Broadway, this & property south side
developed north side of property. Clinton Wong is
developing this area southside of the so they don't have to go
very far to do business. More profitable
to people in area

IV. None

V. Charles. ~~would a GB~~ is GB consestent w/ your proposed use to be.

Hvey - didnt know what the difference is between Comm & General Business

Tobin - met w/ applicant, be happy to meet with him again.

Mayor could change to GB and process on.

Tobin if applicant willing to change.

Tobin ~~Mayor~~ difference you cannot do outside storage. Everything you would want to sell has to be inside. Mainly outside storage.

Todd - harder up stairs

VI adjourned @ 6:48

Zone change # 1121

(2)

II. read into record

III. (A) Tobin seen in April 2002 for PUD. Existing PUD document to ammend, trying to incorporate a phasing plan. Temp. gave CO to allow to make improvements, those improvements have not been made. sent out Public comments forms 1 in opposition mixed uses in the area. One of the elements of amendment is the left masonary wall. put in a wood fence instead of masonary wall. Give list of ~~amendments~~ proposed amendments to original PUD. (get from Tobin) - ~~if revision is approved~~ come up w/ solid time line if dissapproved otherwise may have to revoke cert. of occ.

(B) Jimmy Vaughan 6301 Broadway - the tem. wooden fence were we have future plans for nursery, green house. will build masonary fence were it shows and intend to extend masonary fence once we utilize the property. in process of pulling permits

IV. Support or Opp.

Dan McMaster 2614 Thelma, Pearland.
This proposed 353' of fence were does it begin and end?

Jimmy northeast end of property and end at my property

Dan fence would be pier & beam, will it be pleasing and Completion date?
Did not talk about overall drainage? and effects our property.

Tom Reginski 6220 Gardenia
Happy applicant is making improvements But worried about complesion of masonary fence Lescon still has not put their masonary fence. I would have to vote against.

Aurthur ~~Neland~~ Skneeland ~~6220~~ 2626 Thelma ? address. worried about drainage - and ~~struct~~ masonary fence were it begins and ends.

V. Mayor read Robert & Betty Osteen - a business in opposition

(3)

Marcott - land abiding current business, will they be paying attention to land.

Seeger - going about to starting business and completing amendments make sure deadlines are attainable Because we will enforce them.
Temp. wood fence -

Jimmy date was June of 2005 excluding the fence.

will be regular maintenance of land

Marcott - sounds like it has not been maintained.

Seeger - standards for mas. fence

Tobin - drainage time line - sent a letter in order to improve the drainage.

have had code enforcement issues
have to pull building permits
pier + beams signed & sealed.
Lescon + ~~residential~~ ~~well~~ zoned when commercial
zoning. grand fathered in
the masonary fence

arcott,
we may need
o go back
I believe
x made
hen put
up a masonary
fence.

Fabin added amendment
while I was here and don't
believe it was in the Land Use. when they

Sheryl - original ~~opp~~ composed of PUD
why we missed original date

Jimmy - lack of commitment from
owner - we are leasing the property
now.

Sheryl when do expect to have purchase
arrangements

Jimmy w/in the next three months

Ruby - any things done original PUD

(4)

Tobin - asphalt permit for parking & berming

Ruby - so nothing has been done

Tobin - No

adjourned @ 7:13

I. Zone Change 1122 PUD

II. Todd read into the record (5)

III. (A) Tobin Maples from RE, R1 + R2 to PUD, gave brief description of surrounding property. Mailed public comment forms only one received ~~[illegible]~~ allowed. prodominately undeveloped. Recommend low density, consistent w/ surrounding uses. Recommend approval ~~[illegible]~~ will be required TIA. ~~note~~ Recommend approval. on going negotiations on park land fees.

Alan Mueller - point out (3) items that are inconsistent

Page 3 - overall density target is 3.6 not that 3.89 not consistent w/ other developments

(2) overall land plan collector street connect to Broadway. Should be 4 way Street Street is ~~[illegible]~~ acceptable. Open + available

(3) page 5 under F - in lieu of 4 ft. sidewalks on collector our left sidewalks. Think issues need to be debated. Action reflect on some change

III (B) James Johnson. 900 Appollo Lane, Houston
477 master plan community
acre. Road issue came up in P+Z meeting.
Sort of a dilema. owned by someone
else. After speaking w/ Alan maybe
more alignment further to the east,
and work w/ it that way. Keep process moving
along. After TIA. willing to work.

Charles what road.

James on ~~east~~ north side of project.

James - open idea to dedicate a ROW

w/ respect of density issue. Density
request w/ 1582 SF homes
comply w/ COP comp. plan not calc.
is 3.89 diff of 112 lots - not too far off.
under R1 w/ an excess of 1600. 73 acres
of open space. Constant level lakes
~~[illegible]~~ offer excessive
water features and extensive trail features

Due to existing drainage 4 ditches ditches can be transformed to effect the region. ~~Very important to accomplish something~~ (6)

IV. Raymond Shield 2342 CR 48 - made your mind up you want this development. Rained out of Clear Creek into my property. Shadow Creek Ranch is not working w/ drainage. My house flooded.

Kay Houser 2807 Honeysuckle been out 27 years, welcome new subdivisions, we are not in City of Pearland. Roads to go out to 288 only have one road ~~CR 48~~ CR 92, drainage issues nothing draining, traffic ~~$~~ is an issue, when SCR starts comming all the way through. TRAFFIC because traffic back ups.

V. Received Public Comment forms (5)

Marott - el express concern alignment of entrance road. Help get children who have to walk to school

worry about low grade crossing and flooding
doing away w/ RE zoning.

Tetans - lakes were not detention lakes
where is detention going to be

James 12 acre lake is a detention lake
and other two for esteticte amenaties.

Todd - concerns w/ road alignment.
main entrance could be moved
to piece of the property that is not so
close to major road! take the 120
acres of RE and make it smaller.

David - what control do we have

Alan - a road on the thoroughfare plan
entry meets our requirements "
w/ in dev. needs to be a corridor
open when. opportunity available -

Once its
pealted
corridor
needs to
open

Marcott - Ultimately there will be
a light in the north entrance

James - for all effective purposes has nothing - need to ded. ROW - am fine w/that. have a drawing before 1st council reading

(7)

Charles - The intent for PUD done in normally way. the 1st that has a nice trail system. were lots are smaller and maintain overall density

Seeger - overall 3.6

Alan - 3.6 on a net basis on single family homes

James on 3.89 on a net basis have add shape configuration.

David - whats our tolerance?

Alan - not here to tell you what 3.6 what we try to adhere too generally guide ~~by~~ line to follow.

Seeger - try to meet 3.6 as close as possible,

Woody - put a few of the RE back to the west.

Sheryl - citizen worried about what we will do about drain

James - drainage's will be improve

Parrin - timing

Tobin - conceptule plan - Open space Res. if approved next step. Engineer the property, start pealting drainge plans.

Sheryl - under ground passes how do you keep from ~~fl~~ flooding

James - contingent on Engineer Criteria
Keep kids away from streets
if we cannot do it safely, we will not do it at all.

Marott - has City looked @ drainge issues

Alan - last year done ditch work in the South,

Marott where does it flows

Alan - north and out to Clear creek

adjourned 7:55

Zone Change Application # 1119

II. read into the record

III. (A) Robin Maples SD to RE
generally located on Hillhouse Rd.
Mailed public comment forms. None
in supp or opp. Predominently SD
in surrounding area. recommends
low density, so its consistent w/
master plan.

(B) Paul Ridgeway, 1833 Hillhouse,

annexed few years back, want
to put a bathroom, need to be rezoned.

IV. none

V. Staff / council /

VI adjourned @ 8:00 pm.

Closed P&Z workshop 8:00