(1)

JPH 5/19/03 6:51pm

Ruby Sandars
Robert Schoerer > absent
Mayor Reid
Klaus Seeger

(A) Zone change 1103

Todd read into the record

(A) Tobin Maples SD to GB. generally located South SHCR PRKWY. between on Kirby Dr & SH 288. No Public Comment forms received in supp or opp.
Surrounding property is PUD - Shadowcreek Ranch. staff recommends approval because it is consistent w/ Master Plan. May need a TIA.
SCR PUD shows for retail office or schools.

(B) h Melvin Lewis, 12707 Cullen Blvd., want to use it for GB, for a church and office uses.
C.L. Jackson, 12707 Cullen, bought property to do business for the church.
~~Want to use for chu~~ own & operate 19 Churches in Houston area

Drew Pelter 2947 E. Broadway, on behalf of SCR, welcome application & that any conform to SCR guidelines

Deborah Walker, protest zone change.
we are in litigation owner name is
see tape judgement against
New Bethlam Baptist Church
address

Ray Bacon, no plat on this at time.
Sounds

Tobin traditionally property is not platted until

Published document, cannot base ZC make the guidelines.

Darrin- not an issue, based on the document information given, could notify at a later date.

Woody- on legal issue we have no bering on that.

Adjourned @ 7:05

7:06pm

Zone Change 1106

Todd read into record

(A) Tobin Maples, ~~[illegible]~~ 1 SD to GB North of the West side of Manvel Rd. mailed comment forms, at the time packets were mailed had not rcd any comment forms in support or opp. being operated as a feed store. recommend approval in compliance, w/ comp. plan. See Tobin's notes on GB requirements does meet size requirements for GB.

(B) Bill Cook, 2204 Shadybend, Mr Maples expressed what is existing. In compliance with what is there. Too narrow for residential would like to see this go through

Jack McGuffi 2850 Westchester Circle, own propert adjacent Glad to see this zoned GB. would have not liked to see it commercial.

One comment form mailed in by Angie Brewer for ZC

Adjourned @ 7:11

(4)

Zone Change 1109 7:12

read into record

Robin Mapler - R1 to NS
518 NW corner of Hamm Rd. no comment forms
~~[illegible]~~ Recommend Business use
Consistent w/ comp plan. 100% Masonary facade
recommend approval.

John Yost. 3205 Crest - executive
40 mothers estate R1 to NS.
60ft of prop is already NS.
sell to Dr. Randy Ellis, his is zoned
NS as well. appreciate your thought in
this

Ronald Price, 3204 Hamm, negatively impact
~~my~~ the value of my property. The noise pollution
would neg. imp

Randy Ellis, 1105 Cowards Creek, process of me
medical / office area. Did not disrupt what is
already there.

Mike Yost 2608 Jerry town, Mr. Ellis runs good bus.
clean + quiet, don't feel it would be a
gas station. Ask for full to approve

~~adjourned~~ adjourned @ 7:20pm

Zone Change 1105 7:21pm

read into record

(A) Jobin Maples SD to R-3 redevelop property to single family development. noone in supp or opp. Majority of land in area is still SD. request R-3 does not meet R-1 lot width. recommend approval because ~~to~~ single family is consistent to comp. plan.

(B) ~~Gilbert~~ Gudalupe Rios 5610 Fite Rd.
Gilbert Rios 5618 Fite - would like to build a brand new home to fit that lot. Live there since 1960

1 PC Comment Form mailed in favor for Julian

~~Ed~~ Angelin Rodriguez, neighbor We would like to see him have a new house.

Michael Gross 5016 Groveton, new houses along fite are really nice all in favor,

adjourned @ 7:27

Zone Change 1108 7:28 pm

Tobin Maples rezone to SD-C + R3
NE corner of Cullen + Brookside Rd. noone in supp. or opp. surrounding area SD. along Cullen 250 ft deep for commercial & the rest R-3 zoning. Very difficult case. area were we studied master land plan, ultimate zone retail - ~~does not~~ They are creating a buffer along retail note. 8.10 for comm along Cullen 38 acres for R-3 ~~zoning~~ lots for 200. S family homes. part appears to be in flood plain of Clear Creek. Recommend approval consitant w/ comprehensive Plan

Ken Caffey 1013 N. Amy Deer Park, Texas. located near Cullen + Brookside. 120 ft of Clear Creek, which is required buffer. We are looking @ 142 lots. 5 culdasac's, nice subdivision feel will be nice for area, competition around area, subdivision will be equal to sunrise lake Consitent with your plan - Richard Tetens stated if you would make your lots bigger those kids would not have to play in the streets. Trying to do the best we can. Best use

Glen Garrison, 1902 Meadow Creek, have discussed this w/ discuss the impact of high density verses low density uses. The development will not recognize any gain at all to this development. ~~40 lots~~ Oppose this request for zone change

Lillian Smith 3649 Bluebird Way, speak for self not school district we fight this battle. not change to R-3. major impact on school district.

Susan Dunn, 1351 Stone Rd, on flooding & drainage on surrounding area.
See tape afraid,
R-3 to much ~~ground~~ concrete on the ground. The commercial zone ~~do~~ would leave open door to businesses that are not neighborhood friendly

Wanita Sutherland 2458 Country Club Dr., dense building would cause more flooding.
Commercial zoning invites undesirable businesses into the area. What happen to this grand entrance to Pearland? No need for comm.
~~Bro, Co. Appraisal~~

Byron Sutherland in opposition.
2 main objections #1 concerning fire
danger. on Oct. 24, 1978 30" gas line
exploded, running right through this
property. What assurance do we have
that this wouldn't happen again
#2 flooding. quite obsessing on
the growth + protect current residents
on flooding. Elevate flooding problem
is clearing Clear Creek all the way
out to the Bay. Deny application
for housing and use it parkland.
Aggravate flooding problem

Barbara Pasiak 7705 Brookside Rd.,
bought property for the Quality of life. Annexed 5 yr
ago, We don't have one fire hydrant available.
Brookside to Cullen - Bumper to Bumper.
wanting to put more houses.
& Putting the cart before the horse. People
are buying the 1/2 acre lots. Until we

Bobby Thompson, 3301 Dixie Farm Rd., real
dilema. everything everyone has
said is good comments. Has piece of
~~land~~ property for sale w/ a buyer.
Not a dev. out there who will touch
this for GB. Bring utilities down

Cullen Blvd. Takes a R-3 to make it feasable. ~~The~~ ~~Enhance~~. 1 tract R-3 undeveloped, 133 acres on Harkey, remaining R-E tracts, R-1 lots, market tends the dictate first time home buyers. Hasbuffer is a good thing. Approve this request and allow prop. owner to sale his property.

A.W. Angelo 2923 Country Club, estate property owned by his family. Last part to be sold. ~~[illegible]~~ Firestation just built on 518. Trying to eliminate the remaining of the property. In favor the sale property. Can appreciate some comments; some are self serving

Steve Powers address - Brookside, alot of business, natural gas line, and when creek gets full have 3 or 4 inchs of water. Don't need all the houses. Built on top of each other. Totally against this

Name ? Walter Pasiak 7705 Brookside, support people who have said anything. ~~[illegible]~~

See tape

Condition of road. Changed stop signs; wanted to see warrants to change stop. Changed the addresses. ~~AS~~ How are you going to fix this one now.

Woody Owens, has anyone been out there to see.

Alan, Mueller, took some notes

adjourned @ 8:07 pm