JPH 8-13-01

Robert Scherer has an old land Use Book

SU94 - 1 public comment form against

II. - Mike Chance

III. - Bernard Correia, Pres. - 2607 Heatherbend Pearland, TX

- Patrick Star (sounds like stair)

Office Mgr 214 Bluepoint, Clear Lake Shores, TX

IV. Carlos Reyes - ?2914? Spr River Drive

Mada Kirby ? ~~1720 Barry Rose Rd~~ 17020 Barry Rd

Christopher Heightman, 3209 Yost Rd

Don Laws, 3904 Fernwood

Charles McMurray, 5209 Spr Branch Drive

Don Liddle, 4012 Hazelwood

Gary Snowden, _____ Stonebridge

Mark ? LeWells ?, 3912 Greenwood

David Ranson, 3502 Yellowstone Circle

Mada Kirby, 17020 Barry Rd

Monica Dailey, 1156 Stone Rd

John _____, 5206 Spr Branch Drive

David Norris (or Morris), 4016 Fernwood

V. Bill Eisen, City Mgr.

Larry Steed, Fire Marshal

Klaus Seeger, flare? what chemicals? what amounts?

Woody Owens, How long in business (27 years)

Robin Maples

Appl 985 (SD-MH)

II. Kerry White, 2423 Green Dee
III. Byron Sutherland 2458 C. Club
Steve Bowers, 7002 Brookside
Kathy Ruff, 3117 Mayfield
Juanita Sutherland, 2458 C. Club
Suzanne Danby, Stone Rd
Pat Pounds, 8518 Hawk Rd
Russell Norris 1310 Stone Rd
Walt ?Brickset?, 7705 Brookside Rd
too close to gas line? what is requirement?

Appl 984 (SD-KBR2)

III. Bud Yonga
Peyton Martin, 718 Misty Creek
IV. Carol Ritter,
Paul Jamison,
V. Larry Marcott
Robin Maples
Woody Owens
Bud Yonga - has letter from Ark Dot [illegible]

Appl 988 (C/M2 - R2)

II Carlos Reyes, 3912 Spr River Drive
James Cornelius, Elm St, SL 300
Mark LeDoux, 3912 Greenwood
Holly Penn, 3916 Cedarwood
Ronald Lott, 3109 Dogwood
Peter Boescher, 1010 Howard Lane, Hstn
Dwayne Barrett, 5629 FM 1960 W, Hstn
Derek Bell, 4013 Cedarwood
Don ~~Lotkus~~, 3904 Fernwood
Christopher Heightman 3209 Hamm Rd
Howard Mayes, 2200 Post Oak Blvd, Hstn
Me, 3908 Ashwood Dr

(lobby)

Don Liddle, 4012 ~~Hanahwood~~
Jean Edward, 2201 N. Blvd, Hstn
Christy Merritt, 3903 Dogwood
III. Kathy Ruff, 3107 Mayfield

Appl 987 (SD - R2)

Larry Marcott will support R-1
b/c of flooding of Mary's Creek

Appl 982 & 983 (SD-R1)

Donna Spriggins - Appl 983
3915 Beechwood

P;Z mtg 8-13-01

SU94 - (M1 - M1(S))

Robert motion to deny
Todd seconded
Passed 4 to 0

Appl #985 (SD - MH)

Todd motion to deny
Russ seconded
Passed 3 to 1 (Charles no)

Robert rec
R1(S) use
(a Mhomes) Steve's Auto Repair * C? *?

Appl # 984 (SD - ~~R3~~ R2)

Todd motion to deny
Robert seconded
tied 2 (Todd, Robert) to 2 (Charles against Russ)

Appl 988 C/M2 to R2

as effective vote of motion failed

Robert motion to approve
Todd seconded
passed 2 to 2

Appl 987 (SD-R2)

Robert motion to approve
Russ seconded
passed 3 to 1 abstention

Todd abstained

Appl 982:983 (SD-R1)

Todd motion to approve
Russ seconded
Passed 4 to 0

no diving between
16-18 11 PM & 5 AM

under 18 ~~no more than~~ no more than 1 person under 18

evaluating 9/80

They were zoned properly before creation of Land Use Plan. EDC did issue grant profit over 3/4 million & over 200(?) jobs.. They need to move becuse they've been successful. very small compared to other chem. companies. 30,000 sq. ft bldg very clean operation & safty conscious. Larry Steed & other staff has been to facilities.

III. "FOR"

Bernard Corneli, Pres (silvelake).
2607 _____ Pearland. met w/ EDC. city officials did visit our fac. received grant. currently lease property in Houston.. sometimes in next 5 years there selling property off.
~~Crest Comp~~ sell to Baker Hughes.
a lot of $ will come in to Pearland. Live in Silvelake & son goes to Pearland schools
ore 20 yrs in Navy

Patrick Stales. office manager of Crest
2014 loop point Clear lake shores
will be good neighbors..
2 miles W of Galleria
E to us in apartments. / other side another apart
next block is high school.
27 years never had a complaint / got a wakes business

08/13/01 JPH

Klaus Seeger, Larry Wilkins, ~~Charles~~, Mayor Mayor Porter, Lacy Marcott, Woody Owens, Richard Peters

I. Call to Order 6:35

II. Purpose of Hearing;
Charles Read.
Tobin - along Mag. between Vet + Hway 35.
operates, chemic. bldg facility

S is Heavy Indus.
W is M-1 + M-2 (part vacant, part
E+S are M-1 (primarily vacant except
E+N C -

1 public comment form.
Prop zoning is cons. w/ comp. plan
Main reason we met w/ this group last yr in pre dev mtg - anything w/ blend. Chem now require a specific use perm. since creation of Comp Plan. Staff rec. approval.
Showed slides

Mike Chance - history - EDC started Wkins W plant Dec 8, 1998. plant is looking to expand. currently in Houston. after mtg w/ company - they had to wait & see whats gonna happen ~~the~~ w/ overpass of Magnolia overpass. After sees the "path" they put a plan together.

do not threaten health of neighbors.
will be good neigh.
Incinitive package
Sept 30 1999 - approved 7 to 0.
folks need to put confidence in city officials.
we were very prof

IV. Against

Carlos Reyes, 3912 Spring River
Congr. Mr. Cor on his success. wnt to bring attent. to limited info I could get from products.
Crest. Chem
also emphasize toxins

tape
read letter.

will be w/ in 10 miles of school
nearby location is Manuf. comp that does welding w/ Mr. — all success in world not in

---

Mary 17020 Berry Rd
another Chem central issue - I thought people of Peal made it very clear that we don't need another chem.
talked of chemicals that just as dangerous as
TNRCC denied excom. request on

Our Sub donated land to school.

Charles McMurry 5209 Spring branch
against Sp. Use.
didnt move to Pear because of low tax rate.
PEDC needs to be given a list as to what kind
of biz ~~it~~ is to be brought in.
Referred to Mike - not to small.

Who is gonna enforce these Specific Use?
Deny this permit.

Ladder
Don Little, 4012 Hazelwood
little upset to see SU come to CC.
Thought citizens made it clear
I work @ Johnson Sp. Ctr I could live in
Clear Lake. Pasadena Web. I don't. I want my
kids to breathe Clean air.
hope reject this prop

Gary Snowden, 4503 Stonebridge
3 yrs lived there becom. really nice
enjoy the area. only takes 1 incident to
ruin their track record. have to be
very selec for where to put this.

Mark 3912 Greenwood
Came in 93. worked @ Windale. Moved out
of that area for same reason (my kids).
If this gets passed it cld start a snoball
effect. deny.

Dand Ranson 3502 Yellowstone
app all work EDC & staff done.
Maybe right - We dont want to take chance.
not in our neighborhood.
We dont want this!
Dont want to live next to it.

(lady) make another com.

Peter Curby 1207 ____

All people stand who do not
want this bus to come to Pearland

Monica Daily 1156 Stone Rd.
background in Chem. Engineer -
reason I live in Pearland dont want to
live in Deerpark cause of kids.
only takes 1 incident. Dont bring chem.
plants to Pearland.

John 5206 Spr. Birch
Any sort of disaster planning?

David Mc 4016 Fernwood
What will happen to tax base, or ~~that~~ prop values?

V. Discussion.
Mayor stated they cannot dialogue w/ citizens.

Larry Wilkins - what affect will this have on prop value.

Bill Eisen - determ. by
tape suppose any kind of use
oders,

City Disas. Plan -
Mr. Steed - obviously we have plans in place.

1990 - We resp. very well to the explosion.
+ I did visit comp. was blending operation.

Seeger - dont have much info.
Will this require a flare?
What kind of quantities?
What kind of structure (tanks, etc)?

Woody - how long comp. been in bus.

Owner - 27 years

Woody - any complaints from MVCC?

Owner - we blend in small quantities
phenol has flashpt

Robin - sev. comments were made on Chem.
we have zoning ordinances to follow.
this issue could be requested over & over.

dont know why they are denying it.
Showed poster w/ drawing.

Byron Sutherland 2458 C. Clw
own prop to N. of it
& some on Stone Rd goes back to Creek.
true story,
family + 4 lived

1978 subj prop occupied by Royal M H Park
(20 trailors)
3:00 morn. waken by car. house shook
violently
gas line exploded.
rear head 20 miles away
pilot saw the light 200 miles away.
returned to people badly burned. + panic everyw.
Bell 2 hours + 45 min.
5 killed, 50 injured. 20 trailers ~~dstd~~ 12
were incinerated.
county ~~dep~~ assured there wld never be any
more trailers allowed.
act resp + deny neg

Steve Bower 7002 Brook
son + his wife live on Stone Rd

never ever seen prop well maintained.
please deny. no more trailers. dangerous.

Cathy 3117 Maryfield

do come to ask to deny MH permit-
the Master Plan does not include M Homes
make it short

Juanita Sutherland
own land
against zone change.
if it gets on as a MH park over the
years it could turn into a MH Park.
do love this land.

Suzanne Danz
1357 Stone Rd
currently 2 MH. ~~although~~
step wld be wrong direction
owner lives far away.

tape

He lives here in Pearland.
Prop on Stone Rd. Out of 46 homes

topl

Pat Pounds 8518 Hawk Rd
3.75 acres
lived here since 72. mom is 75.
did move mother in one trailer,
if this happens, everyone will start

Russell Norris, 1310 Stone Rd
bens there 15 yrs.
against process.
have very nice ~~[illegible]~~ neighborhood.
will det

Walt Pascuck 7705 Brookside
what is easement on gas line.
Your not living there Your not
gonna take care of it - place for rodents.
Owner doesnt care he dont live here.

tape

Zoning Changes

will protect that. what ill happen
to morrow. maybe naive.
feel pretty n

3. 984

I. 7:55

II. Charles Read.
173.4 acres.
changing zoning to more Strong zoning

E is SD. w/ecc 2 lots R1
19 pub comment forms wnt out.
none came back.
Showed slides.

III. "FOR"

1 Bud Goza owns UNGO.
project across the st. called South Fork.
showed pic of
First Class type subdivision.

type

farm w/ operations & subd in Pearland.
Showed picture of subdivision
173 acres.
plenty of drainage area
near 288.
~~small~~ Mast. Plan does call for low density.

Reyton Martin, 718 Misty Creek
own prop adjacent & support his development.
in support.

IV. Against

Carol Ritter,
over 30 years.
dont have actually testimony.
standard I'm 340 yrs old.
lived through 3-100 yr floods.

They comment on "plenty of drainage."
I concerned.
need to rethink our Mast Plan, Ret Ponds,
for Bldg. entirely new Eng plan.

No opposition.

tape

dev plan for
current roads are trails.

What traffic is going to happen.

V. Staff

Larry - Mrs. Ritter & Chief had valid pts. Maybe we need to look more into it. Certainly flooding & road problems.

May - staff does require TIA

Robin -

topic

Larry - important moved up from R-3. but recommended R-1 to keep low density.

Woody - there are plans on 288.

topic

Bud Goza - letter from TXDOT
in design stage for OR 58 + 59.

in our plan Kirby Dr. extension

Larry - still will have heavy load
hydrants to get to 288.

Bud - finish time is 2004.

topic

VI. Adjourn 8:10

988

I. 8:11 pm

II. Charles Read
Joplin - 80 acres
III. applic is req. in order to redevelop into res. neighborhood

29 prop owners did not receive any.
Comp Plan does rec. Ind Use
back 40 acres in foreign trade zone

tape
Showed slides

Mike Chance -
showed map of S. Foreign Trade Zone.
do have Com. zoning w/ M-2 on back.
we have very limited amt of space zoned M-2. wld like it to stay zoned M-2
If you want Econ. Dev. to continue to lower tax base we hvd to leave this zoning.

III. Carlos Reyes. 3912 Spring River
accept this encouraging that there is
letter M-1 / M-2 zoning available
near schools.
CC is for residential.
rec. accep

Jamie Cornelius, 1601 Elm St. Suite 300
C to R-2
Quality Sub. of 275 homes
on 70' lots.
Planning & Economic Impact.
↑
did this violate any fundamentals.
talk to Mr. Boescher - said no.
he also ptd out past Comp. Plans ~~the~~ show this as
Resident. ~~look at~~

tape

meeting w/ homeowners @ Westwood Hill.
are excited to have a sub w/ same size lot.

last issue.
detention will be on east side sep. subd from
railroad.

economic impact -

tape

tax ramifications - com. gets person
tape this com will create 42 million dollars

retail sales will about ½.

Mark 3912 Greenwood
support this development.
next to Westwood Sub. hope you'll ap

Holly, Penn 3914 Cedarwood,

tape

very much in favor
more homes. with more comp getting on Veterans.

Ronald Lott 3901 Dogwood,
want to spk in favor. Confusing the way it is.
school —

2 concerns-
① live in W. Wood
200 ft buffer zone for zoning change.
Should have more then that.
Will impact
② TIA study.

Peter Boecher, 1070 Bellaire,
Mr.
wp. ~~comments~~ I shared w/ him.

top

single fam on 2 sides. light ind on 2 sides
where do you draw the line?

---

despite sporadic discussions.
wld comment to be fair. Single family
will work next to RK because of the detent.

top

Chris Heetman ____ Hamm Rd
The Res. of Clark are just not enth about Ind
dont need M-2. across subd.
~~zoning~~
enhances environment around high school
by ~~take~~ positive & take a step forward.

Don Laws
moved here in 93. Zoning Chang made in 97.
how come homeowne (I) wasnt notified?
How can we changed this & notify
everyone. What can I do?

Howard Mayes, 2200
represented Mrs. Edwards for year.
She decided she wants to sell her prop.
we have yet to hear is from 1 person to
put Com or Ind. - she wants to sell her
property. Subd her is proposing will be done

985

TDAI:
713-446-8167

I. ~~7:00~~ 7:25

II. Pur Rd by Charles Rd
Robin - (SD-MH)
Move in 2 add MH.
currently 2 MH and a garage.
prop. was annexed into city as SD.
W/S is SD (part dev w/ C & Ind Uses)
E is outside (prim. vacant)
N is SD + RI
notice sent to 8 prop owners. didnt get any.
Com Plan does Rec low density.
not in compliant w/ Comp Plan.
showed slides.
staff rec. denial.

III. Kerry White 2423 Green Tee
bought prop to bld shop. brother + mother in law moved there in 1988. Wld like to move in mother
son will be caretaker for 2 grandmothers.
will be maintained than it is.
not renting on lots
was originally called Stone Rd trailer park.
Will sign any kind of agreement.
understand how people feel about trailers

Charles McMurry, Spring Branch

The eye opener is that on the previous zone Ck were having to arm wrestle staff to w/ staff to keep Ind out.

make this residential. not interested in Industrial.
have to keep fighting. Don't want to live in Pearl

Mona Phipps, 3908 Ashwood
bought in March of this year.

need to be carful when we choose so closely to school, &

Suzanne Jullison
1992 purchased home, support res develop.
if Id known there w

Dwayne Garrett,
our firm spec. in Homeowners Drainage
drainage is very significant.
7-8 years. very successful w/ this company.
very careful not to have downstream
flooding.
will do best to comply w/ city ordinances
for drainage.

Derrick Bell 4013 Cedarwood.
why bldg a school right across from Ind. area
~~don~~ wouldn't move to subd where an Ind compa
is being built across the street.
How does res prop

Don Laws Fernwood
We are about our children.
another sub. will not hurt us. Diesels will
have spoken to Mr. Cornelius.
90% of our sub. in our street agree.
~~will~~ prop values will be the
same across the street. taxes are
going up every year maximum ant.
for it.

Don Liddle,
Wld love to keep a vacant guild.
not interested in Heavy Ind. in our
neighborhood. who has staff had contact
with

200 acre complex. Retail distrib. ctr
w/ heavy trucks. we wld be against.

Who are they (staff) talking to? Staff also
said this wld be a good decision to keep
this

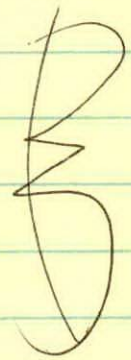
top

wld like to echo other comments.
danger notification zones.
been an alternate on ZBA last year 1/2.

Gin Edwards 2201 N. Blvd.
grew up in house out in prairie.
please cons. Chgng Zoning. My mother been
trying to sell it. She wants to keep
integrity of neighborhood.
Those people dont want 18 wheelers going
up & down street.

3900 Dogwood
in support of everything everyone has commented on.

~~IV~~. Cathy Rough. 31
talking about drainage.
I've spoken to drainage com.
June 9 - 4 inches of water
5:30 - ? inches of water.
Where does this drainage go.
dont understand drainage



V.
Mayor. there were a # of pub. hearings on zoning. # of workshops. Its hard to communicate in Pearl. we do to the best we can. try to post as much as possible. ques. on drain -
JWH - it goes under railroad.

Larry Marcott - ? 200 ft buffer.

Ibm - getting bids from sign producers now.

Larry - will have prob on west side of tract.
Why did we put Ind site near school?
The school was built after that prop
Wag zones. have no control over
where school buys property to bld schools.
jphs are posted in paper weekly.

talked to Ind.

Rich. Items - we need to look at this property

Larry - 2 areas were prev. turned down for resident.

Rich

Larry Wilkin thanks Mr Liddle for his com.
major. of Pearland doesnt mind paying
extra taxes to keep Pearland safe.

Klaus - green area. do ~~we~~ you intend to purchase
the prop - Annie - yes. we have to put det. pond is easy →

Schools bring too close to this area.
Magnolia - have major bus route.

2-3 18 wheelers everyday bet 2-4:00
Int. to sel
pleas deny.

Christopher Heitman 3209 Hamm
against citizens made it clear w/ Chem central.
1/2 of mile of 4 large res. nex
w/ 1 mile of school.
tape { exp to _____
exp to _____
chem.

event of acc. residents have 6 min. to evacuate home.
respec. ask to deny

Don Laws 3904 Fernwood, Westwood
do not want Chem. plants
~~[illegible]~~
it shouldnt come to this where I have to appear. children + I always art front.
too much at steak to put a plant in.

tape {

decided to zone from SD-R2
please give your consideration.
will save whatever trees we can.

IV. Opposition

Cathy Long 3117 Mayfield

how many homes? ~~what all~~ $ figure for those homes?

V. Council.

Clinton - 160 homes, at least $150,000

Larry - wld like to see it moved to R-1 because of drainage & flooding of Mary Creek.
will support an R-1.

VI. Adj: 9:20 PM

Water flows.

Woody - apprec. Mrs. Edwards for hosting, prop for residen. when do get 5 times the amt for Commercial.

tap

VI. Adj. 9:10 pm

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987 (SD) (R2)

I. 9:12 pm

II. Charles Read
Zoning 49.85 acres to bld single famil. dwel
NW corner of John Lizer
N is MF (?)
W is R-2
S is R-3
E is vacant is compliant.
Staff rec is app

III. "FOR"
1 Clinton Woods
under Cont. 50 acres
1st - discussed w/staff to see whats more appropriate.
N side of Mays Creek w/ Apartments

9:21

I. 982 & 983
(SD) – (R-1)

II. Charles -
Tobin rep.
1st NW corn of 58
behind Southwest Fertilizer

11 prop. owners rec P. Com Forms
0 turned in.
does ~~the~~ comply.
to change zoning wld be appropriate.
applicant was gonna go for R-E
but cld

983 – N side of Bailey Rd.

plan to subdivide prop at a later date.
showed slides.

III. Support:

Donna Spriggins 3915 Beechwood
- 983 ad to vote in favor.
showed pic of horse.

IV None

V. Discuss, Larry - isn't this 2nd zoning?
Tobin - yes on Bailey Rd. Adjourned: 9:30 PM