

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND HELD ON APRIL 4, 1988 IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order at 8:20 P. M. with the following present:

Chairman	Leroy Savoie
Vice Chairman	Al Lentz
Member	Benny Frank
Member	Helen Beckman
Member	Mary Starr
Member	James Garner
Member	Clyde Starns
Code Enforcement Officer	Ernesto Buenrostro
City Attorney	Luke L. Daniel (entered Chambers at 8:45 P. M.)
Assistant City Secretary	Pat Vaught

**APPROVAL OF MINUTES**

It was moved by Mary Starr, seconded by Helen Beckman, that the Minutes of the Regular Meeting of March 22, 1988, be approved as presented.

Motion passed 7 to 0.

**NEW BUSINESS**

**DISCUSSION BETWEEN CITY ATTORNEY, CODE ENFORCEMENT OFFICER AND COMMISSION REGARDING REPLATS AND AMENDED PLATS**

Chairman Leroy Savoie noted that City Attorney Luke Daniel was not present at this time and suggested that this item be passed until later in the meeting.

**SPECIFIC USE 12, ROBERT COMPTON, AGENT FOR BILLY GRIFFIN, OWNER, FOR A SPECIFIC USE PERMIT TO STORE AND SELL LIQUIFIED PETROLEUM IN A COMMERCIAL ZONE (1921 E. BROADWAY)**

In a general discussion, the Commission stated that granting the permit would not be a general zone change for the area but a specific use for this property only. Code Enforcement Officer Ernie Buenrostro stated the local Fire Code places a 2,000 gallon maximum on-ground storage installation on this type of business which excludes the two 2400 gallon tank trucks Mr. Compton proposes to have on site for off-site refueling.

Safety features were discussed with Mr. Compton, including those required by the Railroad Commission, additional safeguards he plans to implement on his own,

differences in handling LPG and gasoline since it had previously been a drive-in grocery which sold gasoline and that a residence close to the proposed facility was 33 feet away.

John Munsch, a representative of the Fire Department, had spoken against granting the permit based on the hazardous nature of the proposed business which resulted in further concerns by the Commission members. Code Enforcement Officer Ernie Buenrostro stated that he had met with the Fire Chief and the Fire Marshal and had discussed LPG installation and they, personally, had no problems with that type of business as long as it complied with all applicable codes. Because of the conflict in testimony given by John Munsch and information provided by Ernie Buenrostro, the Commission felt it should request a written statement from the Fire Department.

A motion was made by Benny Frank, seconded by Al Lentz, that Specific Use 12 be tabled until the Commission receives an official document from the Fire Department saying whether they are for or against and stating why.

Motion passed 7 to 0.

Chairman Savoie stated the Commission hopefully would be able to meet in two weeks and resolve this issue.

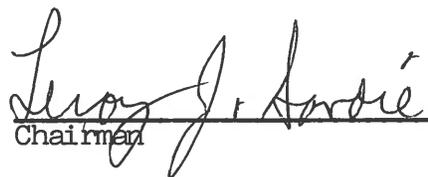
**DISCUSSION BETWEEN CITY ATTORNEY, CODE ENFORCEMENT OFFICER AND COMMISSION REGARDING REPLATS AND AMENDED PLATS**

City Attorney Luke Daniel explained to the Commission recent legislation regarding plats as extracted from the Local Government Code. He cited sections governing vacating, abandoning, replating and amending plats.

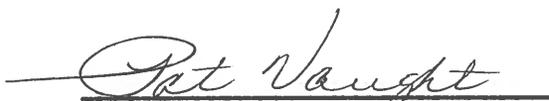
**ADJOURN**

The meeting adjourned at 9:29 P. M.

Minutes approved as submitted and/or corrected this 19th day of April, A. D., 1988.

  
Chairman

ATTEST:

  
Assistant City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TO BE HELD ON APRIL 4, 1988, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES:

Minutes of Regular Meeting of March 22, 1988

III. NEW BUSINESS:

A. DISCUSSION BETWEEN CITY ATTORNEY, CODE ENFORCEMENT OFFICER AND COMMISSION REGARDING REPLATS AND AMENDED PLATS.

B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE 12, ROBERT COMPTON, AGENT FOR BILLY GRIFFIN, OWNER FOR A SPECIFIC USE PERMIT TO STORE AND SELL LIQUIFIED PETROLEUM IN A COMMERCIAL ZONE (1921 E. BROADWAY).

IV. ADJOURN

POSTED: 31 DAY OF March, A. D., 1988, 4:00 P. M.

REMOVED: 5th DAY OF April, A. D., 1988.

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TO BE HELD ON APRIL 4, 1988, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION, IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

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IV. ADJOURN

POSTED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A. D., 1988, \_\_\_\_\_ . M.

REMOVED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A. D., 1988.

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 22, 1988, AT 7:30 P.M. IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order with the following present:

Chairman	Leroy Savoie
Vice Chairman	Al Lentz
Member	James Garner
Member	Clyde Starns
Member	Helen Beckman
Member	Mary Starr
Member	Benny Frank (entered Chambers at 7:43 P. M.)
Code Enforcement Officer	Ernesto Buenrostro
Assistant City Secretary	Pat Vaught

**APPROVAL OF MINUTES**

It was moved by Mary Starr, seconded by Clyde Starns, that the Minutes of the Special Meeting of February 16, 1988, be approved as submitted.

Motion passed 4 to 0, with Members Lentz and Beckman abstaining.

Chairman Leroy Savoie apologized for lack of a quorum for the scheduled meeting of March 15, 1988.

**NEW BUSINESS**

REPLAT OF LOTS 9 AND 10 OF BLOCK 5 OF SHADYCREST SUBDIVISION IN WDC HALL LEAGUE, ABSTRACT NO. 70, BRAZORIA COUNTY, TEXAS, BY BENNY FINLEY, OWNER, 4005 LONGHERRIDGE.

Member Al Lentz questioned Staff regarding replats and recent legislation and whether this replat conformed to certain rules and regulations enacted by legislation. Ernie Buenrostro, Code Enforcement Official, stated he was not aware of legislation in regard to replats.

Chairman Savoie asked Mr. Finley, Owner, why he needed to replat the lots. Mr. Finley stated his home is on Lot 10 and he has a buyer for Lot 9 and would like to retain 15 feet of Lot 9 to park his travel trailer on which would still leave Lot 9 with 120 feet of frontage.

A motion was made by Al Lentz, seconded by Helen Beckman, that the replat of Lots 9 and 10, Shadycrest Subdivision, be approved as submitted with the stipulation that the City Attorney be asked to review the replat concerning the State replat requirements.

Motion passed 6 to 0, with Benny Frank abstaining.

FINAL PLAT OF ROBIN COVE, SUBDIVISION OF 7.68 ACRES OUT OF LOT 50 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, H.T. & B.R.R. CO. SURVEY, A-234, BRAZORIA COUNTY, TEXAS, MUNICIPAL ENGINEERING, J. D. GARNER, P. E., AGENT, RAY AND ELEANOR WHALEY, OWNERS.

There was a general discussion among Commission members, Staff and Mr. Whaley, the owner. Code Enforcement Officer Ernie Buenrostro stated that the changes that had been requested had been met with the exception of the approval of the relocated off-site water well by the Texas Department of Health which was pending.

Al Lentz suggested that a temporary water line easement be granted. Mr. Buenrostro stated that Mr. Whaley plans, with the approval of the Department of Health, to develop the tract south of Robin Cove as a second phase. At that time it will be part of the overall subdivision. Benny Frank asked if this were a sanitary easement and Mr. Buenrostro said it was a control easement restricted to any sewer lines or septic systems which is a requirement of the State, but that it was well within the Commission's authority to require a temporary water line easement.

It was moved by Benny Frank, seconded by Mary Starr, that the final plat of Robin Cove be approved as submitted with the request for a temporary utility easement to the water well site which is south of the Robin Cove Subdivision.

Question was made as to the size of the easement and it was suggested that it be left up to the discretion of the engineering division to determine an appropriate easement.

Motion passed 7 to 0.

FINAL PLAT OF MAGNOLIA INDUSTRIAL SITES, SECTION 1, SUBDIVISION OF 16.5589 ACRES OUT OF THE H.T. & B.R.R. CO., SURVEY SECTION 11, A-239 PEARLAND, BRAZORIA COUNTY, TEXAS, JAMES E. THOMPSON, P. E., C. L. DAVIS AND CO., AGENT, INDUSTRIAL LEASING & INVESTMENT CO., LTD, MANCEL C. BEAM AND ROBERT C. ANDERSON, OWNERS.

Al Lentz requested that the 30' right-of-way along the east boundary of tract A be named and that the 40' drainage easement be included in Section 1.

There was a general discussion about the Drainage District's involvement and detention ponds.

A motion was made by Al Lentz, seconded by Clyde Starns, to approve the final plat of Magnolia Industrial Sites, Section 1, with the stipulations the right-of-way dedication be named and the 40' drainage easement be included in Section 1.

Motion passed 7 to 0.

Chairman Savoie commented on the passage of the Sign Ordinance on first reading by the City Council and expressed his appreciation to all those who worked on it.

Al Lentz requested that Council and Staff look at reviewing the Subdivision Ordinance. Mr. Savoie asked Ernie Buenrostro to draft a note to City Council to consider re-working our current subdivision ordinance so that it will conform to State law.

The meeting adjourned at 8:22 P. M.

Minutes approved as submitted and/or corrected this \_\_\_\_\_ day of \_\_\_\_\_,  
A. D., 1988.

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Assistant City Secretary



# City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

*cc Mayor & Council*

Tom Reid, Mayor  
James E. Bost, Councilmember  
Dennis Frauenberger, Councilmember  
Richard Tetens, Councilmember  
Charles Mack, Councilmember  
Stella Roberts, Councilmember  
Ronald J. Wicker, City Manager

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: LEROY SAVOIE, CHAIRMAN OF PLANNING AND ZONING COMMISSION *LS*

SUBJECT: SUBDIVISION ORDINANCE REVISIONS

DATE: MARCH 31, 1988

Recent changes in State law and our local Zoning Ordinance have created conflicts and possible inconsistencies with our Subdivision Ordinance.

We would like to initiate a meeting of the Planning Committee and any other parties you feel need to be involved so that we may bring our Subdivision ordinance more in line with recent changes.

Thank you.