

AMERICAN STORAGE MANAGEMENT, INC.

P. O. Box 79185  
Houston, Texas 77279-9185



~~Planning & Zoning Commission  
City of Pearland  
P.O. Box 2068  
Pearland, Texas 77588-2068~~



# PEARLAND VOLUNTEER FIRE DEPARTMENT

P.O. BOX 104 • PEARLAND, TEXAS 77588-0104 • 713-485-4361



April 6, 1988

To: Pearland Planning & Zoning Commission  
From: Pearland Volunteer Fire Department  
Reference: Permit Hearing for Proposed LP Gas Business

Ladies & Gentlemen:

I will herewithin try to clarify any misunderstandings that may have occurred at Monday nights hearing regarding the above issue. I want to make it very clear to all concerned, that the Pearland Volunteer Fire Department will not be used as a scape goat in determining an individuals right to do business in Pearland, Texas. To begin with, I did meet informally with Ernie Buenrostro recently, and briefly discussed the proposed LP Gas business, to which I personally had no problem with, however, as chief of the fire department, I must present to the commission the facts as we, the department know them, surrounding this type of business. Part of this departments responsibility is public safety awareness. There are many businesses presently operating in our city that give us a great deal of concern on a day to day basis, should a fire occur, and they too, operate under the finest safeguards available. There are also countless thousands of LP Gas companies across our nation that have operated accident free for years, however, we must advise you of the potential disasterous incidents and the known hazards which exist with this type of business. As we understand the situation, there is to be as much as 8 to 10 thousand gallons of liquified petroleum gas contained in either permanent storage, portable storage and 5 to 10 gallon camper type storage tanks, at this location at any given time. Realizing that all regulations would be followed along with all known safeguards, there still exists possibilities for human and mechanical error that causes great concern for this department. A fire and resulting explosion, even in the smallest container of LP Gas is very serious, and of even more concern is a leak in an LP cylinder. LP vapors, formed when a leak occurs, are heavier than air and do not dissipate in the atmosphere. The vapors will form a trail and upon reaching an ignition source, which can be of great distances, will flash back to the source of the leak. The resulting fire has been known to cause explosions known as B.L.E.V.E.'s (Boiling Liquid, Expanding Vapor Explosion) that will propel LP cylinders in any direction, sometimes as far as a quarter mile, destroying any objects in their path. LP fuel will also float on water. These are just a few characteristics of LP Gas. You can obviously detect where our concern lies.

We have now presented some of the facts known by us to you, and hopefully answered your questions properly. Do not hesitate to contact me if you have further questions.

Respectively yours,

  
Larry J. Steed - Chief  
PVFD

April 6, 1988

To: Pearland Planning & Zoning Commission  
From: Pearland Volunteer Fire Department  
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We have now presented some of the facts known by us to you, and hopefully, answered your questions properly. Do not hesitate to contact me if you have further questions.

Respectively yours,

/s/ Larry J. Steed - Chief  
PVFD

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Chairman Leroy Savoie opened the floor for discussion. Benny Frank asked that Fire Chief Larry Steed's presence in the audience be acknowledged. A discussion ensued

between the Commission and Chief Steed regarding safety and the fire department's view on this issue.

After a lengthy discussion and deliberation between all interested parties, a motion was made by Benny Frank, seconded by Clyde Starns, that the Planning and Zoning Commission recommend to Council, approval of Specific Use Permit 12 with no tank storage or dispensers south of the northeast corner of the building or 90' from the front property line, whichever is more.

Motion failed with 2 ayes and 4 noes, with Members Frank and Starns voting aye and Members Beckman, Savoie, Starr and Garner voting no.

Subsequent to the vote, Chairman Savoie opened the floor for further discussion or motion, and it was moved by Helen Beckman, seconded by James Garner, that Specific Use Permit 12 be denied.

Motion passed with 4 ayes and 2 noes, with Members Beckman, Savoie, Starr and Garner voting aye and Members Frank and Starns voting no.

#### **NEW BUSINESS**

#### **ELECTION OF OFFICERS**

A motion was made by Helen Beckman, seconded by Benny Frank, to nominate Leroy Savoie as Chairman of the Planning and Zoning Commission.

Mr. Savoie was elected by acclamation at the suggestion of Clyde Starns.

It was moved by Benny Frank that Al Lentz be nominated for Vice Chairman of the Planning and Zoning Commission. Mary Starr moved that nominations be closed.

Al Lentz was elected unanimously.

#### **ADJOURN**

The meeting adjourned at 9:26 P. M.

Minutes approved as submitted and/or corrected this 3rd day of May, A. D., 1988.

Leroy Savoie  
Chairman

ATTEST:

Patsy Vaught  
Assistant City Secretary



APR 27 88

AMERICAN STORAGE MANAGEMENT, INC.  
P.O. BOX 79185  
HOUSTON, TEXAS 77279-9185  
(713) 467-3434

April 18, 1988

Planning & Zoning Commission of the City of Pearland, Texas  
City of Pearland  
P.O. Box 2068  
Pearland, Texas 77588-2068

Dear Commissioners:

I understand that Mr. Billy Griffin is requesting a variance to permit the storage and sale of Liquified Petroleum in a commercial zone at 1921 E. Broadway, Pearland, Texas. I am concerned about this as I represent American Storage located at 1919 E. Broadway. My concerns relate primarily to safety and property values.

As I understand the proposal would involve the above ground storage of Liquified Petroleum. The tanks would be less than 100 feet from the highway. Waiting vehicles might impede traffic and in the event a motorist lost control of his vehicle an explosion might result. The proximity of the storage tanks to our facility and particularly to the manager's residence is a concern. I am also worried that the value of our facility would be adversely affected if this variance is approved.

Given the more than adequate availability of Liquified Petroleum in the area, the availability of other sites appropriately zoned, the potential safety and traffic hazards, I feel it would be a mistake to approve the requested zoning variance.

PAT  
CC.  
Commissioners

Sincerely,

Bill Vaughan  
President

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 19, 1988, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order with the following present:

Chairman	Leroy Savoie
Member	James Garner
Member	Clyde Starns
Member	Mary Starr
Member	Helen Beckman
Member	Benny Frank
Code Enforcement Officer	Ernesto Buenrostro
Assistant City Secretary	Pat Vaught

Commission Member Al Lentz was not present, having an excused absence.

**APPROVAL OF MINUTES**

It was moved by Benny Frank, seconded by Mary Starr, that the Minutes of the Regular Meeting of April 4, 1988, be approved as presented.

Motion passed 6 to 0.

**UNFINISHED BUSINESS**

**MOTION TO REMOVE FROM TABLE SPECIFIC USE 12, ROBERT COMPTON, AGENT FOR BILLY GRIFFIN, OWNER**

It was moved by Clyde Starns, seconded by Helen Beckman, that Specific Use 12, Robert Compton, Agent, be removed from the table for consideration and possible action.

Motion passed 6 to 0.

**COMMISSION DECISION ON 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)**

Mary Starr read the following letter from Larry Steed, Chief of the Pearland Volunteer Fire Department, into the records:

**AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION TO BE HELD ON APRIL 19, 1988, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

- I. CALL TO ORDER
  
- II. APPROVAL OF MINUTES: Regular Meeting of April 4, 1988
  
- III. UNFINISHED BUSINESS:
  - 1. CONSIDERATION AND POSSIBLE ACTION ON THE FOLLOWING:
    - (a) MOTION TO REMOVE FROM TABLE SPECIFIC USE 12, ROBERT COMPTON, AGENT FOR BILLY GRIFFIN, OWNER.
  
    - (b) COMMISSION DECISION ON 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. NEW BUSINESS:
  - 1. ELECTION OF OFFICERS
  
- V. ADJOURN

POSTED: 15 DAY OF April, A. D., 1988, 11:30 A.M.  
REMOVED: 20 DAY OF April, A. D., 1988



# City of Pearland

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

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

April 20, 1988

Honorable Mayor and Councilmembers  
City Hall  
Pearland, Texas

Dear Members:

In a special meeting held on April 19, 1988, the Commission considered the request of Robert Compton, Agent for Billy Griffin, Owner, for a Specific Use Permit (SP-12) to store and sell liquified petroleum in a commercial zone (1921 E. Broadway).

A motion was made by Clyde Starns, seconded by Helen Beckman, to remove Specific Use 12 from the table for consideration and possible action. Motion passed 6 to 0.

The Commission introduced into the records a letter from Larry Steed, Chief of the Pearland Volunteer Fire Department (copy attached). After discussion and deliberation, a motion was made by Benny Frank, seconded by Clyde Starns, that the Planning and Zoning Commission recommend to Council, approval of Specific Use Permit 12 with no tank storage or dispensers south of the northeast corner of the building or 90' from the front property line, whichever is greater. Motion failed with 2 ayes and 4 noes, with Members Frank and Starns voting aye and Members Beckman, Savoie, Starr and Garner voting no.

Subsequent to the vote, the floor was opened for further discussion or motion. It was moved by Helen Beckman, seconded by James Garner, to deny the permit. Motion passed 4 to 2, with Benny Frank and Clyde Starns voting against.

The Commission is submitting this for Council's consideration.

Sincerely,

Leroy Savoie, Chairman  
Planning and Zoning

LS:pv

RAILROAD COMMISSION OF TEXAS

JAMES E. (JIM) NUGENT, Chairman  
KENT HANCE, Commissioner  
JOHN SHARP, Commissioner



THOMAS D. PETRU  
Director

LIQUEFIED PETROLEUM GAS DIVISION  
"YOUR SAFETY IS OUR BUSINESS"

1701 N. CONGRESS

CAPITOL STATION — P. O. DRAWER 12967

AUSTIN, TEXAS 78711-2967

March 28, 1988

Robert Compton  
10410 Ivy Ridge  
Houston, TX 77043

- \$4.00 has been received for the Safety Rules Book(s), enclosed is/are 1 Safety Rule book(s) which include the Texas Natural Resources Code.
- Submit \$4.00 for each soft-bound Safety Rules book. Make checks payable to the Railroad Commission of Texas.
- Submit \$15.75 for each 3-ring binder Subscription Safety Rules book. Make checks payable to the Railroad Commission of Texas.
- Enclosed is the licensing packet for Category/Categories \_\_\_\_\_. The company name must be identical on each form.
- Enclosed is the Application for Examination (LPG Form #16) that must be completed, signed and returned to the Austin office. A letter will be sent to the examinee, which he/she must present at the examination site. Otherwise, the Form 16 may be brought to the Austin office on Monday, Wednesday, and Friday from 1:00 to 5:00pm.  
**LPG FORM #16 MAY BE COPIED IF MORE ARE NEEDED.**
- Enclosed is the examination and seminar schedule.

Should you have any questions, please contact this office.

Sincerely,

Kenneth R. Smith  
LICENSING SUPERVISOR  
512-463-6931

KRS:ch  
Enclosure

## Study Material for LP-Gas Examinations

### MANAGEMENT EXAMS

All management level examinees must study the Requirements & Procedures, Basic Rules, and the Natural Resources Code, Chapter 113; as well as the following divisions (if applicable):

CATEGORY	SAFETY RULE DIVISION
A — ICC - DOT Fabricators only	No Divisions
A1 — ASME Fabricators only	No Divisions
B — Transport Outfitters	No Divisions
C — Carriers	IV
D — General Installers and Repairmen	I, II, VII, VIII
E — Retail and Dealers	All Divisions
F — Cylinder Exchangers	I, IX
G — Service Station	V, IX
H — Cylinder Dealers	I, IX
I — Service Station & Cylinder Exchange	I, V, IX
J — Service Station & Cylinder Dealerships	I, V, IX
K — Distribution System	VII
L — Carburetion	V, XI

### EMPLOYEE EXAMS

Study the Basic Rules and the following divisions:

Delivery Truck Driver, including Service and/or Installation, Transport Truck Driver, DOT Cylinder Filling, and Motor Fuel Dispenser	I, II, III, IV, V, VII, VIII, IX, & X
Service and/or Installation	I, II, VII, & VIII
Transport Truck Driver	IV
Carburetion	V & XI
DOT Cylinder Filling	I & IX
Motor Fuel Dispenser	V & IX

**EXAMINATION FEES** — All examination fees must be submitted along with the Application for Examination (LPG Form 16) to the Austin office.

Management

\$25.00 @ category

Employee Exam

\$10.00 @ exam

**NO EXAM FEES WILL BE COLLECTED AT THE FIELD EXAM SITE.**

Revised 1/88

Return to:  
 LPG Div., RRC of Texas  
 P.O. Drawer 12967  
 Capitol Station  
 Austin, Texas 78711-2967

**RAILROAD COMMISSION OF TEXAS**  
**LIQUEFIED PETROLEUM GAS DIVISION**  
**Application For Examination**

Please type or print in black ink as all documents are microfilmed

Name of Applicant (Last, First, Middle)	Social Security No.
Date begins performing each LP-Gas related activity pertaining to this application	
Name of Licensed/Applicant Company	LPG License No.
Company Address (P. O. Box and/or Street)	City or Town
County _____ State _____ Zip Code _____ (A/C) _____ ) ( _____ )	Business Phone No. _____
* * * * * Check the Appropriate Spaces * * * * *	
<b>EXAMINATION APPLIED FOR:</b>	
(1) Management Category/categories applied for _____ State nature & full extent of LP-gas operations to be conducted _____	
(2) Employee Type(s) of employee examination applying for:	
(A) Delivery Truck Driver and Service & Installation	(D) Carburetion
(B) Service & Installation	(E) DOT Bottle Filling
(C) Transport Driver	(F) Motor Fuel Dispenser

A field examination(s) and a seminar schedule will accompany your study guide and will be provided to you upon receipt of this application. If you prefer, examination(s) are given Monday, Wednesday, or Friday, 1:00 P.M. - 5:00 P.M. (holidays excepted), at the Division's headquarters located at 17th & N. Congress (William B. Travis Bldg.) Room 7-146, Austin, Texas.

<b>RRC USE ONLY</b>
Register # _____
Amt. _____ Type _____
Date _____
Approved _____

I declare under penalties prescribed in §91.143 of the Texas Natural Resources Code that I am authorized to make this application, that I have knowledge of the above-stated facts, that this application was prepared by me or under my supervision and direction, and that data and facts stated herein are true, correct and complete to the best of my knowledge.

\_\_\_\_\_  
 (Authorized Representative of Licensee)

\_\_\_\_\_  
 (Date)