



City of Pearland

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

August 8, 1989

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas

Re: Specific Use No. 17

Dear Members:

In a regular meeting held on August 7, 1989, the Planning and Zoning Commission considered the request of Beverly Jackson, Agent for First Interfirst Bank - Houston, Owner, for a specific use permit (SP-17) in an R-2 zone for use as a private school on property located at 3801 Liberty Drive.

It was moved by Benny Frank, seconded by Helen Beckman, that SP-17 be approved. After further discussion, the motion was amended by the maker and the seconder to request Council to address the right-of-way needed for the Hike and Bike Trail on the west side of the property and that the driveway entrances of the property be marked as one-way in and one-way out. Motion passed 6 to 0.

The Commission is submitting this for Council's consideration.

Sincerely yours,

Al Lentz, Chairman
Planning and Zoning Commission

AL/EB:pv

cc: Mayor/Council



City of Pearland

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TO: RONALD J. WICKER, CITY MANAGER
FROM: ERNESTO BUENROSTRO, CODE ENFORCEMENT OFFICER *lui*
SUBJECT: PLANNING AND ZONING MEETING OF JULY 31, 1989
DATE: AUGUST 8, 1989

At their special meeting of July 31, 1989, the Commission considered the request of Patricia Bethea, Agent for Terry Paris, Owner, for a Specific Use Permit (SP-16) in an R-1 zoning district for agricultural animal husbandry on property located at 16719 County Road #127.

It was moved by Helen Beckman, seconded by Benny Frank, that the specific use permit be granted allowing horses and the future construction of a barn, all in compliance with the animal control ordinance, with the Enforcement Officer instructed to see to its enforcement. Motion passed 5 to 0.

The Commission also considered the request of Tom J. Hodges, Agent for Pearland Home Association, Owner, for an amendment (Application No. 14) to Land Use and Urban Development Ordinance No. 509, from classification R-2, medium density single family dwelling district to General Business (GB) on a 10.0005 acre tract of land on Hatfield Road.

It was moved by Benny Frank, seconded by Leroy Savoie, that Application No. 14, which calls for the construction of a Knights of Columbus Hall and facilities, be granted, changing the classification from R-2 to GB on this tract of land. Motion passed 4 to 1, with Helen Beckman voting against.

This is submitted for your information.

xc: Bill Thomasset
Director of Public Works

Dick Qualtrough
Engineering Div.



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NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 7th day of August, 1989, at 7:30 P.M., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Room, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Beverly Jackson, Agent for First Interfirst Bank - Houston, Owner, for a Specific Use Permit in a R-2 zone for use as a private school, at the following described property, to-wit:

8.031 acres of land out of the W.D.C. Hall Survey,
Abstract No. 70, Brazoria County, Texas.
(3801 Liberty Drive)

Application and map are attached herewith for your information.

At such time and place as above stated the City Council and the Planning and Zoning Commission will hear all evidence concerning advisability of granting said Specific Use Permit and also will hear all evidence in protest of the granting of said Specific Use Permit.

Yours very truly,

Kay Krouse
City Secretary

KK:pv
Encl.

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
SP-17

AGENDA

DOCKETED PUBLIC HEARING NO. 1 DATE: AUGUST 7, 1989

PURPOSE OF THE HEARING:

SPECIFIC USE NO. 17, REQUEST OF BEVERLY JACKSON, AGENT FOR FIRST INTERFIRST BANK - HOUSTON, OWNER, FOR A SPECIFIC USE PERMIT IN AN R-2, MEDIUM DENSITY SINGLE FAMILY DWELLING DISTRICT, FOR USE AS A PRIVATE SCHOOL, AT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

8.031 Acres of land out of the W.D.C. Hall Survey, Abstract No. 70, Brazoria County, Texas. (3801 Liberty Drive)

- I. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST
- II. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST
- III. QUESTION AND ANSWER PERIOD
- IV. ADJOURN

CITY OF PEARLAND

LAND USE CHANGE APPLICATION

ZONING CHANGE REQUESTED

- () Change in Regulations in Section _____
- () Change in Zone Class _____

From: R2-SPECIFIC USE
 To: R2-SPECIFIC USE

BOARD OF ADJUSTMENT & APPEAL

- () Variance Appeal
- () Appeal from Interpretation
- () Special Exception Use

For: _____

PROPERTY IDENTIFICATION:

Street or Road Address: 3801 LIBERTY DR.

Lot _____, Block _____, Addition _____

SUBMITTAL INFORMATION:

- | | |
|---|---|
| 1. Must be professionally drawn <u>✓</u> | 5. Tract Dimension <u>SEE DRAWING ATTACHED</u> |
| 2. Minimum scale of 100' to inch <u>✓</u> | 6. Location, size, relationship of all existing structures to boundary lines <u>✓</u> |
| 3. North Arrow <u>✓</u> | |
| 4. Site map attached <u>✓</u> | |

LEGAL DESCRIPTION:

Describe from Deed Records, attach copy of Deed, and use metes and bounds description:

Platted Land: 8.031 AC of land out of the W.D.C. HOLL SURVEY ABSTRACT NO. 70, BRAZORIA CO. TEXAS

Unplatted Land: (Must have metes & bounds description) _____

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION: USE AS A PRIVATE SCHOOL

RECORD OWNER: FIRST INTERFIRST BANK - HOUSTON

OWNER'S MAILING ADDRESS & PHONE NO.: 808 TRAVIS HOUSTON, TEXAS

AGENT'S NAME: BEVERLY JACKSON NO. 470-7112

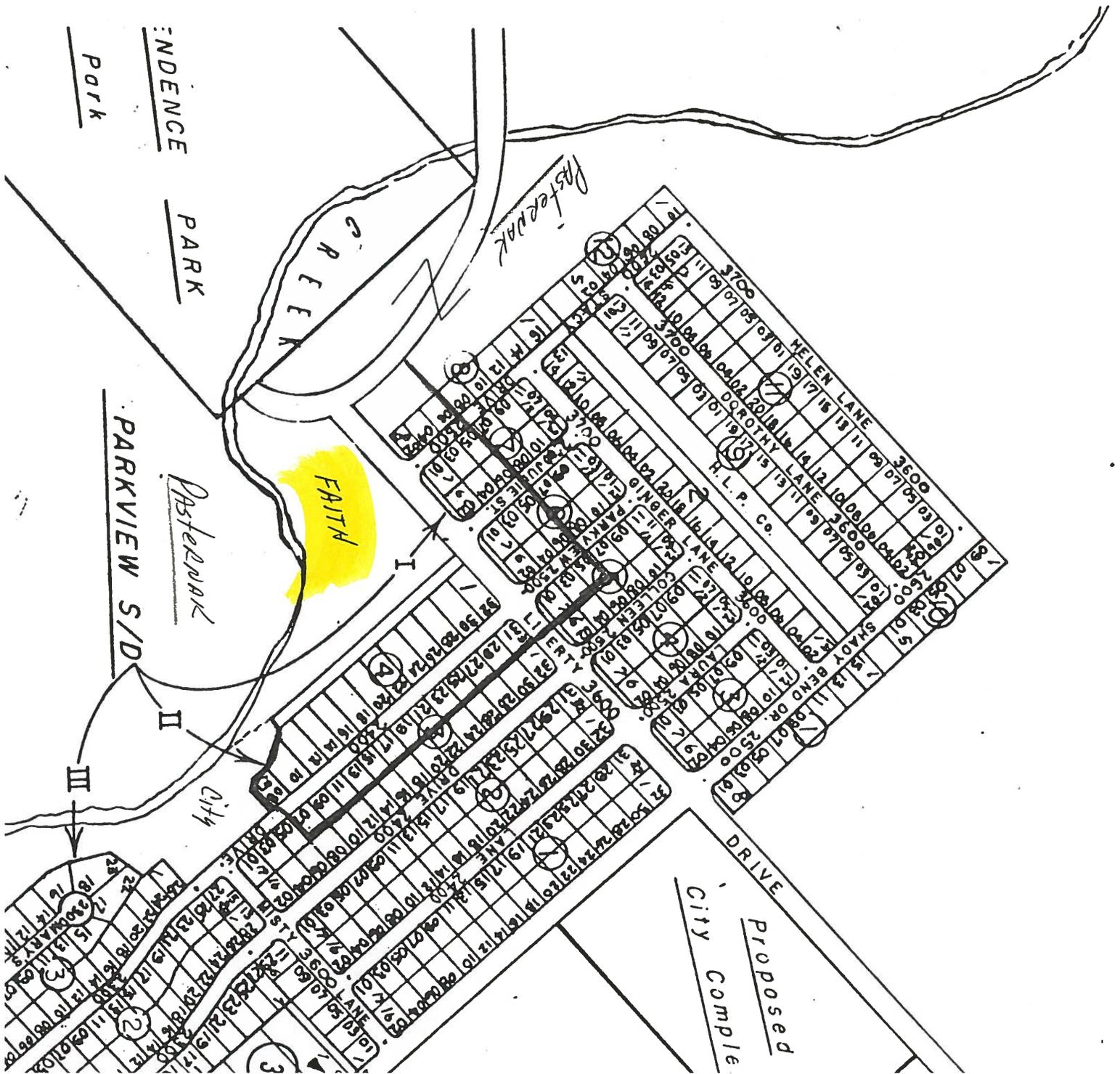
AGENT'S MAILING ADDRESS: 1302 E. HOUSTON PASADENA, 77502

PETITION: As OWNER/AGENT, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

SIGNATURE Beverly Jackson SIGNATURE _____
Owner Owner

FEE: \$ 250.00 DATE PAID: 7-20-89 RECEIVED BY: _____

DATE FILED: 7-20-89 APPLICATION NO. JP-17



INDENCE PARK

PARK

CREEK

FAITH

PARKVIEW S/D

Parkview

City

Proposed City Complex

HELEN LANE
DOROTHY LANE
H. L. P. Co.

PARKVIEW DRIVE

Hand-drawn site plan showing a grid of lots with street names: Helen Lane, Dorothy Lane, H.L.P. Co., Parkview Lane, and Parkview Drive. The plan includes lot numbers, dimensions, and various annotations. A creek labeled 'CREEK' flows through the site, with a yellow-shaded area labeled 'FAITH' located near the creek. The plan is divided into sections I, II, and III. Surrounding areas include 'PARKVIEW S/D', 'PARK', 'INDENCE PARK', and 'PARKVIEW S/D'. A 'Proposed City Complex' is shown at the bottom. The drawing includes lot numbers, dimensions, and various annotations.

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON AUGUST 7, 1989, IN THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

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

Chairman	Al Lentz
Vice Chairman	Leroy Savoie
Member	Benny Frank
Member	Clyde Starns
Member	Mary Starr
Member	Helen Beckman
Code Enforcement Officer	Ernesto Buenrostro
City Secretary	Kay Krouse

Absent from the Meeting: James Garner was absent from the meeting, having an excused absence.

NEW BUSINESS

SPECIFIC USE NO. 17, REQUEST OF BEVERLY JACKSON, AGENT FOR FIRST INTERFIRST BANK - HOUSTON, OWNER, FOR A SPECIFIC USE PERMIT IN AN R-2 ZONE FOR USE AS A PRIVATE SCHOOL ON PROPERTY LOCATED AT 3801 LIBERTY DRIVE

The Commission discussed parking and it was pointed out that the facility had previously been used as a church and day school, accommodating approximately 250 people, so parking for the proposed use should be adequate.

Chairman Al Lentz requested that the following stipulations be considered as part of the granting of the permit: 1) that a fence be erected around the site, 2) that the owner be made aware and willing to dedicate, as needed, right-of-way for the proposed Hike and Bike Trail, 3) that the owner be made aware and willing to dedicate any right-of-way needed for the street extension of John Lizer Road, and 4) that the two front drive entrances become a circular drive with one being designated as an entrance and the other as an exit to facilitate the flow of traffic.

The Commission discussed fencing requirements and possible right-of-way needs for the Hike and Bike Trail which has been proposed by the City as well as the street extension.

It was moved by Benny Frank, seconded by Helen Beckman, that SP-17, request of Beverly Jackson, Agent for First Interfirst Bank - Houston, Owner, for a specific use permit in an R-2 zone for use as a private school be approved.

In further discussion, the Commission considered, at length, which of the aforementioned stipulations should be included in the motion.

The maker of the motion, Benny Frank, amended the motion to request Council to address the right-of-way for the Hike and Bike Trail on the west side of the property and that the entrances be marked as one-way in and one-way out. The seconder of the motion, Helen Beckman, so agreed.

Motion passed 6 to 0.

ADJOURN

The meeting adjourned at 8:40 P. M.

Minutes approved as submitted and/or corrected this 15 day of August, A. D., 1989.


Chairman

ATTEST:


Assistant City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 7, 1989, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING AT CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 17, REQUEST OF BEVERLY JACKSON, AGENT FOR FIRST INTERFIRST BANK - HOUSTON, OWNER, FOR A SPECIFIC USE PERMIT IN AN R-2 ZONE FOR USE AS A PRIVATE SCHOOL ON PROPERTY LOCATED AT 3801 LIBERTY DRIVE.

III. ADJOURN

POSTED: 4 DAY OF August, A. D., 1989. 5:00 P.M.

REMOVED: 8 DAY OF August.