

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON TUESDAY, JANUARY 12, 1993, IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:03 P.M. with the following present:

Chairman	Richard Tetens
Vice-Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Pat Lopez
Commissioner	Jack Womack
Commissioner	Mary Starr
Chief Engineer	John Hargrove
Division Director - Planning, Public Works & Parks	Richard Burdine
Asst. to City Secretary	Sharon Parks

Commissioner James Garner had an excused absence.

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Helen Beckman, that the minutes of the December 7, 1992 meeting be approved as submitted.

Motion passed 6 to 0.

NEW BUSINESS

REQUEST OF DENNIS BAILEY, THE HOMEMAKER, FOR A VARIANCE IN OAKBROOK SUBDIVISION, SECTION 1, RESERVE A, SECTION 27-4, C-3 (5), (P.1635), FOR DRIVEWAY ACCESS THROUGH THE PLANTING SCREEN EASEMENT.

Emil Beltz wanted to know if this variance is legal.

Division Director Richard Burdine said that it was. He explained that this was the property that was previously requested to be rezoned for a convenience store off Dixie Farm Rd. The zone change request was denied. He stated that the City has issued a permit for a single family home.

Jack Womack wanted to know if any of this land would be used for commercial use.

Richard Burdine said that corner would not be used for commercial purposes because there will be a single family home built on it.

Emil Beltz made the motion that the Commission approve the variance with a second from Jack Womack.

Motion passed 6 to 0.

REQUEST OF JOHN D. GARNER, MUNICIPAL ENGINEERING COMPANY, INC., FOR A VARIANCE ON PROPOSED PLAT OF WILLOWICK SUBDIVISION, SECTION 2 TO ALLOW FROM A 25' TO A 20' FRONT YARD BUILDING LINE ON LOTS OVER 105' DEPTH ALONG VEVA DRIVE (WEST RIGHT-OF-WAY) AND KATHY DRIVE (EAST RIGHT-OF-WAY).

John D. Garner explained the reason for the variance.

After a brief discussion by the Commissioners, Mary Starr made the motion, with a second from Helen Beckman, that Commission approve the request for the variance.

Motion passed 6 to 0.

PRELIMINARY PLAT OF WILLOWICK SUBDIVISION, SECTION 2.

Chairman Tetens wanted to know if the submitted changes on the letter from Don Guynes, Chief Building Official, have been completed.

City Engineer John Hargrove stated that the changes have been completed. However, the drainage plans have not been received, but that was not covered in the memo from Mr. Guynes. He recommended acceptance of the plat with the stipulation that the drainage plans be completed and submitted.

Emil Beltz asked if the street name had been changed on one of these.

John D. Garner stated that Coldsprings was the street.

Mary Starr made the motion, with a second by Pat Lopez, that the Commission accept the Preliminary Plat of Willowick Subdivision, Section 2, subject to receiving the drainage plans.

Motion passed 6 to 0.

REQUEST OF GARY L. CONDRON, CONDRON SURVEYING, FOR VARIANCES IN ALEXANDER PARC SUBDIVISION ON THE FOLLOWING:

- (a) The cul-de-sac length be increased to 672.71' instead of 600'
- (b) Lot 1 does not require extra width because of the 10' building line along Alexander Lane

Chairman Tetens asked if the adjacent property, the Alexander Landing, Section 4, had already been developed.

Division Director Burdine stated that it had been developed.

After a lengthy discussion by the Commission, Pat Lopez made the motion that the Commission accept variances (a) and (b) with a second by Mary Starr.

Motion passed 6 to 0.

PRELIMINARY PLAT OF ALEXANDER PARC SUBDIVISION

Chief Engineer John Hargrove stated that with the completion of the volume and page in item # 1 in the letter from Don Guynes and the signatory block, Staff recommends that Commission accept the approval of the Preliminary Plat.

Helen Beckman made the motion, seconded by Emil Beltz, that the Commission accept the Preliminary Plat of Alexander Parc Subdivision with the stipulation that the volume and page and the signatory block be completed.

Motion passed 6 to 0.

FINAL PLAT OF BANBURY CROSS, SECTION II, LOT 78, BLOCK 5 & LOT 1, BLOCK 8 TO REDESIGN CUL-DE-SAC.

After a lengthy discussion, the Commission decided to refuse the request because a workable solution to the cul-de-sac design could not be determined.

Jack Womack made a motion to deny this amendment request with a second from Emil Beltz.

Motion passed 6 to 0.

REQUEST OF DANIEL D. RUCKER TO CHANGE THE NAME OF LEROY STREET WITHIN THE BRIARWOOD ESTATES SUBDIVISION TO BRIARWOOD BLVD. FROM THE INTERSECTION OF DANIELLE LANE TO MELODY LANE IN FRIENDSWOOD.

After a very lengthy discussion regarding the continuation of street numbers, the Commission decided to approve the name change.

Helen Beckman made the motion to accept the request for the street name change within the subdivision with a second from Emil Beltz.

Motion passed 6 to 0.

DIRECTOR'S REPORT

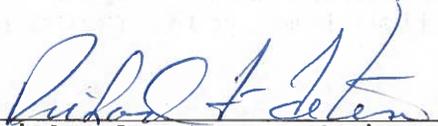
Division Director Burdine state that the City Council at their 1-11-93 meeting authorized the City Manager to enter into an engineering contract for Oiler Drive which would run along the south side of the High School site of the eastern end (runs east to west) of 35 and then there would be a road constructed up to John Lizer Rd.

Also the Subdivision Ordinance will be discussed after the joint public hearing with City Council on Jan. 25.

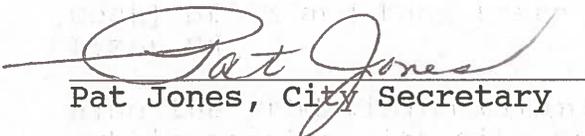
ADJOURNMENT

The meeting adjourned at 8:34 P.M.

Minutes of the meeting approved and/or corrected this 25th day of January, A.D., 1993


Richard Tetens, Chairman

ATTEST:


Pat Jones, City Secretary



City of Pearland

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

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

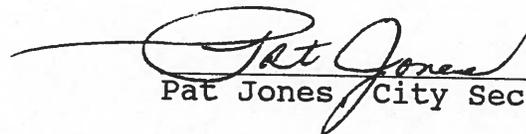
THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given on the 25th day of January, 1993, at 7:00 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 Alfred E. Lentz, Agent, for L. F. Goza, Owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business (GB), to Commercial (C), on the following described property, to-wit:

7.1913 Acres Out of Lot 26, George W. Jenkins Subdivision
(1000 East Broadway)

Application and Map are attached herewith for your information.

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.


Pat Jones, City Secretary

Enclosures

APPLICATION 34

The Homemaker



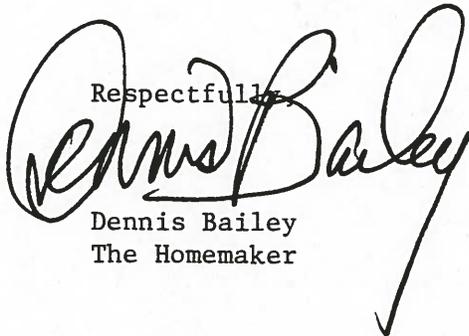
Decemger 28,1992

City of Pearland

Dear Sirs:

I am requesting access to Reserve A a lot in Oakbrook Section 1, This access is for a driveway to cross Oakbrook Drive, thur 10 feet plan access plated for said subdivison. This drive is for said property. The drive will meet all local and federal and state building codes for residential use.

Respectfully,



Dennis Bailey
The Homemaker

Municipal Engineering Company, Inc.

CONSULTING ENGINEERS

3301 Federal Road Pasadena, Texas 77504

Telephone 713/941-8988

Fax: 713/941-0495



January 4, 1993

City of Pearland
P.O. Box 2068
Pearland, Texas 77588-2068

Attn: Don

Gentlemen & Ladies:

We respectfully request that a variance be granted to allow from a 25 foot to a 20 foot front yard building line on Lots over 105 depth along Veva Drive (West right-of-way) and Kathy Drive (East right-of-way) on the proposed Willowick Section 2 Subdivision Plat.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'John D. Garner'.

John D. Garner

JDG/gar



City of Pearland

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

FAX (713) 485-8764

FAX CORRESPONDENCE

DATE: 1-12-93

FROM: Sheron Perks

TO: Don Rucker

NO. OF PAGES: 2 INCLUDING THIS COVER PAGE

SUBJECT: pt 2 agenda for 1-12-93



City of Pearland

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

February 1, 1993

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Re: APPLICATION NO. 34, REQUEST OF AL LENTZ, AGENT FOR L.F. GOZA, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FROM CLASSIFICATION GENERAL BUSINESS (GB) TO COMMERCIAL (C) ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

7.1913 ACRES OUT OF LOT 26, GEORGE W. JENKINS SUBDIVISION
(1000 EAST BROADWAY)

Gentlemen:

The Planning and Zoning Commission, in a special meeting held on January 25, 1993, immediately following the joint public hearing, considered the above mentioned zone change request.

The Commission considered the testimony heard in the public hearing prior to the meeting.

It was moved by Emil Beltz, seconded by Pat Lopez, that the Commission recommend Application 34. Motion passed 7 to 0.

This is submitted for your consideration.

Sincerely yours,

Richard Tetens (sp)

Richard Tetens, Chairman
Planning & Zoning Commission

RT:sp

PLANNING AND ZONING COMMISSION

PEARLAND, TEXAS

RULES OF PROCEDURE

1.00 ORGANIZATION AND OFFICERS

1.01 ORGANIZATION

The Planning and Zoning Commission shall consist of those members appointed by the City Council and shall be organized under the laws of the State of Texas, the City Charter, and Ordinance No. 509.

1.02 OFFICERS

A Chairman and Vice Chairman shall be elected at such time those offices may become vacant. If at any meeting of the Planning and Zoning Commission neither the Chairman nor Vice Chairman is present or abstaining from discussion, then those Commission members present shall elect one of their number to be the Chairman for conducting the meeting as provided herein.

1.03 DUTIES

The Chairman, or in the absence of the Chairman, the Vice Chairman or other member elected as temporary chairman, shall preside at meetings and shall decide all points of order or procedure.

1.04 RULES OR ORDER

Robert's Rules of Order, latest revision, shall be the Commission's final authority on all questions of procedure and parliamentary law not covered by these Rules of Procedure or the City's Charter.

2.00 MEETINGS

2.01 MEETING DATE

The Planning and Zoning Commission shall meet at 7:00 P.M. on the first Tuesday of the month which is subject to adjustment if a conflict arises.

2.02 QUORUM

A quorum shall consist of a majority of the members quali-

fied and serving on the Commission.

2.03 CALL TO ORDER

The Chairman, or in his absence the Vice Chairman, shall preside at all meetings of the Commission. In the absence of the Chairman and the Vice Chairman, any member elected by a majority of the Commission at such meeting may preside unless another member has been designated by the Chairman for such purpose. At the hour of the meeting, the Chairman or acting Chairman shall assume the chair and call the Commission to order.

2.04 AGENDA

An agenda shall be prepared by the person performing the duties of the City Secretary for each meeting of the Commission. The agenda shall include applications prepared and submitted according to ordinance and procedures provided herein.

2.05 CITIZEN'S RIGHT TO BE HEARD

Any citizen shall have a reasonable opportunity to be heard at any and all regular and special meetings of the Commission. Persons wishing to speak shall sign up with the Secretary by 12:00 noon on the day of the meeting. The Commission requests that each speaker limit their presentation to three minutes. No member of the public shall be heard unless recognized by the Chairman. Any member of the public who interrupts the Commission proceedings, fails to abide by these rules of procedure in addressing the Commission, or is otherwise disruptive to the extent the Commission is unable to conduct its meeting in an orderly fashion, shall be subject to removal from the meeting place upon the direction of the Commission. Records relating to items before the Commission shall be available for public inspection at the City Hall.

3.00 CONDUCTION OF MEETINGS

3.01 ORDER OF BUSINESS

The Chairman shall call the Commission to order and the Secretary shall record the members present and absent; minutes of prior meetings shall be considered for approval; reports of the Chairman shall be received; the public in general shall be heard; and other items placed on the agenda shall be heard.

3.02 VOTE REQUIRED

A majority of the Commissioners which constitute a quorum at any meeting shall be necessary to approve or disapprove items of business.

4.00 MINUTES

The structure of the Minutes shall follow the order of the agenda as amended. An audio recording of all Commission meetings shall be made with said recordings retained in the office of the City Secretary. The minutes shall provide formal record of the Commission's actions, including the name of the mover and seconder by motions, the specific construction of motions, and the voting record.

PASSED, APPROVED, and ADOPTED by the Planning and Zoning Commission of the City of Pearland on this 3rd day of November, A.D., 1992.


Richard Tetens
Chairman

ATTEST:


Pat Jones
City Secretary

DANIEL D. RUCKER
1100 NASA ROAD ONE, SUITE 500-C
HOUSTON, TEXAS 77058
(713) 333-5875/339-2067

NB
7

January 4, 1993

Honorable Chairman and
Members of the Planning and Zoning Commission
City of Pearland
3519 Liberty Drive
Pearland, Texas 77588

Re: Street Name Change in Briarwood Estates

Honorable Chairman and Members:

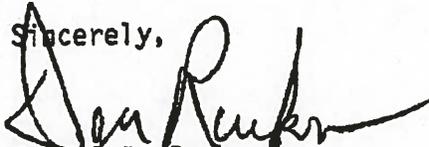
Please allow this letter to serve as our formal request to change the name of Leroy Street within the Briarwood Estates Subdivision to Briarwood Blvd. from the intersection of Danielle Lane to Melody Lane in Friendswood. Following are some of the reasons we request such change:

1. Entry to the Pearland side of the subdivision required a final plat in Friendswood from Melody Lane (Paul St. in Pearland).
2. The monument and fence entry lies all in Friendswood.
3. The entry road does not align with Leroy Street into Hazeldale until the intersection of Danielle Lane.
4. As Briarwood is an R-1 subdivision entering from Melody Lane in Friendswood, it does not resemble Hazeldale, an R-3 subdivision entering from F.M. 518.

We have taken careful measures to preserve the integrity of the subdivision, both in the development and construction of Briarwood. The identity of Briarwood would best be served by the proposed Briarwood Blvd. entry at Melody Lane continuing to Danielle Lane at Leroy Street.

We respectfully request this change and look forward to addressing any questions that the commission may have. Thank you for your consideration.

Sincerely,



Daniel D. Rucker



JANUARY 5, 1993

HONORABLE CHAIRMAN AND
 MEMBERS OF THE PLANNING AND ZONING COMMISSION
 CITY OF PEARLAND
 3519 LIBERTY DRIVE
 PEARLAND, TEXAS 77588

RE: STREET NAME CHANGE IN BRIARWOOD ESTATES

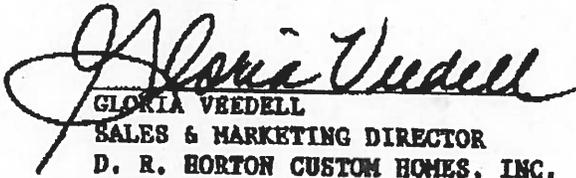
HONORABLE CHAIRMAN AND MEMBERS:

PLEASE ACCEPT THIS LETTER AS WE JOIN MR. DAN RUCKER IN REQUESTING
 THAT LEROY STREET WITHIN BRIARWOOD ESTATES BE CHANGED TO BRIARWOOD
 BLVD.

AS HOME BUILDERS WE ARE SENSITIVE TO THE VARIOUS ASPECTS WHICH
 COMPRISE THE CHARACTER AND SERVE TO ESTABLISH THE IDENTITY OF A
 SUBDIVISION.

BECAUSE OF THIS, AND FOR THE REASONS ALREADY MENTIONED BY MR.
 RUCKER, WE RESPECTFULLY REQUEST THIS CHANGE AND ARE GREATFUL
 FOR YOUR CONSIDERATION.

SINCERELY,

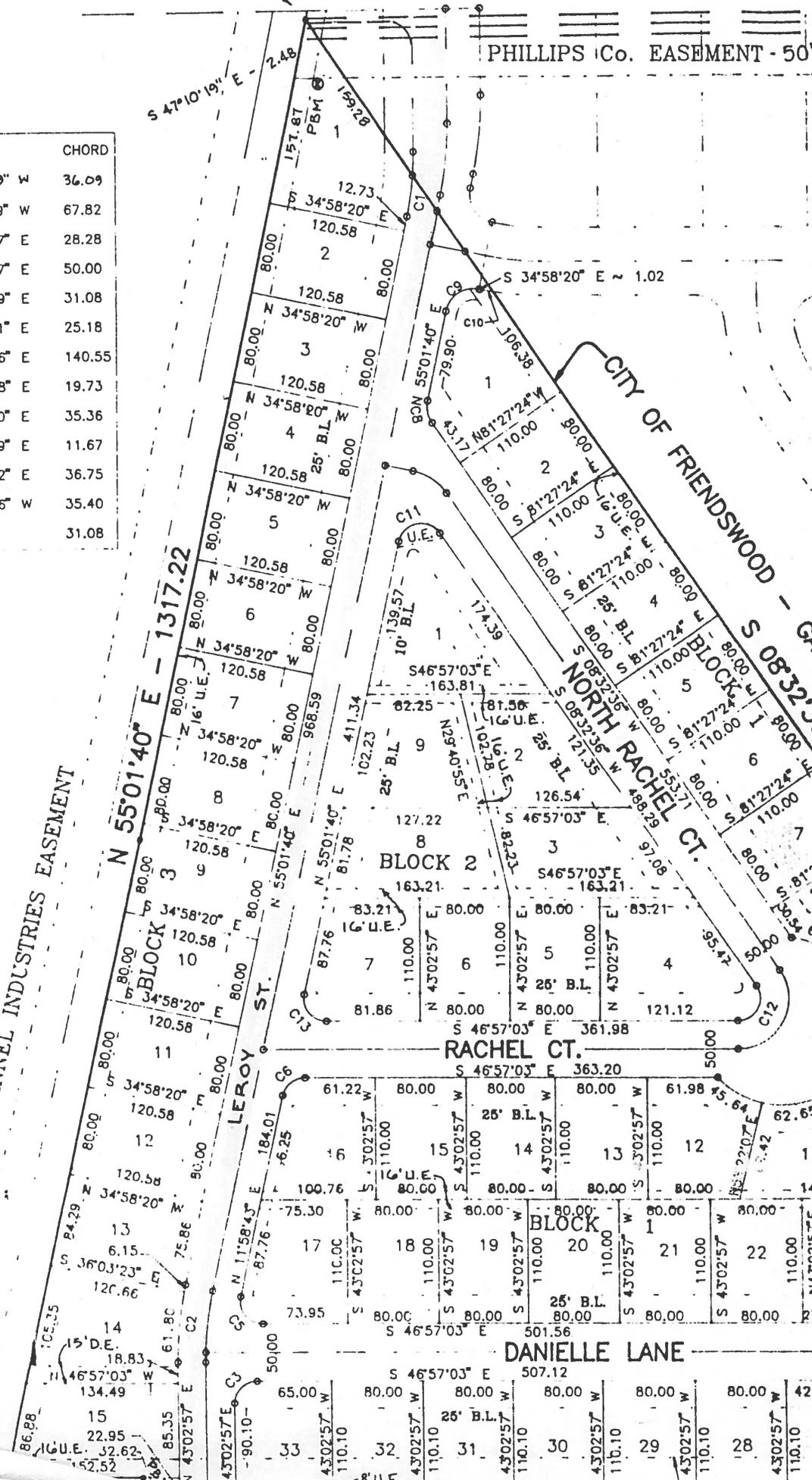

 GLORIA VREDELL
 SALES & MARKETING DIRECTOR
 D. R. HORTON CUSTOM HOMES, INC.
 HOUSTON DIVISION

GV/ers.

PHILLIPS Co. EASEMENT - 50'

NT	BEARING	CHORD
	S 50°49'39" W	36.09
	S 49°02'19" W	67.82
	N 88°02'57" E	28.28
7	N 43°02'57" E	50.00
	N 04°02'19" E	31.08
	S 85°57'41" E	25.18
21	N 70°47'46" E	140.55
	N 31°47'08" E	19.73
	S 79°58'20" E	35.36
	S 36°15'29" E	11.67
	S 58°12'52" E	36.75
	S 70°47'46" W	35.40
		31.08

TENNECO CHANNEL INDUSTRIES EASEMENT



DANIELLE LANE

AGENDA - NOTICE OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, JANUARY 12, 1993, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of December 7, 1992
- III. NEW BUSINESS
 1. CONSIDERATION AND POSSIBLE ACTION - Request of Dennis Bailey, The Homemaker, for a variance in Oakbrook Subdivision, Section 1, Reserve A, Section 27-4, c-3 (5), (p.1635), for driveway access through the planting screen easement
 2. CONSIDERATION AND POSSIBLE ACTION - Request of John D. Garner, Municipal Engineering Company, Inc., for a variance on proposed plat of Willowick Subdivision, Section 2, to allow from a 25' to a 20' front yard building line on lots over 105' depth along Veva Drive (west right-of-way) and Kathy Drive (east right-of-way)
 3. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Willowick Subdivision, Section 2
 4. CONSIDERATION AND POSSIBLE ACTION - Request of Gary L. Condron, Condron Surveying, for variances in Alexander Parc Subdivision on the following:
 - (a) The cul-de-sac length be increased to 672.71' instead of 600'
 - (b) Lot 1 does not require extra width because of the 10 foot building line along Alexander Lane
 5. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Alexander Parc Subdivision
 6. CONSIDERATION AND POSSIBLE ACTION - Final Replat of Banbury Cross, Section II, Lot 78, Block 5 & Lot 1, Block 8 to redesign cul-de-sac
 7. CONSIDERATION AND POSSIBLE ACTION - Request of Daniel D. Rucker to change the name of Leroy Street within the Briarwood Estates Subdivision to Briarwood Blvd. from the intersection of Danielle Lane to Melody Lane in Friendswood
- IV. DIRECTOR'S REPORT
- V. ADJOURN

POSTED 8th DAY OF January, A.D., 1993, 4:15 P.M.
REMOVED 14th DAY OF January, A.D., 1993, 4:45pm