

MINUTES OF THE SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JUNE 14, 1993, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:40 p.m. with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Pat Lopez
Commissioner	Helen Beckman
Commissioner	Robert Larsen
City Engineer	John Hargrove
Chief Building Official	Don Guynes
Asst. to City Secretary	Sharon Parks

Absent from the meeting with excused absences were Patsy Eilers and Jack Womack.

APPROVAL OF MINUTES

Commissioner Emil Beltz made the motion, seconded by Commissioner Robert Larsen, to approve the minutes of the May 18, 1993 meeting.

Motion passed 5 to 0.

NEW BUSINESS

APPLICATION NO. 35, REQUEST OF MELVIN J. THERIOT, SR., OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM CLASSIFICATION LIGHT INDUSTRIAL (M-1) TO SINGLE FAMILY DWELLING DISTRICT (R-2), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

PART OF LOT 15, BLOCK 5, OF THE H. MASTERTON SUBDIVISION, H.T. AND B.R.R. SURVEY, A-237 (13709 HATFIELD ROAD)

Discussion followed regarding as to whether or not more than one house would be built on the tract and the proximity to other manufacturing companies and other single family dwelling districts.

Commissioner Pat Lopez made the motion, seconded by Commissioner Beltz, that recommendation be made to Council to approve Application No. 35 as requested.

Motion passed 5 to 0.

APPLICATION NO. 36, REQUEST OF ROBERT ORAVETZ, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM GENERAL BUSINESS (GB) TO OFFICE AND PROFESSIONAL (OP) ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

BLOCK 6, LOTS 1, 2, & 3 OF THE PEARLAND TOWNSITE (2201 N. HOUSTON AVENUE)

A brief discussion followed regarding the type of zoning surrounding the property.

Commissioner Beltz made the motion, seconded by Commissioner Lopez, that recommendation be made to Council to approve Application No. 36 as requested.

Motion passed 5 to 0.

APPLICATION NO. 37, REQUEST OF DONALD R. BARRAS, AGENT FOR ALVIN STATE BANK, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM CLASSIFICATION GENERAL BUSINESS (GB) AND COMMERCIAL (C) TO SINGLE FAMILY DWELLING DISTRICT (R-2), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A 12.1963 ACRE TRACT OF LAND OUT OF LOT 11 OF THE H. MASTERSON SUBDIVISION OF SECTION 5, H.T. & B.R.R. CO. SURVEY, ABSTRACT 237 (FM 518 AND HATFIELD)

A brief discussion followed regarding other commercial property surrounding the requested zone change.

Commissioner Helen Beckman made the motion, seconded by Commissioner Beltz, that recommendation be made to Council to approve Application No. 37 as requested.

Motion passed 5 to 0.

PRELIMINARY PLAT OF BETHEL SUBDIVISION - A 37.4432 ACRE TRACT OF LAND OUT OF LOTS 39, 40, 55, AND 56, SECTION 19, ALLISON RICHEY GULF COAST HOME CO. SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 23, BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B.R.R. SURVEY ABSTRACT 243, BRAZORIA COUNTY, TEXAS

Commissioner Lopez made the motion, seconded by Commissioner

Larsen, to approve the Preliminary Plat of Bethel Subdivision.

Motion passed 5 to 0.

PRELIMINARY PLAT OF OAKBROOK SUBDIVISION, SECTION THREE - A SUBDIVISION OF 22.1300 ACRES OUT OF LOTS 3,4, AND 5, S.W. NARREGANG SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 92, MAP RECORDS, BRAZORIA COUNTY, TEXAS OUT OF THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70, BRAZORIA COUNTY, TEXAS

City Engineer John Hargrove stated that he needs a benchmark on the Preliminary Plat.

Chief Building Official Don Guynes stated all of the suggested changes by staff have been made with the exception of the temporary benchmark.

Commissioner Beckman made the motion, seconded by Commissioner Larsen, to approve the Preliminary Plat of Oakbrook Subdivision, Section Three.

Motion passed 5 to 0.

PRELIMINARY PLAT OF 518 - DIXIE PLAZA - 28.2271 ACRES, BEING A REPLAT OF LOTS 18 AND 19, GEORGE W. JENKINS SUBDIVISION, VOLUME 79, PAGE 616, BRAZORIA COUNTY DEED RECORDS, LOTS 5-12, S.W. NARREGANG SUBDIVISION, VOLUME 3, PAGE 53, BRAZORIA COUNTY PLAT RECORDS, AND ALL OF THE WISE SUBDIVISION, VOLUME 17, PAGE 99, BRAZORIA COUNTY PLAT RECORDS IN THE W.D.C. HALL LEAGUE, ABSTRACT NUMBER 70, PEARLAND, BRAZORIA COUNTY, TEXAS

A brief discussion followed regarding drainage detention, landscaping, and sidewalks.

Commissioner Lopez made the motion, seconded by Commissioner Larsen, to approve the Preliminary Plat of 518 - Dixie Plaza.

Motion passed 5 to 0.

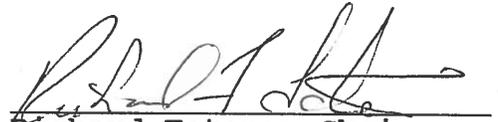
DIRECTOR'S REPORT

There was no report because Richard Burdine, Division Director - Planning, Public Works, and Parks was attending a seminar.

ADJOURNMENT

The meeting adjourned at 8:22 p.m.

Minutes of the meeting approved and/or corrected this 1st day of July, A.D., 1993.


Richard Tetens, Chairman

ATTEST:


Pat Jones, City Secretary



City of Pearland

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

June 17, 1993

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Re: APPLICATION NO. 35, REQUEST OF MELVIN J. THERIOT, SR., OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FROM CLASSIFICATION LIGHT INDUSTRIAL (M-1) TO SINGLE FAMILY DWELLING DISTRICT (R-2), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

PART OF LOT 15, BLOCK 5, OF THE H. MASTERSON
SUBDIVISION, H.T. AND B.R.R. SURVEY, A-237 (13709
HATFIELD ROAD)

Gentlemen:

The Planning and Zoning Commission, in a special meeting held on June 14, 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 Commissioner Pat Lopez, seconded by Commissioner Emil Beltz, that recommendation be made to Council to approve Application No. 35. Motion passed 5 to 0.

This is submitted for your consideration.

Sincerely yours,

Richard Tetens, Chairman
Planning & Zoning Commission

RT:sp



City of Pearland

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

June 17, 1993

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Re: APPLICATION NO. 36, REQUEST OF ROBERT ORAVETZ, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FROM GENERAL BUSINESS (GB) TO OFFICE AND PROFESSIONAL (OP) ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

BLOCK 6, LOTS 1, 2, & 3 OF THE PEARLAND TOWNSITE
(2201 N. HOUSTON AVENUE)

Gentlemen:

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

It was moved by Commissioner Emil Beltz, seconded by Commissioner Pat Lopez, that recommendation be made to Council to approve Application No. 36. Motion passed 5 to 0.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads 'Richard Tetens'. Below the signature, the initials '(sp)' are written in a smaller, less legible script.

Richard Tetens, Chairman
Planning & Zoning Commission

RT:sp



City of Pearland

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

June 17, 1993

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Re: APPLICATION NO. 37, REQUEST OF DONALD R. BARRAS, AGENT FOR ALVIN STATE BANK, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FROM CLASSIFICATION GENERAL BUSINESS (GB) AND COMMERCIAL (C) TO SINGLE FAMILY DWELLING DISTRICT (R-2), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

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

It was moved by Commissioner Helen Beckman, seconded by Commissioner Emil Beltz, that recommendation be made to Council to approve Application No. 37. Motion passed 5 to 0.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads 'Richard Tetens' with '(SO)' written below it.

Richard Tetens, Chairman
Planning & Zoning Commission

RT:sp

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON MONDAY, JUNE 14, 1993, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES: Meeting of May 18, 1993**
- III. NEW BUSINESS:**
 1. **CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 35, REQUEST OF MELVIN J. THERIOT, SR., OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM CLASSIFICATION LIGHT INDUSTRIAL (M-1) TO SINGLE FAMILY DWELLING DISTRICT (R-2), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:**

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 2. **CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 36, REQUEST OF ROBERT ORAVETZ, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM GENERAL BUSINESS (GB) TO OFFICE AND PROFESSIONAL (OP) ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:**

BLOCK 6, LOTS 1, 2, & 3 OF THE PEARLAND TOWNSITE (2201 N. HOUSTON AVENUE)
 3. **CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 37, REQUEST OF DONALD R. BARRAS, AGENT FOR ALVIN STATE BANK, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM CLASSIFICATION GENERAL BUSINESS (GB) AND COMMERCIAL (C) TO SINGLE FAMILY DWELLING DISTRICT (R-2), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:**

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 4. **CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF BETHEL SUBDIVISION BEING A 13.3449 ACRE TRACT OF LAND OUT OF LOTS 39, 40, 55, AND 56, SECTION 19, ALLISON RICHEY GULF COAST HOME CO. SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 23, BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T.&B.R.R. SURVEY ABSTRACT 243, BRAZORIA COUNTY, TEXAS**

5. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF OAKBROOK SUBDIVISION, SECTION THREE, A SUBDIVISION OF 22.1300 ACRES OUT OF LOTS 3,4, AND 5, S.W. NARREGANG SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 92, MAP RECORDS, BRAZORIA COUNTY, TEXAS OUT OF THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70, BRAZORIA COUNTY, TEXAS

6. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF 518 - DIXIE PLAZA, 28.2271 ACRES, BEING A REPLAT OF LOTS 18 AND 19, GEORGE W. JENKINS SUBDIVISION, VOLUME 79, PAGE 616, BRAZORIA COUNTY DEED RECORDS, LOTS 5-12, S.W. NARREGANG SUBDIVISION, VOLUME 3, PAGE 53, BRAZORIA COUNTY PLAT RECORDS, AND ALL OF THE WISE SUBDIVISION, VOLUME 17, PAGE 99, BRAZORIA COUNTY PLAT RECORDS IN THE W.D.C. HALL LEAGUE, ABSTRACT NUMBER 70, PEARLAND, BRAZORIA COUNTY, TEXAS

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

POSTED: 11th DAY OF June, A.D., 1993, 5:00 P.M.
REMOVED: 18th DAY OF June, A.D., 1993.