

MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON TUESDAY, JULY 27, 1993, AT 7:00 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:10 P.M. with the following present:

Vice-Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Pat Lopez
Commissioner	Jack Womack
Commissioner	Patsy Eilers
Commissioner	Rob Larsen
Division Director - Planning, Public Works & Parks	Richard Burdine
Chief Building Official	Don Guynes
Asst. to City Secretary	Sharon Parks

Absent from the meeting: Chairman Richard Tetens.

APPROVAL OF MINUTES

It was moved by Commissioner Patsy Eilers, seconded by Commissioner Jack Womack, that the minutes of July 1, 1993 be accepted.

Motion passed 5 to 0. (Commissioner Helen Beckman abstained due to excused absence from last meeting).

CITIZENS

The following citizens were in opposition to the Thoroughfare Plan regarding the opening of Springfield Drive to the west because of the possibility of increased crime and lack of safety for their children due to increased traffic:

1. Charles McMurrey, 5209 Spring Branch, Pearland
2. David Kuykendall, 3908 Spring River, Pearland

3. Darrel Cherry, 3901 Beachwood, Pearland
4. Ronald Belline, 3911 Springmeadow Dr., Pearland
5. James Spillane, 5202 Spring Branch, Pearland
6. Charles Kirkwood, 4002 Spring Forest, Pearland
7. Everitt Guillot, 4012 Spring Dr., Pearland

NEW BUSINESS

Vice-Chairman Emil Beltz asked that item #2, The Comprehensive Thoroughfare Plan, be discussed at this time.

2. THE THOROUGHFARE PLAN ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF PEARLAND

Division Director Richard Burdine addressed the citizens' concerns regarding a time table for opening Springfield, reviewed the updates on the Thoroughfare Plan, briefly discussed the Highway 35 Bypass issue, and the Dixie Farm Road federal funding list. Additionally, he updated the Commission on Hughes Road from 518 to the end of Hughes and the Sagemont area and the Magnolia Road right-of-way. He also stated he would bring updated map of the Thoroughfare Plan to the Commission at a future meeting.

Commission Rob Larsen inquired as to whether or not the Walnut cul-de-sac needed to be marked on the Plan.

Division Director Burdine stated that it is shown on the Plan; however, the Commission recommended, late last year, that Walnut be downgraded from a thoroughfare to a collector street.

Commissioner Jack Womack made motion, seconded by Commissioner Pat Lopez, that the voting for the Thoroughfare Plan be tabled until Mr. Burdine has a chance to have the necessary changes made to it.

Motion passed 6 to 0.

Mr. Charles McMurrey asked for a clarification of the motion.

Vice-Chairman Beltz stated that the motion was to update the changes on the Thoroughfare Plan map so that they would properly be reflected on the map for better clarification and bring the map back to the Commission for further review.

Mr. McMurrey expressed the group's concern that the opening of Springfield Road was still in the Thoroughfare Plan.

The Commission addressed the issue saying that there would be no action on it at the time, but what has been presented by the citizens will be taken into consideration. The Commission also commented that even though there have been Public Hearings on the Thoroughfare Plan for the past two months, nothing definite has

been decided and the issues will be brought again up at future meetings.

1. APPLICATION NO. 38, REQUEST OF KERRY GILBERT & ASSOC., INC., AGENT FOR ALMA M. AND VICTOR J. SNYDER, OWNERS, FOR AN AMENDMENT TO THE LAND USE ORDINANCE FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-1) TO SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT (R-2, PUD) ON 58.473 ACRES OF LAND LOCATED ON PROPERTY SOUTHWEST OF OAKBROOK SUBDIVISION, SECTION II, WITH FRONTAGE ON DIXIE FARM ROAD.

Items discussed by the Commission were the distance between the existing Oakbrook and this entrance, who maintains the pipeline section between the houses, sufficient room for school buses to turn around in the cul-de-sacs, underground utilities, sidewalks, development of the greenbelt areas, possibility of a conflict on cul-de-sac lot sizes for Zoning Board of Adjustment, keeping R-1 development, and size of floor plans.

Commissioner Lopez made the motion, seconded by Commissioner Eilers, to recommend to the City Council to approve the rezoning change of Application 38.

Motion passed 4 to 1 (Helen Beckman abstained).

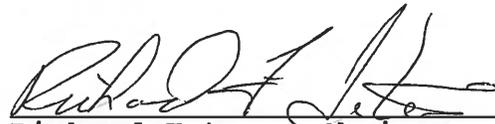
DIRECTOR'S REPORT

Division Director Burdine stated that the City Council unanimously approved the Sign Ordinance on the first reading at its last meeting.

ADJOURNMENT

The meeting adjourned at 8:50 p.m.

Minutes of the meeting approved as submitted and/or corrected this 10th day of AUGUST, A.D, 1993.


Richard Tetens, Chairman

ATTEST:


Pat Jones, City Secretary



City of Pearland

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

C.V. (VIC) COPPINGER
Mayor

July 28, 1993

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Re: APPLICATION NO. 38, REQUEST OF KERRY GILBERT AND ASSOCIATES, INC., AGENT FOR ALMA M. AND VICTOR J. SNYDER, OWNERS, FOR AN AMENDMENT TO THE LAND USE ORDINANCE FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-1) TO SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT (R-2, PUD) ON 58.473 ACRES OF LAND LOCATED ON PROPERTY SOUTHWEST OF OAKBROOK SUBDIVISION, SECTION II, WITH FRONTAGE ON DIXIE FARM ROAD

Gentlemen:

The Planning and Zoning Commission, in a special meeting held on July 27, 1993, considered the above mentioned zone change request.

The Commission considered the testimony heard in the public hearing on July 26, 1993.

It was moved by Commissioner Pat Lopez, seconded by Commissioner Patsy Eilers that recommendation be made to Council to approve Application No. 38. Motion passed 4 to 1.

This is submitted for your consideration.

Sincerely yours,

Richard Tetens, Chairman
Planning & Zoning Commission

RT:sp

PROPOSED OAKBROOK SUBDIVISION

Summary of Planning and Zoning Requirements

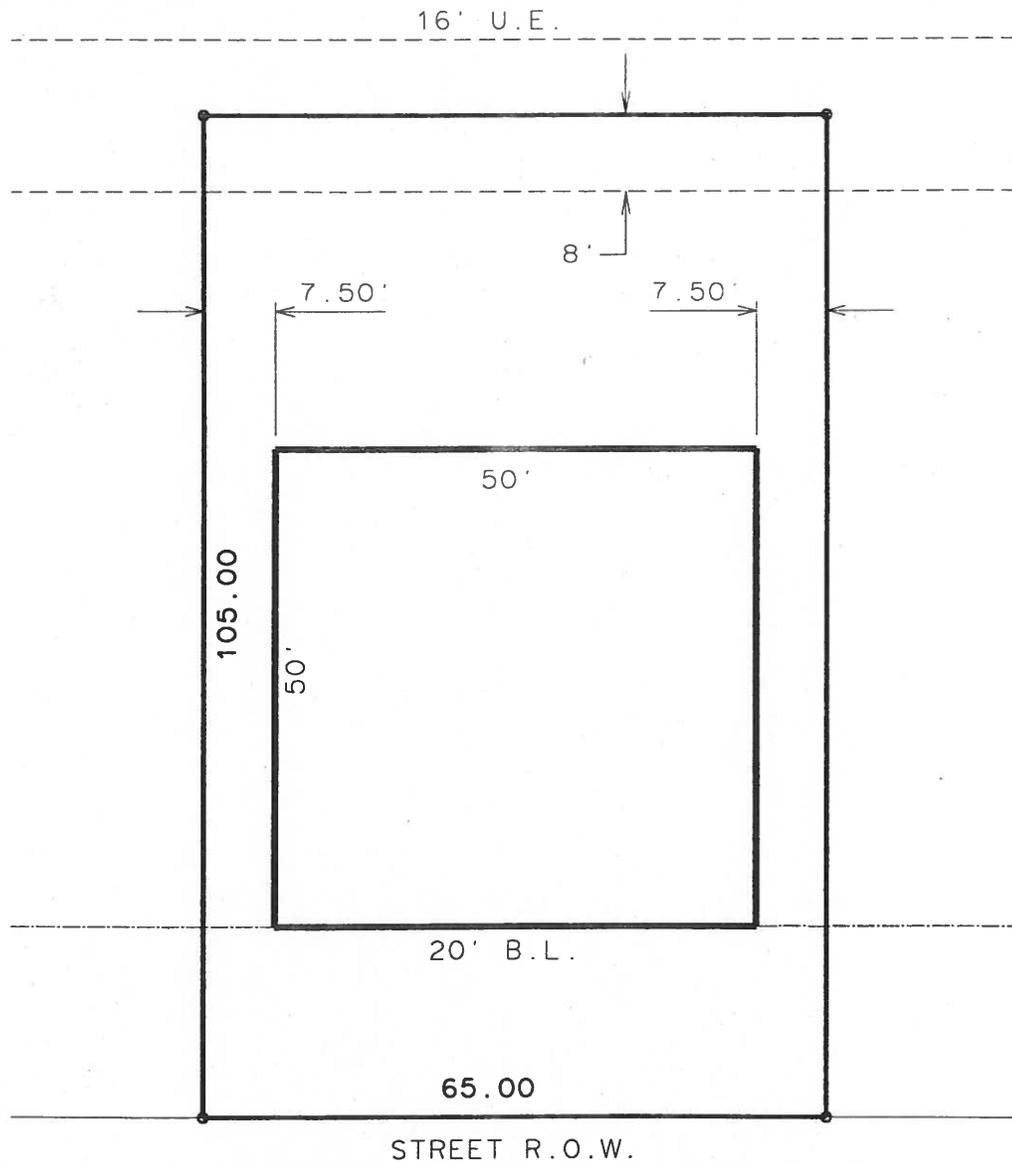
Item II.C.(1)

b. The proposed development of this particular tract of land will proceed in much the same manner as the preceding sections of Oakbrook. The entire tract will be developed exclusively for single family residences of similar style and character. The only anticipated variation would be an additional option for a detached garage. In order to provide a lot that is slightly more flexible we are requesting the R-2 PUD designation to allow for lots that are 65 feet in width and 105 feet in depth. The additional depth will accommodate the detached garage more readily and this lot size is somewhat more standard in the home building industry. Consequently, we believe this product will be more desirable and enhance the marketability of the subdivision.

c. Development of the subdivision is expected to begin shortly after the processing of the rezoning and preliminary platting process is complete. Engineering and preparation for construction would be initiated for the first phase and is expected to take at least four to five months. Construction of the detention facilities, underground utilities, paving improvements and amenities would be scheduled sequentially and would require at least five months to complete. The total time frame prior to construction of houses is expected to take approximately nine months.

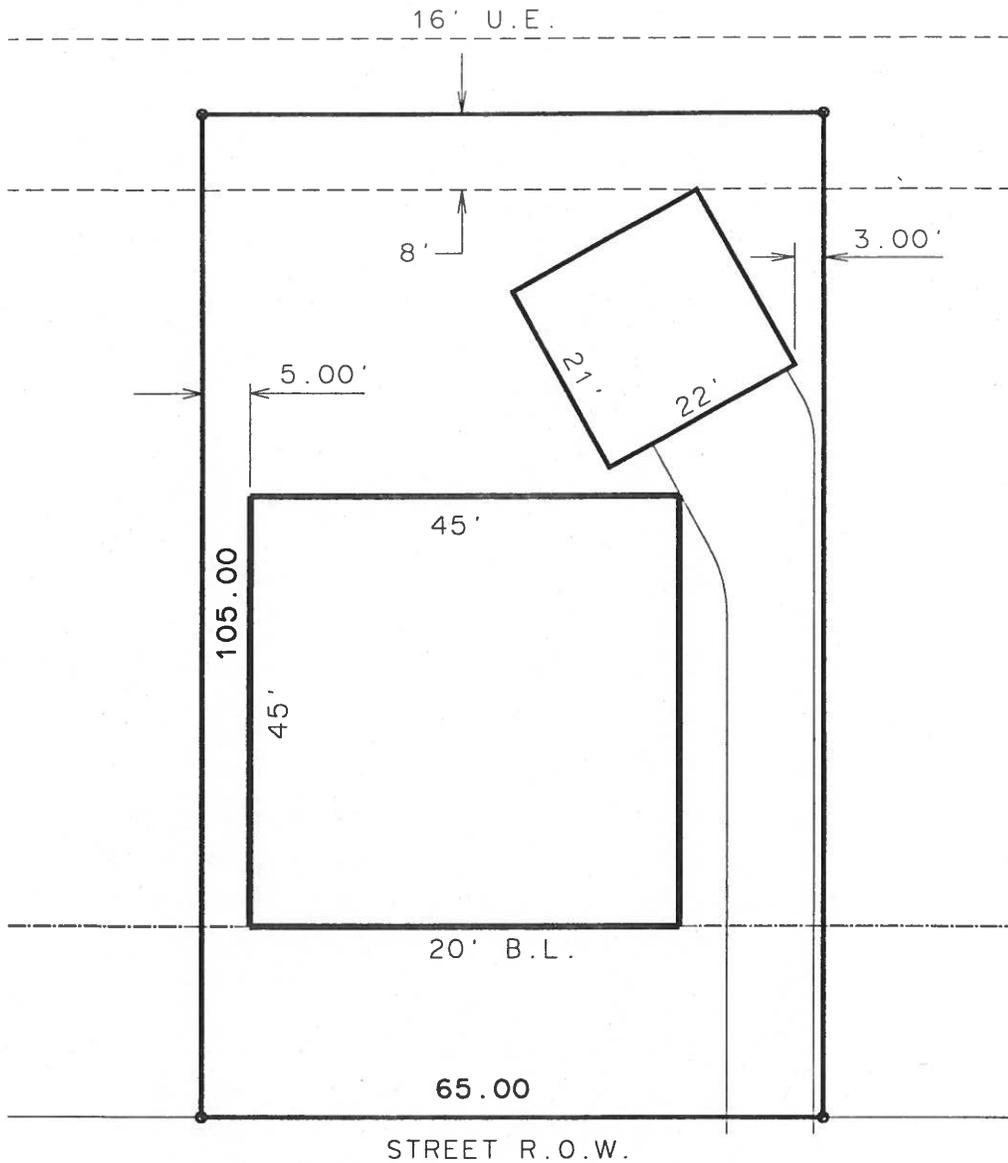
d. All of the land included within the PUD will be developed for single family lots which will be sold to home builders for ultimate sale to individuals.

i. The perimeter of the subdivision fronting on Dixie Farm Road will be treated with an enhanced fence consisting of a three rail cedar fence approximately 7 feet high with top and bottom rails and top cap. In addition, we anticipate constructing brick columns at regular intervals along the frontage with extra columns at the entry plus an entry monument identifying the subdivision. The remainder of the subdivision will be fenced with a standard 6 foot cedar fence by the homebuilder at the time houses are constructed.



TYPICAL PLOT PLAN
OAKBROOK
ATTACHED GARAGE

SCALE: 1" = 20'



TYPICAL PLOT PLAN
OAKBROOK
DETACHED GARAGE

SCALE: 1" = 20'

AGENDA - SPECIAL MEETING OF THE PLANING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, JULY 27, 1993, AT 7:00 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES: Meeting of July 1, 1993**
- III. NEW BUSINESS**
 - 1. CONSIDERATION AND POSSIBLE ACTION - REQUEST OF KERRY GILBERT & ASSOCIATES, INC., AGENT FOR ALMA M. AND VICTOR J. SNYDER, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-1) TO SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT (R-2, PUD), ON THE FOLLOWING DESCRIBED PROPERTY TO-WIT:**

BEING 58.473 ACRES OF LAND SITUATED IN THE W.D.C. HALL LEAGUE, ABSTRACT 70, BRAZORIA COUNTY, TEXAS, SAID 58.473 ACRES BEING PART OF LOT 5, AND ALL OF LOTS 6 AND 7 OF THE GEORGE W. JENKINS SUBDIVISION AS RECORDED IN VOLUME 79, PAGE 616 OF THE BRAZORIA COUNTY MAP RECORDS, AND LOTS 11, 12, 13 AND NORTHEAST 70 FEET OF LOT 14 OF THE S.W. NARREGANG SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 92 OF SAID MAP RECORDS (LOCATED ON PROPERTY SOUTHWEST OF OAKBROOK SECTION II SUBDIVISION WITH FRONTAGE ON DIXIE FARM ROAD).
 - 2. CONSIDERATION AND POSSIBLE ACTION - THE THOROUGHFARE PLAN ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF PEARLAND**

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

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POSTED: _____ DAY OF _____, A.D., 199____ P.M.

REMOVED: _____ DAY OF _____, A.D., 1993.

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- VI. ADJOURNMENT

POSTED: 23 DAY OF July, A. D., 1993 5:00 P.M.
REMOVED: _____ DAY OF _____, 1993.

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POSTED: 23 DAY OF July, A. D., 1993 5:00 P.M.
REMOVED: 29th DAY OF July, 1993.