

MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING WITH THE CITY COUNCIL, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, APRIL 11, 1994, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Barbara Lenamon
Division Director - Planning, Public Works and Parks	Richard Burdine (left at 8:35 p.m. to attend council meeting)
City Engineer	John Hargrove (left at 8:15 p.m. to attend council meeting)
Secretary to the Commission	Wendy Standorf

Commissioners Helen Beckman and Jack Womack were absent.

APPROVAL OF MINUTES

A motion to approve the minutes of the 4-4-94 meeting, was made by Commissioner Barbara Lenamon, seconded by Commissioner Pat Lopez.

Motion Passed 4 to 0. (Robert Larsen abstained)

NEW BUSINESS

Recommendation to City Council on Specific Use Permit No. 31. Lynn and Larry Howard were present representing "Bay Area Equestrian Center" requesting approval of Specific Use Permit No. 31.

Richard Burdine asked if all of the Commissioners had received a copy of the letter from Julie

Watkins regarding the specific use. It was not a letter of opposition. However, they do not want their property to be considered as part of the Howard's request. Also if we knew of anyone interested in purchasing their property, please let them know.

The Howards addressed a number of additional questions from the Commission, such as whether or not the business would be incorporated; where the run off from the washing stalls will go; the type of fencing they propose to use; how the barn will be ventilated; will parking facilities be dirt or paved; landscape requirements; signage requirements; will motor homes be allowed on the property; will horse trailer storage be allowed on the property; and will there be an escape clause with regard to pasture boarding in the event of a natural disaster or an act of God.

Mr. Burdine also stated the Howards had gotten the Animal Control Ordinance revised regarding the number of horses allowed per acre on the property, which has already been approved by Council.

Commissioner Pat Lopez made the motion, seconded by Commissioner Robert Larsen to recommend to the City Council approval of Specific Use Permit No. 31 for a permit in a General Business District (GB) and a Single Family Dwelling District (R-1) (located primarily in R-1) to allow an Equestrian Center (Horse Stables) and owner's home on the property described as lots 31-22, 31-24, 31-25, 31-26, 31-27, 31-28, 31-29, 34, 35, 36, 37, 38, 39 of the Narregang Subdivision (1920 E. Broadway), with required performance standards made part of the permit ordinance:

REQUIRED PERFORMANCE STANDARDS:

- (1) Site shall be limited to 60 stalls, with a future 20 stall expansion (maximum of 5000 square feet).
- (2) Horses on the premises shall be full board only (all care provided by BAEC).
- (3) Most horses shall be kept in a stall overnight - pasture board limited to a maximum of 5 horses, barring natural disaster or acts of God.
- (4) Facilities shall be equipped with an automated fly-spray system.
- (5) Manure shall be stored in covered dumpster and removed twice per week.
- (6) Paved driveway and parking shall be provided with allowance for future parking.
- (7) No alcohol or smoking shall be allowed on the premises.
- (8) Trailer storage shall be allowed only behind the front building line.
- (9) No occupied motor homes shall be allowed over night.
- (10) Signage shall be located within the 60' access easement and shall comply with the

Land Use and Urban Development Ordinance.

- (11) Commercial development shall be confined to 500' X 500' area as shown on "Exhibit A."

Motion Passed 5 to 0.

Preliminary Re-plat Oakbrook Subdivision, Section One Reserve B. Eddie Kirst representing Lentz Engineering, requested approval of the Preliminary Re-plat Oakbrook Subdivision, Section One Reserve B and a variance to allow a two (2) foot wide fencing reserve along Dixie Farm Road in place of the ten (10) foot wide easement specified by the subdivision ordinance.

City Engineer Hargrove recommended approval with corrections.

Commissioner Pat Lopez made the motion, seconded by Vice Chairman Emil Beltz to approve the Preliminary Re-plat Oakbrook Subdivision, Section One Reserve B and to approve the variance request with corrections as required by City Engineer.

REQUIRED CORRECTIONS:

- (1) Monuments need to be described on lot lines across the pipe line easements.
- (2) Boulevard "cut" needs to have a better line up. Move approximately 10' west.

Motion Passed 5 to 0.

There were some homeowners present that wanted to discuss Oakbrook Estates - Preliminary Plat. They had left the meeting of 4-4-94 before the motion to table was withdrawn and the preliminary plat acted upon. Therefore, they were not aware that Oakbrook Estates would not be an agenda item this evening and were advised by the Commission that the developer still had to get final plat and construction drawing approval. Staff will notify the Homeowner's Association when a final plat is submitted for the Commission's approval.

Epiphany Lutheran Church. Rodney Pampell and Allan Oravetz were present representing Epiphany Lutheran Church requesting a variance **not** requiring them to furnish public sidewalks since 518 and Hatfield Road have open ditches and level ground is not available to work on.

Staff's recommendation was to approve this variance until curbs and gutters are installed on 518.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Robert Larsen to approve the variance request of Epiphany Lutheran Church, **not** requiring them to provide public sidewalks.

Motion Passed 5 to 0.

Next Meeting Date: A Special Meeting is scheduled immediately following the Joint Public Hearing Monday, April 25, 1994 at 7:00 p.m.

Director's Report:

None.

Adjourned: 8:45 p.m.

Minutes approved as submitted and/or corrected this 25th day of April A.D., 1994.


Richard Tetens, Chairman

ATTEST:


Wendy Standorf, Secretary to the Commission

ZONING CHANGE APPLICATION

CHANGE REQUESTED:

Change in Zoning Classification

Specific Use in GB & R-1 zone
(Primarily R-1)
For: EQUESTRIAN CENTER

From: _____

(HORSE STABLES) & OWNERS HOME

To : _____

Change in Regulations in Section _____

PROPERTY IDENTIFICATION:

Street or Road Address: 1920 E Broadway

Lot _____, Block _____, Addition _____ Tax I.D.# _____

LEGAL DESCRIPTION:

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

Narrigang Sub. (Estrella Property) Acre #s 31-22, 31-23, 31-24, 31-25, 31-26, 31-27, 31-28, 31-29, 34, 35, 36, 37, 38, 39, 40

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

OPEN PASTURE LAND, COVERED RIDING ARENA, HORSE STABLES

We will offer full-board care of horses and riding lessons

RECORD OWNER: Marcella Estrella

OWNER'S MAILING ADDRESS & PHONE NO.: 1920 E. Broadway, Pearland
485-1950

AGENT'S NAME: LARRY & LYNN HOWARD NO. 992-5214

AGENT'S MAILING ADDRESS: 209 BRIGADOON FRIENDSWOOD TEXAS 77546

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.

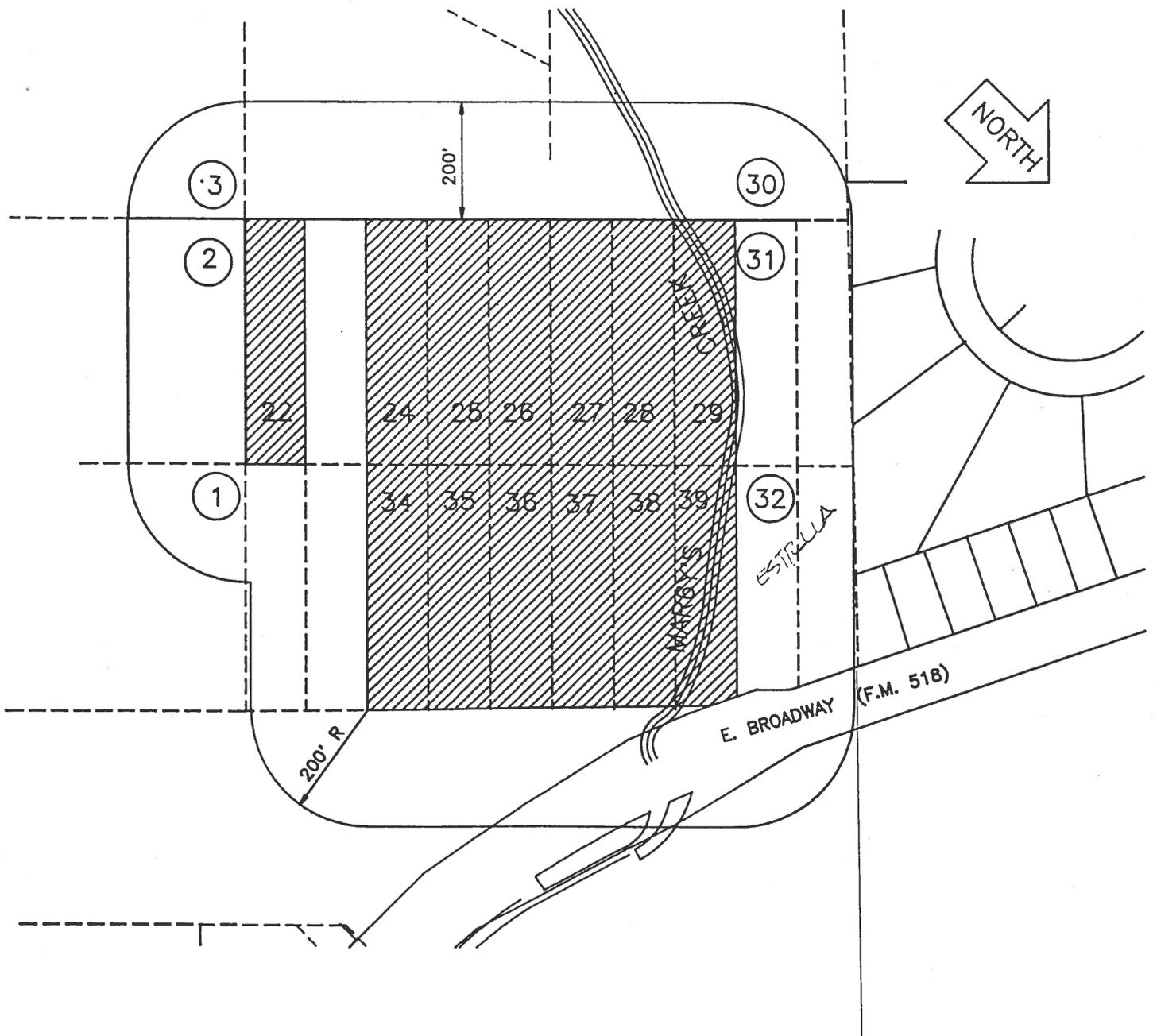
SIGNATURE: Marcella Estrella OWNER SIGNATURE: Larry Howard AGENT

FEE: \$ 250⁰⁰ DATE PAID: 3/11/94 RECEIVED BY: K Canada

DATE FILED: 3/11/94 APPLICATION NO. SP-31

Receipt # 85020

rec'd 3-17-94
City Secretary



RECEIVED APR 11 1994

WS

Juel W. Atkins
611 W. Logan St.
Sulphur, La. 70663

cc: Joint
Public
Planning Commission
opened 4-9-94



City of Pearland
3519 Liberty Drive
Pearland, Texas 77581-5416

To Pat Jones.

Dear Sirs.

I received a letter saying there is going to be a Joint Public hearing April 11th. I am unable to attend.

Will you please let me know how are the parcels Estrella is going to effect my property -

We own (Maragango - my brother's & I - We have 10 acres all together -

Will you please tell us what is going on. We are not giving any one the right to use our property -

Do you know anyone that is interested in buying our 10 acres. If so please let us know -
Thanks -

BAY AREA EQUESTRIAN CENTER

I. Description of what constitutes an equestrian center.

- A. English and western show horses
- B. Training and maintenance of horses
- C. Quality riding instruction
- D. Positive family atmosphere
- E. Total horse care
- F. Positive cultural and economic impact on Pearland

II. Who is Lynn Howard?

- A. Past accomplishments
- B. Educational background
- C. Owner/Instructor of Friendswood Riding School

III. Specifics of Operation *Draft Ord.*

- A. 60 stalls + room for 20 stall expansion - 5000^{sq} max.
- B. Full board only (all care provided by BAEC)
- C. ^{Most} All horses have a stall - no pasture board 5 horses - 5 day max (possible pen)
- D. Automated fly-spray system
- E. Manure stored in covered dumpster/removed twice weekly
- F. Paved driveway and parking *w/ allowance for future parking*
- G. No offensive outdoor lighting - *in conformance w/ord.*
- H. ~~Majority of clients are children and their parents~~
- I. No alcohol, smoking or foul language
no motor homes - occupied overnight
trailer storage behind B. line
sewage - i.e. - (ground mounted not more than

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II. Who is Lynn Howard?

- A. Past accomplishments
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- C. Owner/Instructor of Friendswood Riding School

III. Specifics of Operation

- A. 60 stalls + room for 20 stall expansion
- B. Full board only (all care provided by BAEC)
- C. ^{most shall} All horses have a stall - ~~no~~ pasture board ^{would be limited to max. of 5 h. barring acts of God}
- D. Automated fly-spray system
- E. Manure stored in covered dumpster/removed twice weekly
- F. Paved driveway and parking ^{w/ allowance for future parking}
- ~~G. No offensive outdoor lighting~~
- ~~H. Majority of clients are children and their parents~~
- I. No alcohol, smoking or foul language

Trailer storage behind front bldg. line

Sign in access easement
No occupied
No motor homes overnight

ground

Lynn Howard
209 Brigadoon St.
Friendswood, TX 77546
(713) 992-5214

Career Objective:

To own and operate a large equestrian center maximizing my expertise in managing a growing and profitable horse care facility where I can continue to develop my skills in horsemanship, judging and as a riding instructor.

Experience:

1989 to Present - Friendswood Riding School

Own and operate Friendswood Riding School, a total horse care facility located on 5 acres between Friendswood and Alvin. Completely renovated an abandoned, partially constructed barn into a growing, profit making business which has gained a reputation for quality and caring. It now consists of a 12 stall barn with indoor and outdoor riding arenas. At the present time, there are 15 horses at the barn, 8 of which are my show quality lesson horses and 7 are owned by clients and boarded at the barn.

Specialize in teaching both Western and English horseback riding and basic horsemanship skills to children and adults from beginners to highly skilled riders. Clients regularly participate in horse shows ranging from instructional clinics and local shows to Class A, Regional and National competition.

Consult with clients regarding horse purchases and sales. Provide beginning and intermediate training for horses and work with horse and rider to correct problems. Hire and manage personnel to care for horses and maintain the facility. Contract with vendors and suppliers in order to control the cost of feed, equipment and facility maintenance while providing the best quality care for the horses.

1984-1989 Horse and Animal Care

Established a business to care for animals while their owners are not available. Responsibilities included regular feeding and care, turn-out and knowledge of animal health needs.

1984-1987 Veterinary Assistant, Pearland Animal Hospital

Duties included cleaning inside and outside of clinic, and assisting the veterinarians at the clinic, on away calls and with emergencies.

1980-1984 Caldwell II Arabians

Responsible for feeding horses, cleaning stalls and maintaining tack and equipment for a nationally recognized Arabian horse trainer. Managed the care, grooming and exercising of horses at horse shows, including Class A, Regional and National levels. Halter trained foals, conditioned and worked halter horses and started the beginning training of western pleasure horses.

Education

B.S. in Animal Science, Texas A&M University, 1989. Completed degree in 3 1/2 years. Specialized in Horse Production, Nutrition, Reproduction, Management, Marketing and Finance.

Achievements and Awards

Texas A&M University Dean's List

Houston Livestock Show and Rodeo Go-Texan Scholarship

Arabian National Horse Judging Scholarship

Gulf Coast Arabian Horse Club Scholarship

4-H Horse judging leader

President of the Gulf Coast Arabian Horse Club Youth Group

Texas A&M Tour Guide for the National Block and Bridle Club convention

Youth Horse Judging at Arabian Nationals

1987 - Third high individual overall

1986 - Second high individual overall

First individual oral reasons

1985 - Third high individual overall

Second high oral reasons

Larry D. Howard
209 Brigadoon Street
Friendswood, TX 77546
(713) 992-5214

Career Objective:

To own and operate a large equestrian center utilizing my skills in construction project management and cost management.

Experience:

June 1989 to Present - Texas General Contractors, Project Manager

Project Manager for all commercial accounts. Currently performing a wide range of duties from sales, cost estimating, job budgets, subcontract management, primary contract negotiations and overall project management. Primary responsibility is determining the contract cost and fulfilling the contract obligations while maximizing profits. Responsible for providing the best quality product on time and within budget. Manage the company's computerized cost estimating system, including pricing, firm cost proposals and estimating.

January 1987 - June 1989 Tellepsen Corporation, Assistant Project Manager

Assistant Project Manager on \$15 Million project. Responsibilities included material takeoff, organization of bid documents, solicitation of subcontractor bids and location of speciality items. Control of bids ranging from \$100,000 to \$3 Million.

College Work Experience

Summer intern for McCuen Paint and Wallcovering, Inc.
Estimating and project manager

Education

Bachelor of Science in Construction Management, Louisiana State University.

Course Work

Business: Accounting, Economics, Business Law, Management
Construction: Materials and Methods, CPM, Construction Management
Engineering: Wood, Steel, Concrete and Soil Design

FyI



City of Pearland

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

April 12, 1994

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON SPECIFIC USE NO. 31, A REQUEST OF LARRY AND LYNN HOWARD, AGENTS FOR MARCELLA ESTRELLA, OWNER, FOR A SPECIFIC USE PERMIT IN A GENERAL BUSINESS DISTRICT (GB) AND A SINGLE FAMILY DWELLING DISTRICT (R-1) (LOCATED PRIMARILY IN R-1) TO ALLOW AN EQUESTRAIN CENTER (HORSE STABLES) AND OWNER'S HOME ON THE FOLLOWING DESCRIBED PROPERTY TO WIT:

ACRES #'S 31-22, 31-24, 31-25, 31-26, 31-27, 31-28, 31-29, 34, 35, 36, 37, 38, 39 OF THE NARREGANG SUBDIVISION (1920 E. BROADWAY).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a special meeting held on April 11, 1994, after the joint public hearing, considered the above mentioned recommendation to the City Council.

This is submitted for your consideration with the following performance standards being required:

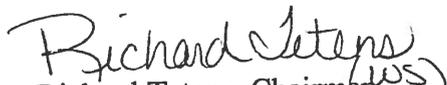
REQUIRED PERFORMANCE STANDARDS:

- (1) Site shall be limited to 60 stalls, with a future 20 stall expansion (maximum of 5000 square feet).
- (2) Horses on the premises shall be full board only (all care provided by BAEC).
- (3) Most horses shall be kept in a stall overnight - pasture board limited to a maximum of 5 horses, barring natural disaster or acts of God.
- (4) Facilities shall be equipped with an automated fly-spray system.
- (5) Manure shall be stored in covered dumpster and removed twice per week.
- (6) Paved driveway and parking shall be provided with allowance for future parking.

- (7) No alcohol or smoking shall be allowed on the premises.
- (8) Trailer storage shall be allowed only behind the front building line.
- (9) No occupied motor homes shall be allowed over night.
- (10) Signage shall be located within the 60' access easement and shall comply with the Land Use and Urban Development Ordinance.
- (11) Commercial development shall be confined to 500' X 500' area as shown on "Exhibit C."

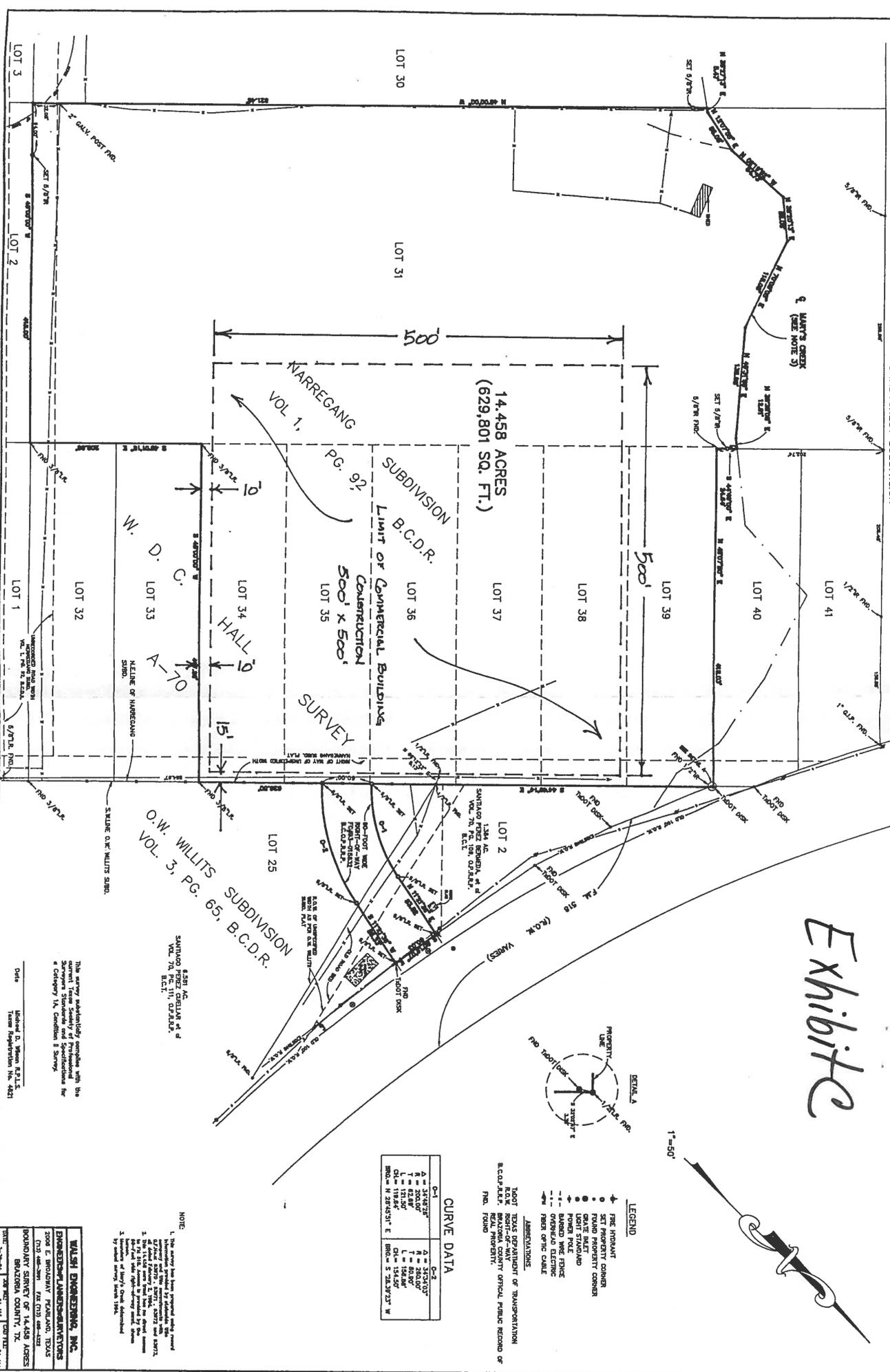
Motion passed 5 to 0.

Sincerely yours,


Richard Tetens, Chairman
Planning & Zoning Commission

RT/wks

Exhibit C



AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 11, 1994, AT 7:00 P. M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

SPECIFIC USE NO. 31

I. CALL TO ORDER

II. PURPOSE OF THE HEARING - SPECIFIC USE NO. 31

REQUEST OF LARRY AND LYNN HOWARD, AGENTS FOR MARCELLA ESTRELLA, OWNER, FOR A SPECIFIC USE PERMIT IN A GENERAL BUSINESS DISTRICT (GB) AND A SINGLE FAMILY DWELLING DISTRICT (R-1) (LOCATED PRIMARILY IN R-1) TO ALLOW AN EQUESTRIAN CENTER (HORSE STABLES) AND OWNER'S HOME ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

ACRES #'S 31-22, 31-24, 31-25, 31-26, 31-27, 31-28, 31-29, 34, 35, 36, 37, 38, 39 OF THE NARREGANG SUBDIVISION (1920 E. BROADWAY).

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. QUESTION AND ANSWER PERIOD

VI. ADJOURNMENT

POSTED: _____ DAY OF _____, A. D., 1994 _____

REMOVED: _____ DAY OF _____, 1994

WP/JPH.AGD

March 30, 1994

To: Planning & Zoning Commission
Pearland, Texas

From: Epiphany Lutheran Church
Pearland, Texas

Dear Members,

Epiphany Lutheran Church is completing construction of a new facility at 5515 West Broadway. This property is an "L" shaped tract which fronts FM 518 and Hatfield Road. Because the land was platted as part of a subdivision, Colony Park, public sidewalks are required under the Subdivision Ordinance. The church requests that a variance be granted and we not be required to furnish public sidewalks. Our request is based on the following:

Both road fronts have open ditches.

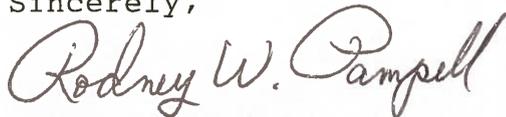
At FM 518, the property stakes are just outside the drainage ditch which means there is no level ground available for the sidewalk. Also on the East side of the 518 frontage a 40' drainage easement continues south under 518. This would be the stopping point of the sidewalk which in addition to the heavy traffic on 518 would be very dangerous for people, especially children, to use this walk.

Basically the same reasons occur for the frontage on Hatfield. The drainage is not as deep, but the property stakes once again are very close to the open ditch. On the north side of this frontage the developing subdivision has used their 40' drainage easement as part of their detention system thus creating an open drainage area almost equal to the one going under 518. The same danger to people as described above holds true here.

As for going west on 518 & south on Hatfield, the corner lot contains a sewer lift station at the intersection of these two roadways. This may not be a very desirable area to have a public sidewalk around if in the future sidewalks were continued from our property and "carried" around the corner.

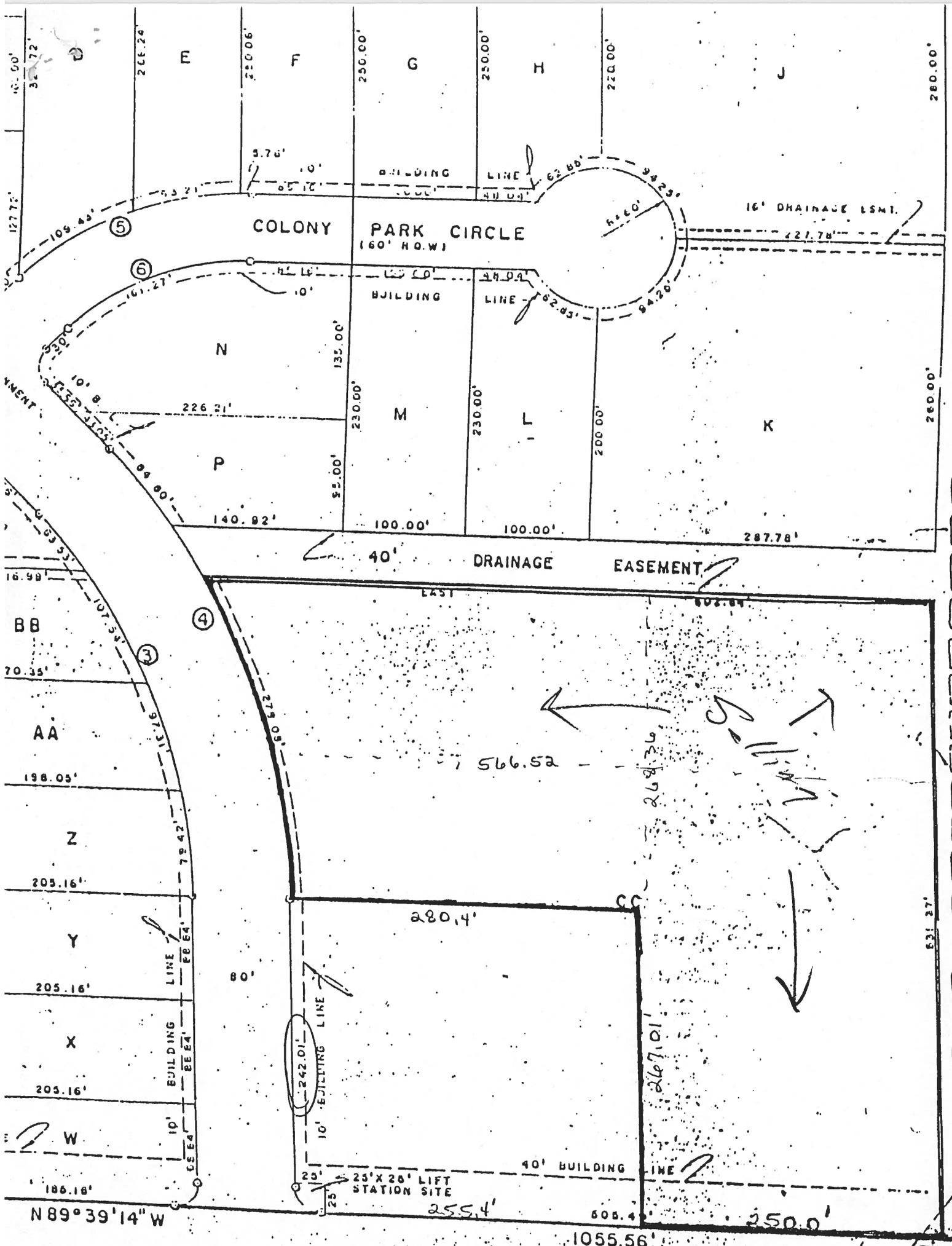
We appreciate your time and consideration in this matter and hope you will grant this variance for us. Thank you!

Sincerely,



Rodney W. Pampell
Building Committee Chairman
Epiphany Lutheran Church

485-4908



F.M. 518 (100' R.O.W.)

f.n.

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 11, 1994, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of April 4, 1994

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 31**
-Request of Larry and Lynn Howard, Agents for Marcella Estrella, Owner, for a Specific Use permit in a General Business District (GB) and a Single Family Dwelling District (R-1) (Located primarily in R-1) to allow an Equestrian Center (Horse Stables) and owner's home on the following described property, to-wit:

Acres #'s 31-22, 31-24, 31-25, 31-26, 31-27, 31-28, 31-29, 34, 35, 36, 37, 38, 39 of the Narregang Subdivision (1920 E. Broadway).

- B. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY RE-PLAT OAKBROOK SUBDIVISION, SECTION ONE RESERVE "B"** A parcel of land containing 9.0343 acres (393,535 square feet) more or less being all of Reserve B of Oakbrook Subdivision, Section 1, Phase 1, according to the amending plat thereof recorded in Volume 19, Page 41, Map Records, Brazoria County, Texas, and 0.6900 acres, 30,057 square feet out of Lot 7 of the George W. Jenkins Subdivision, Volume 79, Page 616, Map Records, Brazoria County, Texas, said 9.0343 acre tract being in the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas.

- (1) Variance requesting a two (2) foot wide planting easement along Dixie Farm Road in place of the ten (10) foot wide easement specified by the development ordinance.

- C. CONSIDERATION AND POSSIBLE ACTION - EPIPHANY LUTHERAN CHURCH** at 5515 West Broadway is requesting a variance not requiring them to furnish public sidewalks.

- D. DISCUSSION - Proposed changes to the Subdivision Ordinance.**

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

Posted: 8th Day of April, A.D., 1994 2:40 P.M.

Removed: 12th Day of April, A.D., 1994