

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 25, 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
Commissioner	Pat Lopez
Commissioner	Jack Womack
Commissioner	Barbara Lenamon
Commissioner	Helen Beckman
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

Commissioner Robert Larsen and Vice Chairman Emil Beltz were absent.

APPROVAL OF MINUTES

A motion to approve the minutes of the 4-11-94 meeting, was made by Commissioner Pat Lopez, seconded by Commissioner Barbara Lenamon.

Motion Passed 3 to 0. (Helen Beckman and Jack Womack abstained.)

NEW BUSINESS

Recommendation to City Council on Application No. 43. Thomas Thu Huynh, owner, was present requesting an amendment to the Land Use and Urban Development Ordinance of said City from classification Single Family Dwelling District (R-2) to General Business District (GB), on the following described property, to-wit; Lot 1 Block 1, Jackson Addition (1404 Hatfield).

The Commission advised Mr. Huynh that it would be necessary for him to apply for a Specific Use Permit in the event he decides to build a home on the property at any time in the future.

Commissioner Jack Womack made the motion, seconded by Commissioner Pat Lopez to approve Application No. 43 for an Amendment to the Land Use and Urban Development Ordinance from

Classification Single Family Dwelling District (R-2) to General Business District (GB), on Lot 1, Block 1, Jackson Addition (1404 Hatfield).

Motion Passed 5 to 0.

Preliminary Plat Gabriel Enterprises Subdivision (Children & Co.). Mary Jo Gabriel, owner and Rosemarie Michna, Realtor, were present requesting approval of the Preliminary Plat of Gabriel Enterprises Subdivision.

City Engineer Hargrove recommended approval with corrections as specified.

The Commission expressed concern about land locking the back portion that is not being platted at this time, however, there is a 50' access easement noted on the preliminary plat.

Commissioner Helen Beckman made the motion, seconded by Commissioner Jack Womack to approve the Preliminary Plat of Gabriel Enterprises Subdivision (Children & Co.) with the corrections as specified by City Engineer Hargrove.

Motion Passed 5 to 0.

REQUIRED CORRECTIONS

- (1) Need signatures from Brazoria County Drainage District No. 4 on plat.

Preliminary Plat Cobblestone Subdivision. H. Carlos Smith representing H. Carlos Smith Surveying and John Santasiero representing Riverway Properties requested approval of Cobblestone Subdivision and three variances: (1) Variance requesting sixteen feet (16') planting easement to a six foot (6') planting reserve; (2) Variance requesting twenty five (25') building line setback to a twenty foot (20') building line setback; (3) Variance requesting an aggregate side yard dwelling separation of fifteen feet (15') to a twelve feet (12') aggregate adjacent dwelling separation. In addition, there would be a provision that there shall be one side yard of at least five (5) feet.

Commissioner's discussed building line setbacks and side yard separation. Mr. Santasiero was under the impression that Willowick II had requested and received the same variances on 2-28-94, however the zoning of Cobblestone is R-2 PUD and Willowick II is an R-3 PUD.

Sidewalk requirements on Veteran's were also discussed. City Engineer Hargrove will review the construction drawings and comment the Commission.

Commissioner Pat Lopez made the motion, seconded by Jack Womack to approve the Preliminary Plat of Cobblestone Subdivision with corrections as specified by the City Engineer, and **deny all three variance requests**.

Motion Passed 5 to 0.

REQUIRED CORRECTIONS:

- (1) 2' fence reserve or 6' planting reserve required.
- (2) Continue fence reserve around the subdivision.
- (3) City Engineer to review construction drawings and report to Commission regarding sidewalk requirements on Veteran's Drive.

Director's Report:

None.

Adjourned: 8:20 p.m.

Minutes approved as submitted and/or corrected this 9th day of May
A.D., 1994.

Emil H. Beltz
Richard Tetens, Chairman Emil Beltz,
Vice Chairman

ATTEST:

Wendy Standoff
Wendy Standoff, Secretary to the Commission

ZONING CHANGE APPLICATION

CHANGE REQUESTED:

Change in Zoning Classification

Specific Use

From: R-2

For: _____

To : G-B

Change in Regulations in Section TABLE OF USE'S

PROPERTY IDENTIFICATION:

Street or Road Address: 1404 HATFIELD

Lot 1, Block 1, Addition JACKSON ADD. Tax I.D.# _____

LEGAL DESCRIPTION:

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

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

NURSERY - GARDEN SHOP

RECORD OWNER: THOMAS THU HUYNH

OWNER'S MAILING ADDRESS & PHONE NO.: (713) 484-0422 Work (713) 973-0821

10110 Sage Canyon Houston, TX 77089

AGENT'S NAME: SAME NO. _____

AGENT'S MAILING ADDRESS: SAME

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: Thomas B Huynh OWNER SIGNATURE: Thomas B Huynh AGENT

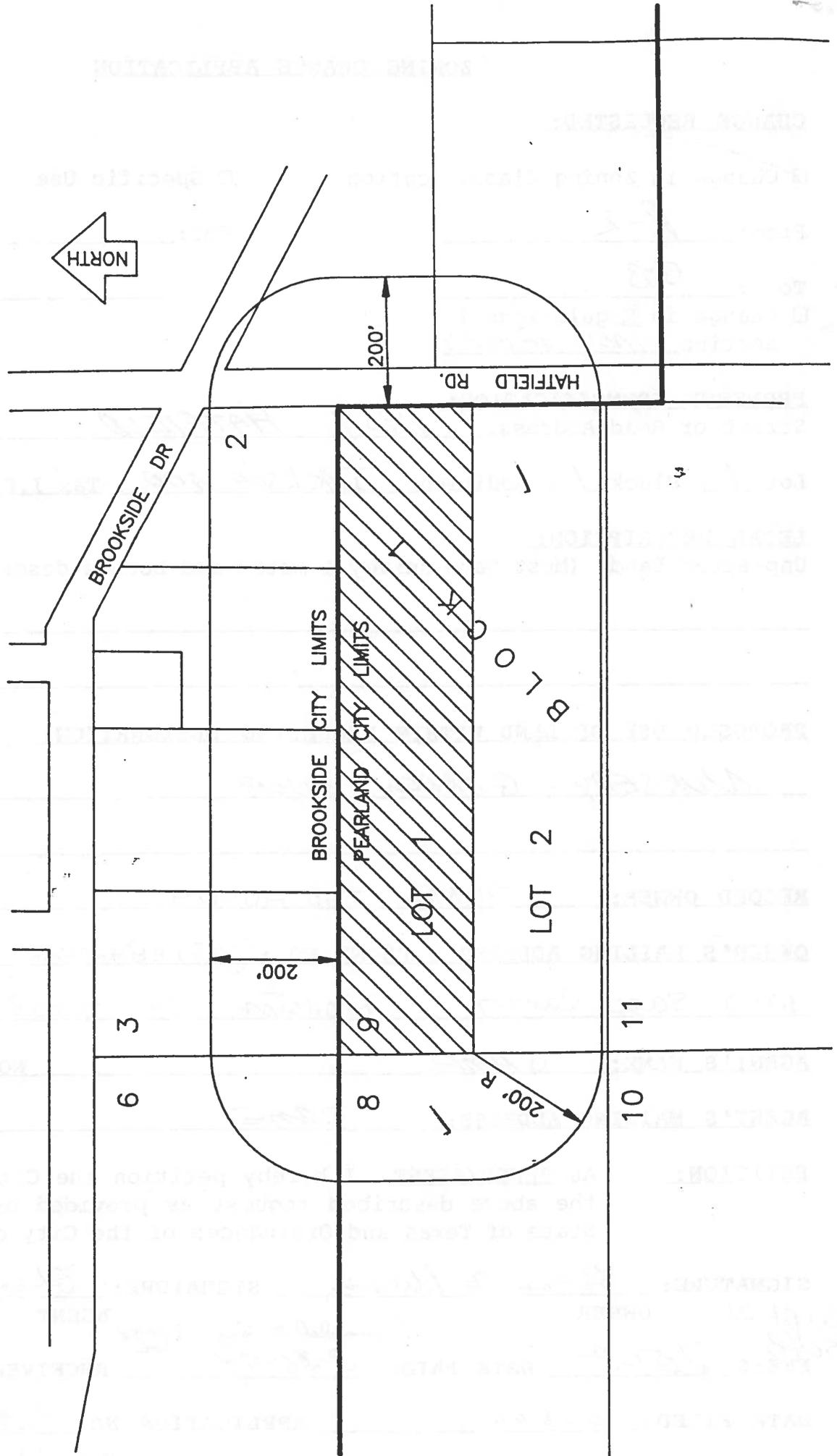
Receipt #
85048

FEE: \$ 250.00 DATE PAID: 3-26-94 RECEIVED BY: De

Forwarded to Eng. 3-18-94

DATE FILED: 3-16-94 APPLICATION NO. 43

Rec'd City Sec
3-24-94





City of Pearland

FYL

3519 Liberty Drive • Pearland, Texas 77581-5416
(713) 485-2411 • Fax (713) 485-8764

April 26, 1994

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 43, AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF SAID CITY FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-2) TO GENERAL BUSINESS DISTRICT (GB), ON THE FOLLOWING DESCRIBED PROPERTY TO-WIT: LOT 1, BLOCK 1, JACKSON ADDITION (1404 HATFIELD).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a special meeting held on April 25, 1994, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Commissioner Jack Womack made the motion, seconded by Commissioner Pat Lopez to approve Application No. 43 for an Amendment to the Land Use and Urban Development Ordinance from Classification Single Family Dwelling District (R-2) to General Business District (GB), on Lot 1, Block 1, Jackson Addition (1404 Hatfield).

Motion passed 5 to 0.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads 'Richard Tetens'. There is a small 'ws' written below the signature.

Richard Tetens, Chairman
Planning & Zoning Commission

RT/wks



City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416
(713) 485-2411 • Fax (713) 485-8764

April 26, 1994

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Motion passed 5 to 0.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads 'Richard Tetens'. There is a small 'WS' written below the signature.

Richard Tetens, Chairman
Planning & Zoning Commission

RT/wks



4545 Post Oak Plac
Suite 212
Houston, Texas 77
(713) 621-6111
Fax (713) 623-2103

Friday, April 22, 1994

City of Pearland Planning and Zoning Commission
c/o Mr. John Hargrove
3519 Liberty
Pearland, Texas 77581

RE.: Variance Requests for Cobblestone Subdivision

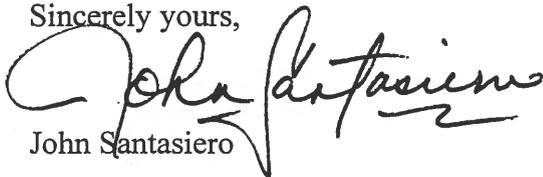
Dear Mr. Hargrove:

Pursuant to planning and zoning staff review, the developer of the Cobblestone Subdivision would like to request the following variances for the above referenced subdivision:

1. Variance from sixteen feet (16') planting easement to a six feet (6') planting reserve.
2. Variance from twenty-five feet (25') building line setback to a twenty foot (20') building line setback.

Please let me know if I can answer any questions regarding these variance requests. Thank you for your assistance.

Sincerely yours,



John Santasiero

copy: R & S Land (999-4729), Carlos Smith (471-4226)
file copy: hargrov1



4545 Post Oak Plac
Suite 212
Houston, Texas 77
(713) 621-6111
Fax (713) 623-2103

Friday, April 22, 1994

City of Pearland Planning and Zoning Commission
c/o Mr. John Hargrove
3519 Liberty
Pearland, Texas 77581

RE.: Second Variance Request for Cobblestone Subdivision

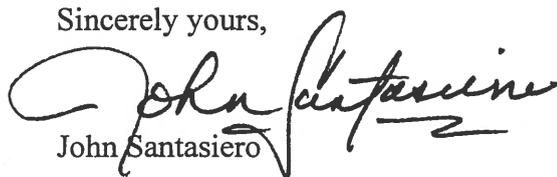
Dear Mr. Hargrove:

Pursuant to our telephone conversation, the developer of the Cobblestone Subdivision would like to request the following variance for the above referenced subdivision:

1. In accordance with a recent amendment to the Willowick II Subdivision, the developer respectfully requests a variance from the current ordinance of an aggregate aggregate side yard dwelling separation of fifteen feet (15') to a twelve feet (12') aggregate adjacent dwelling separation. In addition, there would be a provision that there shall be one side yard of at least five (5) feet.

Please let me know if I can answer any questions regarding this variance requests. Thank you for your assistance.

Sincerely yours,



John Santasiero

copy: R & S Land (999-4729), Carlos Smith (471-4226)
file copy: hargrov2

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 25, 1994, AT 7:00 P. M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

APPLICATION NO. 43

- I. CALL TO ORDER
- II. PURPOSE OF THE HEARING - APPLICATION NO. 43
REQUEST OF THOMAS THU HUYNH, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF SAID CITY FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-2) TO GENERAL BUSINESS DISTRICT (GB), ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

LOT 1, BLOCK 1, JACKSON ADDITION (1404 HATFIELD)
- 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

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 25, 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 11, 1994

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 43 request of Thomas Thu Huynh, Owner, for an Amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to General Business District (GB), on the following described property, to-wit:

Lot 1, Block 1, Jackson Addition (1404 Hatfield)

B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat Gabriel Enterprises Subdivision, being 2.6513 acres out of the H.T. & B. R.R. Co. Survey, Abstract, 219, Brazoria County, Texas.

C. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat Cobblestone Subdivision, a subdivision of 37.789 acres being part of the N.E. 1/4 of the N.W. 1/4 of Section 12 H.T. & B. R.R. Co. Survey, A-508, Pearland, Brazoria County, Texas.

- (1) **Variance requesting** sixteen feet (16') planting easement to a six (6') foot planting reserve.
- (2) **Variance requesting** twenty five (25') building line setback to a twenty foot (20') building line setback.
- (3) **Variance requesting** an aggregate side yard dwelling separation of fifteen feet (15') to a twelve feet (12') aggregate adjacent dwelling separation. In addition, there would be a provision that there shall be one side yard of at least five (5) feet.

IV. DIRECTOR'S REPORT - Briefing on the Commission's 5 year Capital Improvement Program responsibilities.

V. ADJOURNMENT

Posted: 22nd Day of April, A.D., 1994 2:40 P.M.

Removed: 26th Day of April, A.D., 1994