

MINUTES OF A REGULAR 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, SEPTEMBER 26, 1994, AT 7:00 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order with the following present:

Chairman	Emil Beltz
Vice Chairman	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Kevin Cole (arrived 8:40 p.m.)
Commissioner	Marshall Eggers
Commissioner	Charles Philipp
Division Director - Planning, Public Works, Parks	Richard Burdine (left 8:15 p.m. to attend City Council Meeting)
City Engineer	John Hargrove (left at 8:45 to attend City Council Meeting)
Secretary to the Commission	Wendy Standorf

Commissioner Peggy Mayfield-Royer was absent.

The meeting was moved from the 2nd floor conference room to the 2nd floor lobby area to accomodate the number of citizens present at the meeting.

APPROVAL OF MINUTES Minutes of 9-19-94

A motion to approve the minutes of the 9-19-94 meeting, was made by Vice Chairman Pat Lopez, seconded by Commissioner Marshall Eggers.

Motion Passed 5 to 0.

NEW BUSINESS

Recommendation to City Council on Application No. 47.

Commissioner Robert Larsen made the motion, seconded by Vice Chairman Pat Lopez to reject the request of Mike Robinson, Agent for 313 acre Pearland Joint Venture C/O Matt Pasternak, owners, for an Amendment to the Land Use and Urban Development Ordinance from Classification Single Family Dwelling District (R-4) to Multi-Family Dwelling District (MF).

Motion Passed 5 to 0.

Recommendation to City Council on Specific Use No 34. Mr. Williams was present and answered the commissions questions and discussed required performance standards.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Marshall Eggers to approve the request of Ira Williams and Rebecca Ann Hubbard, Owners for a Specific Use Permit to allow Ratites (Emus) to be raised in a single family dwelling district (R-2), with the following performance standards being required.

REQUIRED PERFORMANCE STANDARDS:

1. Breeder pens shall be 30' x 100' (or an equivalent square footage), with a maximum density of 2 emus per pen.
2. Yearling pens shall be 75' x 75' (or an equivalent square footage), with a maximum density of 8 emus per pen.
3. Each pen shall be equipped with water and shelter.
4. All fencing shall be 6' in height, including the double alleyway to provide safe loading and unloading.

Motion Passed 6 to 0.

Next Meeting Date: October 10, 1994, immediately following the Joint Public Hearing with City Council.

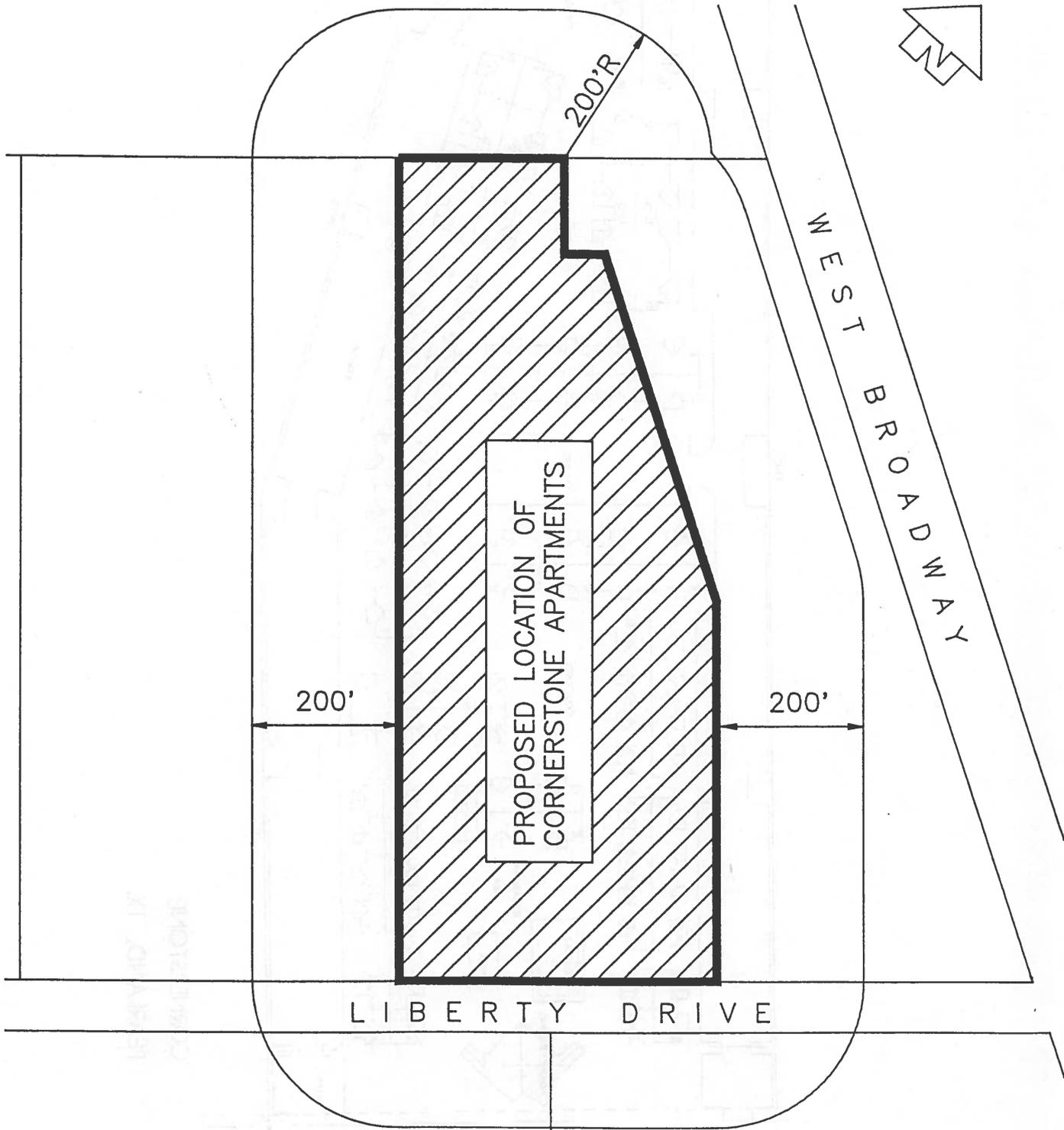
Adjourned: 8:58 p.m.

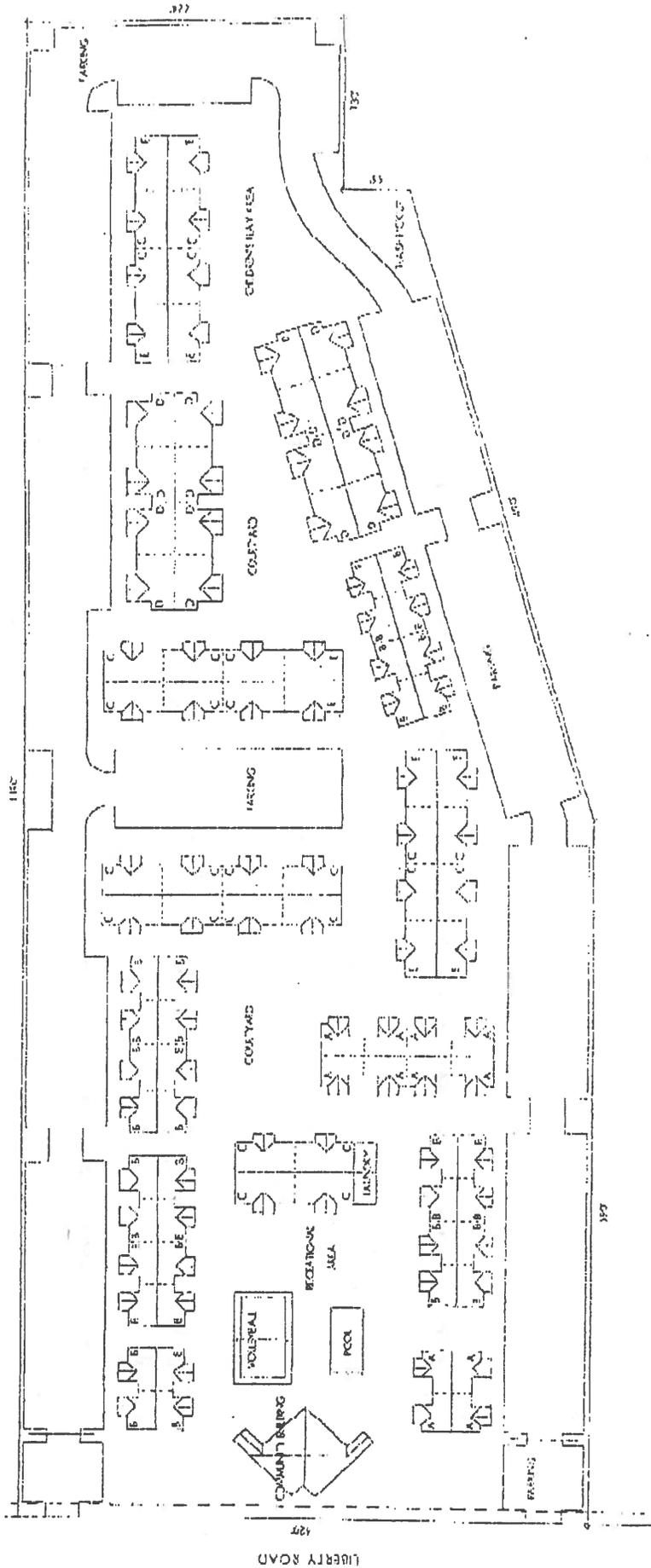
Minutes approved as submitted and/or corrected this 10th day of October
A.D., 1994.

Emil Beltz
Emil Beltz, Chairman

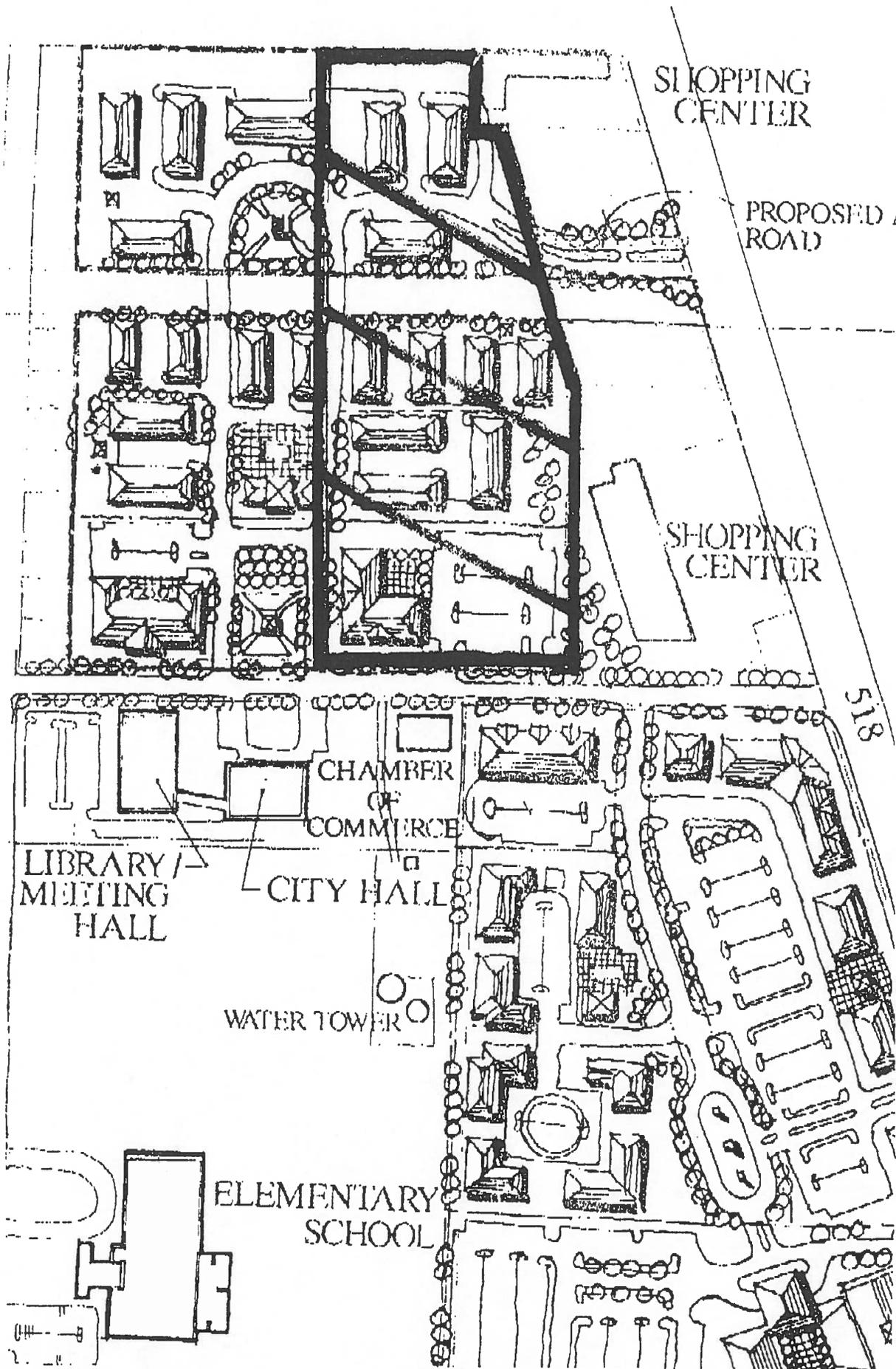
ATTEST:

Wendy Standorf
Wendy Standorf, Secretary to the Commission





CORNERSTONE
PEARLAND, TX.





City of Pearland

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

September 27, 1994

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 47, request of Mike Robinson, Agent for 313 acre Pearland Joint Venture C/O Matt Pasternak, owners, for an Amendment to the Land Use and Urban Development Ordinance from Classification Single Family Dwelling District (R-4) to Multi-Family Dwelling District (MF).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on September 26, 1994, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Commissioner Robert Larsen made the motion, seconded by Vice Chairman Pat Lopez, to reject Application No. 47.

Motion Passed 5 to 0.

This is submitted for your consideration.

Sincerely yours,

Emil Beltz, Chairman
Planning & Zoning Commission

EB/wks

ZONING CHANGE APPLICATION

CHANGE REQUESTED:

Change in Zoning Classification

Specific Use

From: _____

For: EMUS (AS PER
ORDINANCE 528-5)
(R-2 zone)

To: _____
 Change in Regulations in Section _____

PROPERTY IDENTIFICATION:

Street or Road Address: 2255 N. HATFIELD, PEARLAND, TX

Lot 6, Block _____, Addition MALONE SUBDIVISION Tax I.D.# _____

LEGAL DESCRIPTION:

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

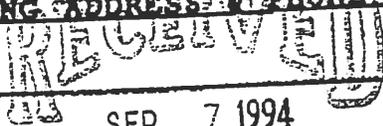
LOT 6 MALONE SUBDIVISION

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

RAISE EMUS (AS PER ORDINANCE 528-5)

RECORD OWNER: IRA WILLIAM HUBBARD & REBECCA ANN

OWNER'S MAILING ADDRESS & PHONE NO.: 2255 N. HATFIELD, PEARLAND



(713) 485-0136

AGENT'S NAME: _____ NO. _____

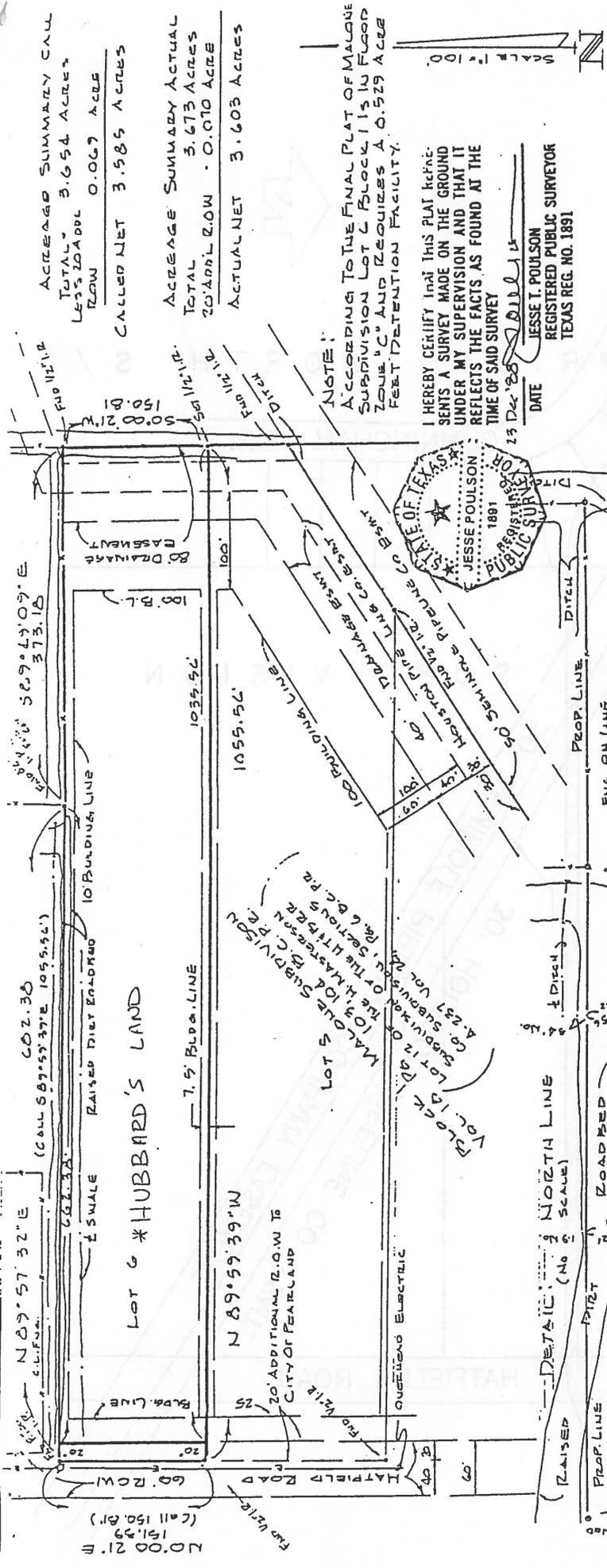
AGENT'S MAILING ADDRESS: CITY OF PEARLAND
RY'S OFFICE

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: Ira William Hubbard SIGNATURE: _____
OWNER AGENT

FEE: \$ 250.00 DATE PAID: 9-7-94 RECEIVED BY: Mano P.

DATE FILED: 9-7-94 APPLICATION NO. 34



ACREAGE SUMMARY CALL
 TOTAL 3.654 ACRES
 LESS TOTAL
 ROW 0.069 ACRES
 CALLED NET 3.585 ACRES

ACREAGE SUMMARY ACTUAL
 TOTAL 3.673 ACRES
 20' ADDITIONAL ROW - 0.010 ACRES
 ACTUAL NET 3.603 ACRES

NOTE:
 ACCORDING TO THE FINAL PLAT OF MALONE
 SUBDIVISION LOT 6 BLOCK 12 IN FLOOD
 ZONE "C" AND REQUIRES A 0.529 ACRE
 FEET RETENTION FACILITY.

I HEREBY CERTIFY THAT THIS PLAT BECAME
 UNDER MY SUPERVISION AND THAT IT
 REFLECTS THE FACTS AS FOUND AT THE
 TIME OF SAID SURVEY

DATE 23 Dec '85

JESSE T. POULSON
 REGISTERED PUBLIC SURVEYOR
 TEXAS REG. NO. 1891

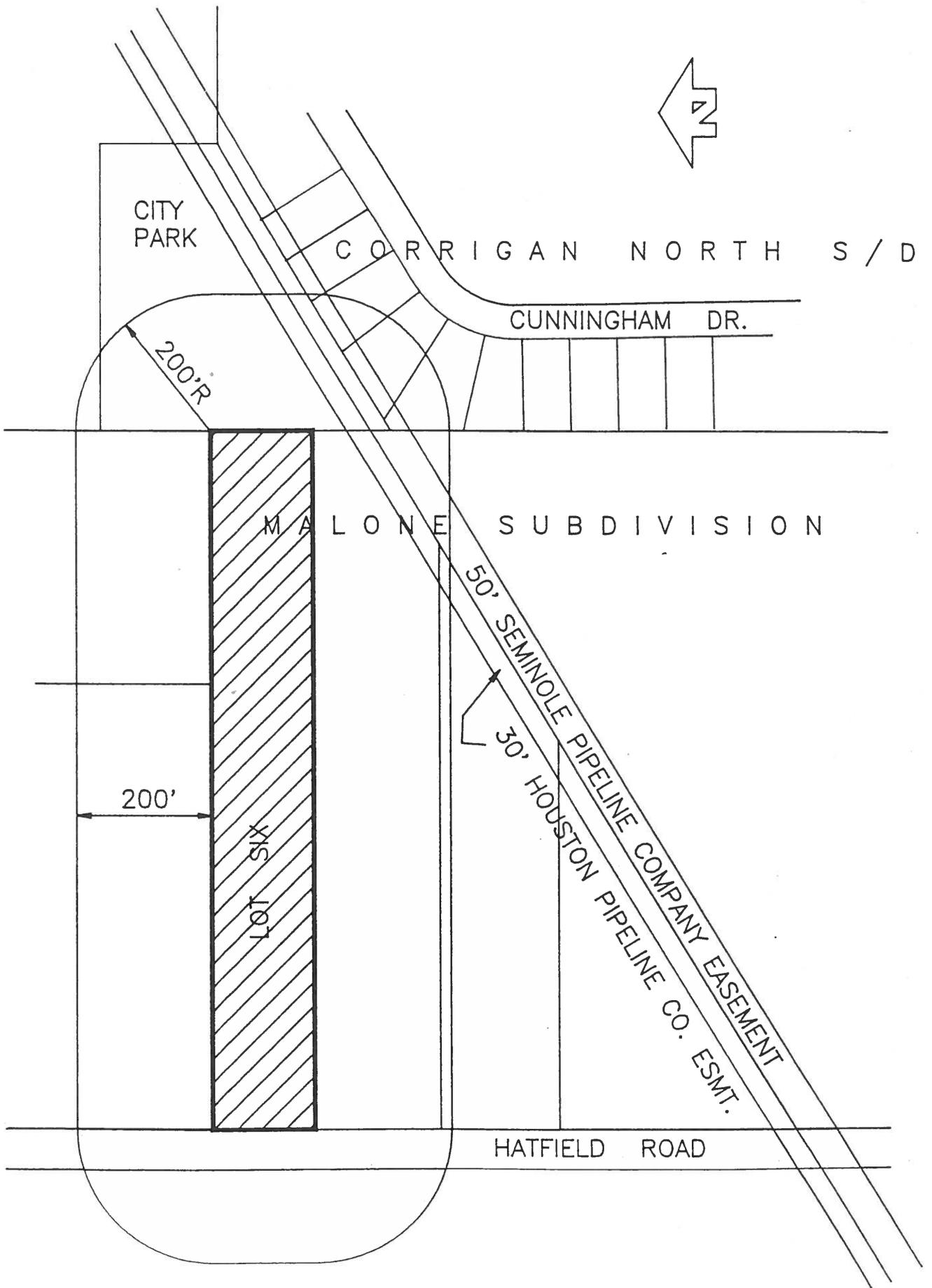


PLAT OF SURVEY
 OF LOT 6 BLOCK 12
 MALONE SUBDIVISION
 IN THE
 U.T.P. B. R. C. CO. SURVEY, SECTION 5
 A. 237
 BRAZORIA COUNTY TEXAS

WALSH ENGINEERING INC OF ANGLETON
 FORMERLY F. H. ADAMS & ASSOCIATES
 ESTABLISHED 1946
 Angleton, Texas 77516
 AC/713-485-2404

Job No. 85-174 W.E.P. Job No. Date 23 Dec '85

ABST. No. 231 PG. 1 EB. DWG A-1013



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City of Pearland

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

September 27 , 1994

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: **RECOMMENDATION TO THE CITY COUNCIL ON SPECIFIC USE NO. 34**, request of Ira Williams and Rebecca Ann Hubbard, Owners for a Specific Use Permit to allow Ratites (Emus) to be raised in a single family dwelling district (R-2).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on September 26, 1994, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Marshall Eggers to approve the request of Ira Williams and Rebecca Ann Hubbard, Owners for a Specific Use Permit to allow Ratites (Emus) to be raised in a single family dwelling district (R-2), with the following performance standards being required.

REQUIRED PERFORMANCE STANDARDS:

1. Breeder pens shall be 30' x 100' (or an equivalent square footage), with a maximum density of 2 emus per pen.
2. Yearling pens shall be 75' x 75' (or an equivalent square footage), with a maximum density of 8 emus per pen.
3. Each pen shall be equipped with water and shelter.
4. All fencing shall be 6' in height, including the double alleyway to provide safe loading and unloading.

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 26, 1994, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of September 19, 1994

III. NEW BUSINESS

A. CONSIDERATION AN POSSIBLE ACTION - APPLICATION NO. 47, Request of Mike Robinson, Agent for 313 acre Pearland Joint Venture C/O Matt Pasternak, owners, for an Amendment to the Land Use and Urban Development Ordinance from Classification Single Family Dwelling District (R-4) to Multi-Family Dwelling District (MF) on the following described property to-wit:

A 10 acre tract of land out of 297.58 acres, more or less, out of the W.D.C. Hall Survey, Abstract 70 and 35.8 acres in the T.J. Green and T.D. Yocum Surveys, Abstract 198 and 399, Brazoria County, Texas (3500 Block of Liberty Drive).

B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 34, Request of Ira Williams and Rebecca Ann Hubbard, Owners for a Specific Use Permit to allow Ratites (Emus) to be raised in a single family dwelling district (R-2) on the following described property to-wit:

Lot 6, Block 1, Malone Subdivision, in the H.T.& B. R.R. Co. Survey, Section 5, A-237, Brazoria County, Texas (2255 N. Hatfield).

IV. ADJOURNMENT

Posted: 23rd Day of September, A.D., 1994 2:55 P.M.

Removed: 27th Day of September, A.D., 1994 _____