

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, APRIL 17, 1995 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	Emil Beltz
Vice Chairman	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Marshall Eggers
Commissioner	Kevin Cole
Commissioner	Jeffery O'Brien
Commissioner	Peggy Mayfield-Royer
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

Chairman Emil Beltz introduced Jeff O'Brien, the new Planning & Zoning Commissioner.

APPROVAL OF MINUTES: Minutes of April 10, 1995

A motion to approve the minutes of the 4-10-95 meeting, was made by Commissioner Peggy Mayfield-Royer, seconded by Commissioner Kevin Cole.

Motion Passed 7 to 0.

NEW BUSINESS

Landscape Plan First Community Bank, 910 E. Broadway, Pearland, Texas. Assistant City Manager Richard Burdine stated that the landscape plan meets the requirements of the ordinance and recommended approval as submitted.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Marshall Eggers to approve the landscape plan of First Community Bank as submitted.

Motion Passed 7 to 0.

Landscape Plan Busy Bee Cafe, 4009 E. Broadway, Pearland, Texas. Mr. Burdine stated that the landscape plan meets and actually exceeds the requirements of the landscape ordinance. They also deserve an A+ for the preservation of the large elm trees on the lot and recommended approval as submitted.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Robert Larsen to approve the landscape plat of Busy Bee Cafe as submitted.

Motion Passed 7 to 0.

Final Plat Sunset Lakes, Section One (preliminary plat approved as Sunset Meadows Section 3). Al Lentz of Lentz Engineering was present requesting approval of Sunset Lakes, Section One. Reserve A is where First Community Bank will be located and Reserve B is planned for detention.

City Engineer John Hargrove recommended approval with the corrections as specified.

REQUIRED CORRECTIONS:

1. Under the "Note" section, add "to FM 518" to number 15.
2. Change Commissioner Charles Philipp to Jeffery O'Brien.

Commissioner Kevin Cole made the motion, seconded by Commissioner Peggy Mayfield-Royer, to approve the final plat of Sunset Lakes, Section One, with the corrections specified by the City Engineer.

Motion Passed 7 to 0.

Preliminary Plat Robert Thompson Subdivision. There was no representation for this plat.

City Engineer Hargrove stated that the surveyor did not sign the plat, therefore he **does not** recommend approval of this plat at this time.

Commissioner Kevin Cole made the motion, seconded by Commissioner Robert Larsen, to table preliminary plat of Robert Thompson Subdivision.

Motion Passed 7 to 0.

Final Replat Lakepoint at Silverlake, Section One. Thomas Stroh of Jones and Carter was

present requesting approval of the final replat of Lakepoint at Silverlake, Section One. The reason for the replat is a "clean up" in General Notes #17 to read as it was originally approved for a side lot building line of 5' and a 10' aggregate side lot line.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Marshall Eggers to approve the final replat of Lakepoint at Silverlake, Section One as submitted.

Motion Passed 7 to 0.

Replat Lots 4 & 5 & Easterly 1/2 Lot 3, Block 6, Section One, Green Tee Terrace. Chuck Davis of C.L. Davis & Co. was present requesting approval of the Replat of Lots 4 & 5 & Easterly 1/2 of Lot 3, Block 6, Section One.

He stated that the owner, Mr. Bludworth had purchased 2 1/2 lots in the early 80's and now he wants 2 "oversized" lots.

The Commission questioned the lot size with respect to the deed restrictions.

Mr. Davis informed the commission that note #6 states "deed restrictions recorded for Green Tee Terrace, Section One will be adhered to for this plat".

Mr. Burdine stated the owner is responsible to bear the cost of water and sewer tap and service.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Jeffery O'Brien to approve the Replat of Lots 4 & 5 & Easterly 1/2 of Lot 3, Block 6, Section One as submitted.

Preliminary Plat Countryplace Section 12. Stan Winter of Vernon G. Henry & Associates & Paul Linter of U. S. Home Corporation were present requesting the approval of the preliminary plat of Countryplace Section 12, along with the approval of two (2) variances.

Variance Requests:

1. A variance from Subdivision Ordinance Section 27-4 (C)(2)(a) 2. to allow a minimum lot width of less than thirty-five (35) feet on Lot 26, Countryplace, Section 12.
2. A variance from Subdivision Ordinance Section 27-4 (D)(1)(c) to allow a front building line of less than twenty (20) feet, specifically to allow a fifteen (15) feet front building line on Lots 7, 12, 15, 17, 20 and 27, Countryplace, Section 12, for nongarage portions of the structure and garage structures that do not face the public street.

Mr. Winter presented the history and an overview of the entire Countryplace subdivision to the Commission.

City Engineer Hargrove recommended approval with the correction as specified, and forwarded the Fire Marshal's comment that he prefers straight streets over cul-de-sac because of access.

Assistant City Manager Richard Burdine recommended approval of the two (2) variances requested.

REQUIRED CORRECTIONS:

1. The "T" at the private streets between lots 10 & 11 and lots 22 & 23 shows 20', they each need to be made to 28'.

Commissioner Kevin Cole made the motion, seconded by Commissioner Robert Larsen to approve the final plat of Countryplace Section 12 with the corrections required by the City Engineer; also to approve both of the variances requested.

Motion passed 7 to 0.

Discussion Planning Related Council Objectives & "A Guide to Urban Planning in Texas Communities". Mr. Burdine reviewed the Planning Related Council Objectives with the Commission, a copy is attached.

He also informed the Commission that the "Guide to Urban Planning in Texas Communities" is for Planning & Zoning Members and City Officials. This guide provides valuable information on the Texas Zoning Enabling Act, The Planning Commissioners Role, Comprehensive Plan, etc. The guide is provided for their use while serving on the Commission.

Next Meeting Date: Monday, April 24, 1995; 7:00 p.m., Immediately Following The Joint Public Hearing With City Council.

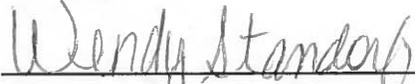
Adjourned: 8:24 p.m.

Minutes approved as submitted and/or corrected this 24th day of April
A.D., 1995.



Emil Beltz, Chairman

ATTEST:



Wendy Standorf, Secretary to the Commission

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Community Goal-Setting and Update of the City's Comprehensive Plan		
PURPOSE: Identify external constituencies. Develop plan to determine their assessment of our organization and to involve them in future long range planning. To maintain an up-to-date guide for development of the City, including transportation modes, land use, parks and open space and community facilities.		
OBJECTIVES	TARGET DATE	DATE COMPLETE
1. Budget for Comprehensive Plan Update to include: <ul style="list-style-type: none"> a. A Community Goal-Setting Process; b. SH 35/FM 518 Corridor Revitalization; c. Downtown Concept Plan centered on the intersection of Broadway and Centennial Blvd; and, d. Landscaping Standards for beautification of public spaces. 		10/01/94
2. Council workshop for preliminary discussion.	01/09/95	
3. Determine the scope of services and advertise the project.	01/18/95	
4. Select a planning consulting firm.	02/13/95	
5. Develop process and time table for community goal-setting.	03/10/95	
6. Present process for Council approval.	03/27/95	
7. Implement community goal-setting process.	07/03/95	
8. Update Comprehensive Plan elements for Planning and Zoning Commission review.	10/16/95	

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Community Goal-Setting and Update of the City's Comprehensive Plan - Continued		
OBJECTIVES	TARGET DATE	DATE COMPLETE
9. Comprehensive Plan Update forwarded to City Council for adoption.	01/08/96	
10. Review current zoning in light of updated Land Use Plan.	02/20/96	

Revised: 11/23/94

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Long-Range Capital Improvement Plan (CIP)		
PURPOSE: To anticipate the need for replacement or expansion of City infrastructure; water, sewer, street, drainage and public buildings, and major equipment.		
OBJECTIVES	TARGET DATE	DATE COMPLETE
1. Submit Planning and Zoning Commission preliminary CIP projects list to City Council.		06/20/94
2. Finalize CIP, including cost estimates and timetable.	01/02/94	
3. Conduct City Council Workshop on CIP and potential funding sources.	01/09/95	<i>Calendar</i>
4. Sell Certificates of Obligation.	02/15/95	
5. Authorize engineering contracts.	on going	
6. Award construction bids.	on going	
7. Update CIP annually as element of budget.	annually	
Revised: 11/23/94		

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Tree Inventory and Tree Preservation Ordinance		
PURPOSE: To identify significant trees within the city and provide a process for review prior to taking action that may threaten a significant tree.		
OBJECTIVES	TARGET DATE	DATE COMPLETE
1. Identify potential funding to make a tree inventory and write a Tree Preservation Ordinance.		04/01/94
2. City Council authorization to apply for a Texas Forest Service grant.		06/01/94
3. Notification of grant award.		08/19/94
4. Receipt of grant contract.		09/19/94
5. Determine scope of services and advertise project.		11/16/94
6. Select a consulting forester.	01/09/95	
7. Appointment by City Council of citizen advisory task force to work with the forester.	01/09/95	
8. Perform tree inventory.	03/15/95	
9. Review Tree Preservation Ordinance.	04/15/95	
10. City Council Workshop on Ordinance.	05/08/95	
11. City Council to consider adoption of Tree Preservation Ordinance.	05/22/95	
Revised:		

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Annexation Plan and Timetable		
PURPOSE: To provide for the orderly expansion of the City's limits while maintaining a high level of service to all residents and businesses.		
OBJECTIVES	TARGET DATE	DATE COMPLETE
1. Select a consulting firm to review the City's current city limits and extraterritorial jurisdiction.		07/11/94
2. Prepare a draft of Service Plan to be used in all annexations.		08/10/94
3. Complete annexation of West Oaks Subdivision Sections 3 and 5.		09/12/94
4. Brief the City Council on the consult's ETJ findings.		09/26/94
5. Select a consulting firm to determine the financial conditions under which Southwyck, Southdown and/or Countryplace Subdivisions may be annexed.		11/14/94
6. Make an ownership map for 1,000 feet either side of FM 518 for 3 miles from the current city limit.	12/09/94	
7. Review map with the City Council and determine area to annex.	12/09/94	
8. Brief the City Council on the consultant's findings.	02/13/95	
9. Annex the "holes" on either side of Green Tee Terrace Subdivision.	02/27/95	
Revised: 11/23/94		

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Economic Development Strategy		
PURPOSE: To develop a sustainable economy, shifting the property tax burden from residential property to commercial/industrial property and retaining and creating employment opportunities for current and future generations.		
OBJECTIVES	TARGET DATE	DATE COMPLETE
1. Adopt a Tax Abatement Policy.		08/22/94
2. Study a successful economic development program in another city.		10/07/94
3. Survey cities about their experience with the half cent sales tax for economic development (TED).		10/31/94
4. Conduct a City Council Workshop on economic development and TED's role.		11/14/94
5. City Council calls election on TED.	11/28/94	
6. Hold local option election on TED.	01/21/95	
7. Creation of the Pearland Economic Development Corporation (PEDC) and appointment of the Board of Directors.	02/13/95	
8. Designation of initial projects.	03/16/95	
9. Recruitment of PEDC CEO.	06/01/95	
10. Receipt of first sales tax revenue.	09/10/95	
Revised: 11/23/94		

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Regional Stormwater Management		
PURPOSE: To reduce the frequency and severity of flooding through a program of basin-wide detention facilities and channel improvements, coordinated with appropriate drainage districts and other governmental entities.		
OBJECTIVES	TARGET DATE	DATE COMPLETE
1. Brief City Council on the need for detention facilities and possible locations.		09/12/94
2. City Council authorization to pursue project with Harris County Toll Road Authority, earnest money contracts on Walcott's Subdivision lots and hiring a planning consultant.		07/25/94
3. City Council authorization to close on Walcott Subdivision lots (250 acres).		09/12/94
4. City Council authorization to survey additional cross sections on Mary's Creek to rerun hydrological models.		09/12/94
5. City Council authorization to purchase detention facility sites on Mary's Creek.		11/30/94
6. Close on Walcott's Subdivision lots.		11/14/94
7. Complete Mary's Creek surveying and hydrological modeling.	01/15/95	
8. Complete Master Plan for Walcott's Subdivision lots (250 acres).	03/01/95	
Revised: 11/23/94		

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Regional Stormwater Management - Continued		
OBJECTIVES	TARGET DATE	DATE COMPLETE
9. Phased construction of detention facilities in cooperation with Brazoria County Drainage District #4 and Harris County Flood Control.	on going	

Revised: 11/23/94

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Utility Extension Policy

PURPOSE: To provide an equitable means for residents and developers to be reimbursed the cost of off-site water and sewer main extensions.

OBJECTIVES	TARGET DATE	DATE COMPLETE
1. Prepare draft policy for Council review.	03/15/95	
2. Conduct City Council workshop on policy.	03/27/95	
3. Adopt an ordinance establishing the policy.	04/10/95	
Revised:		

STRATEGIC PLANNING WORKSHOP

08/13/94

ESTABLISHED GOAL: Planning for Future Fire and EMS Needs

PURPOSE: To develop three to five year capital equipment and facilities plans for the Pearland Volunteer Fire Department and the Pearland Volunteer Emergency Medical Service and assess the number of volunteers needed to meet growing demand.

OBJECTIVES	TARGET DATE	DATE COMPLETE
1.		
2.		

Revised:



City of Pearland

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

April 11, 1995

Honorable Mayor Pro Tem and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 54,
REQUEST OF ROBERT I. ELLIS, JR., FOR AN AMENDMENT TO THE LAND USE
AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION
COMMERCIAL DISTRICT (C) TO LIGHT INDUSTRIAL (M-1).

Honorable Mayor Pro Tem and Council Members:

The Planning and Zoning Commission, at a regular meeting held on April 10, 1995, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Commissioner Marshall Eggers made the motion, seconded by Commissioner Robert Larsen, to recommend to the City Council **approval** of Application No. 54.

Motion passed 6 to 0.

This is submitted for your consideration.

Sincerely yours,

Emil Beltz wks.
Emil Beltz, Chairman
Planning & Zoning Commission

EB/wks

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 17, 1995, at 7:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of April 10, 1995

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, First Community Bank, 910 E. Broadway, Pearland, Texas.**
- B. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, Busy Bee Cafe, 4009 E. Broadway, Pearland, Texas.**
- C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT, Sunset Lakes, Section One, (preliminary plat approved as Sunset Meadows Section 3), a subdivision of 2.3051 acres in the James E. Perry and Emily Austin League, Abstract No. A-111, Pearland, Brazoria County, Texas.**
- D. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT, Robert Thompson Subdivision, being 2.5000 acres out of Lot 82 of the George W. Jenkins Subdivision, W.D.C. Hall Survey, Abstract No. 70, Brazoria County, Texas.**
- E. CONSIDERATION AND POSSIBLE ACTION - FINAL REPLAT, LAKEPOINT AT SILVERLAKE, SECTION ONE, a subdivision of 27.298 acres of land out of the G.C. Smith survey, Abstract No. 548, Brazoria County, Texas, recorded in Volume 19, Pages 359-362 B.C.P.R.**
- F. CONSIDERATION AND POSSIBLE ACTION - REPLAT, Lots 4 & 5 & Easterly 1/2 Lot 3 Block 6, Section One, Green Tee Terrace, being 0.6890 acres, Volume 170, Page 28 HCMR, Pearland, Harris County, Texas.**

G. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT, COUNTRYPLACE SECTION 12, 4.7 acres out of the J. Crawley Survey, A-174, Brazoria County, Texas.

Variance Requests:

1. A variance from Subdivision Ordinance Section 27-4 (C)(2)(a) 2. to allow a minimum lot width of less than thirty-five (35) feet on Lot 26, Countryplace, Section 12.

2. A variance from Subdivision Ordinance Section 27-4 (D)(1)(c) to allow a front building line of less than twenty (20) feet, specifically to allow a fifteen (15) feet front building line on Lots 7, 12, 15, 17, 20 and 27, Countryplace, Section 12, for nongarage portions of the structure and garage structures that do not face the public street.

H. DISCUSSION - Planning Related Council Objectives and review of "A Guide to Urban Planning in Texas Communities" by APA Texas Educational Foundation.

IV. NEXT MEETING DATE: April 24, 1995, Immediately Following the Joint Public Hearing at **7:00 p.m.** in the Council Chambers

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

Posted: 13th Day of April, A.D., 1994 3:10 P.M.
Removed: 18th Day of April, A.D., 1994⁵