

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, JULY 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	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Randy Patro
Commissioner	Marshall Eggers
Commissioner	Jeffery O'Brien
Commissioner	Peggy Mayfield-Royer
Assistant City Manager	Richard Burdine
Secretary to the Commission	Wendy Standorf

Commissioner Robert Larsen was absent. Chairman Pat Lopez introduced Randy Patro, the new Commissioner.

APPROVAL OF MINUTES: Minutes of June 5, 1995

A motion to approve the minutes of the 6-5-95 meeting, was made by Commissioner Peggy Mayfield-Royer, seconded by Commissioner Jeffery O'Brien.

Motion Passed 6 to 0.

NEW BUSINESS

Landscape Plan, Pearland Plaza Shopping Center, F.M. 518 & Broadway. Assistant City Manager Richard Burdine reminded the Commission that at the last meeting they approved the portion of the landscape plan for the new Walgreens near Global Video, and this is the remainder of the plan.

The developer was granted a variance to eliminate some of the parking spaces to allow for additional landscaping. A total of 36,618 square feet is to be in green area, which would bring them close to

the ordinance requirement of 39,190 square feet.

Mr. Burdine recommended approval as submitted. Considering this is a "retrofit" project, he said they had accomplished substantial compliance.

Commissioner Marshall Eggers made the motion, seconded by Vice Chairman Emil Beltz to approve the Landscape Plan for Pearland Plaza Shopping Center, F.M. 518 & Broadway.

Motion Passed 6 to 0.

Final Plat Robert Thompson Subdivision. Teresa Thompson, owner, was present requesting approval of the final plat of Robert Thompson Subdivision.

Mr. Burdine conveyed City Engineer John Hargrove's comments to approve with the specified corrections.

REQUIRED CORRECTIONS:

1. Delete Kevin Cole's name and replace with Randall L. Patro.
2. Change Chairman from Emil Beltz to Pat Lopez.
3. Change Vice-Chairman from Pat Lopez to Emil Beltz.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Marshall Eggers, to approved the final plat of Robert Thompson Subdivision with the corrections as specified.

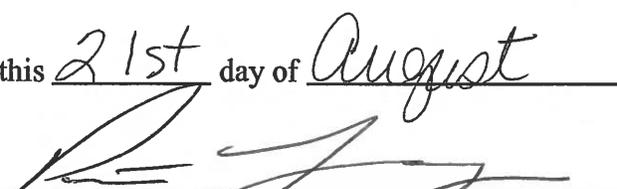
Motion Passed 6 to 0.

Next Meeting Date: The next meeting date will be August 21, 1995.

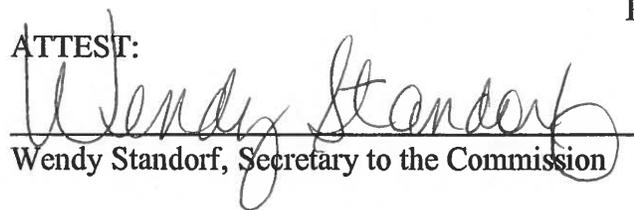
Director's Report. None.

Adjourned: 7:18 p.m.

Minutes approved as submitted and/or corrected this 21st day of August
A.D., 1995.


Pat Lopez, Chairman

ATTEST:


Wendy Standorf, Secretary to the Commission

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 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 June 5, 1995

*motion P.M.R.
2nd J.O.*

III. NEW BUSINESS

6-0

A. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, Pearland Plaza Shopping Center, F.M. 518 & Broadway, Pearland, Texas.

*M.E. - motion
E.B. - 2nd V-O*

B. CONSIDERATION AND POSSIBLE ACTION - FINAL 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.B. - motion
- 2nd
M.E. V-O*

Deresa Thompson present

IV. NEXT MEETING DATE: Poll Members for August, 1995 Meeting Date

Aug. 21

V. DIRECTOR'S REPORT

Nothing to report

VI. ADJOURNMENT

- 7:18 - 50

Posted: 12 Day of July, A.D., 1995 8:15 P.M.

Removed: _____ Day of _____, A.D., 1995

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 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 June 5, 1995

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, Pearland Plaza Shopping Center, F.M. 518 & Broadway, Pearland, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - FINAL 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.

IV. NEXT MEETING DATE: Poll Members for August, 1995 Meeting Date

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

Posted: 12 Day of July, A.D., 1995 8:15 A.M./P.M.

Removed: _____ Day of _____, A.D., 1995

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 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 June 5, 1995

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, Pearland Plaza Shopping Center, F.M. 518 & Broadway, Pearland, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - FINAL 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.

IV. NEXT MEETING DATE: Poll Members for August, 1995 Meeting Date

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

Posted: 12 Day of July, A.D., 1995 8:15 P.M.

Removed: 18 Day of July, A.D., 1995

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, AUGUST 21, 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	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Randy Patro
Commissioner	Robert Larsen
Commissioner	Peggy Mayfield-Royer
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Judy Highburger

Commissioner Marshall Eggers was absent. Commissioner Jeffery O'Brien arrived at 7:15 p.m.

APPROVAL OF MINUTES: Minutes of July 17, 1995

A motion to approve the minutes of the 7-17-95 meeting was made by Commissioner Emil Beltz and seconded by Commissioner Peggy Mayfield-Royer. Robert Larsen abstained.

Motion Passed 4 to 1.

NEW BUSINESS

Chairman Pat Lopez introduced and welcomed Judy Highburger, the new Secretary.

Landscape Plan, Somoma Corporation, 3410 Swenson. Assistant City Manager Richard Burdine reported the landscape plan does meet the requirements of the Land Use Ordinance, and that the staff recommends approval.

Commissioner Robert Larsen made the motion, seconded by Emil Beltz to approve the Landscape Plan for Somoma Corporation, 3410 Swenson.

Motion Passed 5 to 0.

Landscape Plan, AutoZone Store, 2610 S. Main. Richard Burdine reminded the members that this was the location of the old feed store. The existing building will be replaced and the site now meets or exceeds the requirements required of the Landscape Plan. Detention has not been resolved with Brazoria County Drainage District #4.

Commissioner Robert Larsen made the motion, seconded by Commissioner Peggy Mayfield-Royer, to approve the Landscape Plan.

Motion Passed 5 to 0.

Final Plat of West Oaks Village, Section One, Phase A. Renee West, owner, was present requesting approval of the final plat of West Oaks Village, Section One, Phase A, and requesting a variance to allow front set back lines from 25 feet to 20 feet on 21 culdesac lots in Block 2, Section 1A.

John Hargrove stated he had no objection to the variance request, but there was a problem with the submittal, as the markup was not submitted and therefore was no longer available for review. Construction is to begin without approval of the final plat after final construction plans have been approved.

The variance request was tabled and the recommendation for clearing, grading and underground construction only, be approved subject to approval of construction drawings.

Commissioner Emil Beltz made the motion, seconded by Commissioner Robert Larsen to table the request to approve the final plat.

Motion Passed 5 to 0.

Preliminary Plat of Briarglen, Sect. 3, 4 & 5. John Garner, Municipal Engineering, and Dan Rucker, owner, were present and Mr. Garner asked for approval of the preliminary plat and for a variance to allow a 20 foot front building line, instead of 25 foot, for Lot 22, Blk 2; Lots 1, 2, 3, & 6, Blk 4; and Lots 1, 2, 3, & 4, Blk 5, Sect. 4.

Mr. Hargrove stated his print has more information on it than the mylar that has been submitted for approval. A 60 foot road easement that extends into the plat will be abandoned on the final plat. He asked for true cross sections on boundary lines to be put on the final plat.

Mr. Hargrove objected to the Developer's alternate 90 degree plan as being too abrupt, and he prefers the original angle intersection. Mr. Hargrove also asks that the pipeline inside the UE inside Lot 1, Block 2, Section 3 be removed, or the UE be moved.

Mr. Larsen requests the detention note be added.

Mr. Garner agreed to provide cross sections on final submittal.

There were concerns from the members as to the impact on the area if the entire building line variance request were approved.

Commissioner Robert Larsen made the motion, seconded by Jeffery O'Brien to approve the variance to allow a 20 foot building line on Lot 6, Blk 4; and Lots 1, 2, 3, & 4, Blk 5 in Section 4 of the proposed Briarglen Section 3, 4 & 5 Subdivision Plat.

Motion Passed 6 to 0.

Discussion of Possible Changes to the Land Use and Urban Development Ordinance, and Direction to Staff on Date for Public Hearing at Which to Consider Said Changes.

A discussion was begun on the subject of Ordinance 509 to consider change in schedule of uses to make it more consistent.

Al O'Farrell of O'Farrell Realty, was present and introduced Ken Bloom of the Berkel Company in Bonner Springs, Kansas, who is interested in opening a new office at 3419 Swenson. The Berkel Company will make application for a Specific Use Permit.

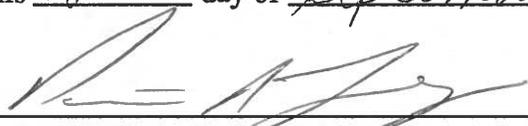
Discussion on revision of Ordinance 509 will continue at the next scheduled meeting.

Next Meeting Date: The next meeting date will be September 18, 1995.

Director's Report. None.

Adjourned: 9:08 p.m.

Minutes approved as submitted and/or corrected this 18th day of September A.D., 1995.



Pat Lopez, Chairman

ATTEST:



Judy Highburger, Secretary to the Commission

WEST DEVELOPMENT/CO., INC. RECEIVED AUG 15 1995

2510 Westminister
Pearland, Texas 77581

FAXED
8/15/95

FAX TRANSMISSION

TO: Judy
City of Pearland
Engineering
FAX# 485-8764

FROM: Renee West

DATE: 8/15/95

TIME: 10:20 a.m.

SUBJECT: Variance - Section 1A West Oaks
Village

COMMENTS: Please call if you have any
questions

THIS TRANSMISSION CONSISTS OF 1 PAGES, PLUS THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (713) 997-1500 & ASK
FOR DENISE.



Memorandum

TO: The City of Pearland
Planning & Zoning
ATTN: Judy
FROM: Renee' L. West
DATE: August 15, 1995
SUBJECT: West Oaks Village Section One A - Variance

I would like to request a variance on front set back lines or front building lines from 25 feet to 20 feet on the following culdesac lots:

Lot 6, 7, 8, 9, 10, 11, 12
25, 26, 27, 28, 29, 30, 31
44, 45, 46, 47, 48, 49, 50
Block 2, Section 1A

Please call me if you have any questions.

cc: John English

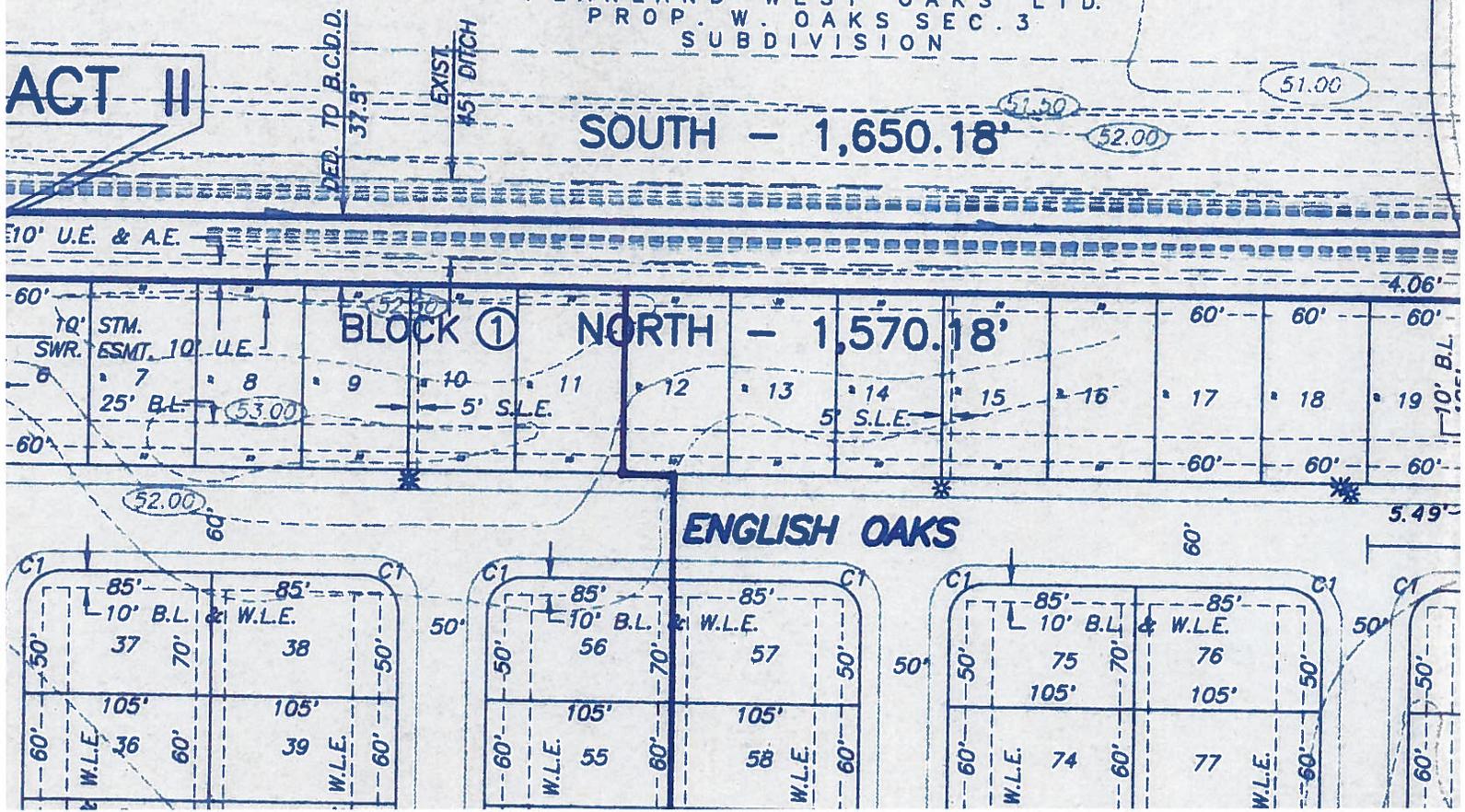
wfcityvar

A FINAL PLAT WEST OAKS SECTION

31.0334 Acre tract of land out of a 25 acre
 Vol. 1092, Pg. 830, Brazoria County Deed Re
 of land as recorded in Vol. 708, Pg. 109, B
 in the H.T. & B. R.R. Survey, A-241, Pearla
 137 Residential lots - 4 Bloc
 - A 0.1894 Tract of land hereby dedicated fo
 A 1.3603 Acre Tract of land hereby dedicated

WEST OAK BLV

FUTURE
 ACREAGE
 PEARLAND WEST OAKS LTD.
 PROP. W. OAKS SEC. 3
 SUBDIVISION



SUGGESTED EXCEPTIONS AND/OR ADDITIONS TO ORDINANCE 509

SECTION 9.4.(j), MF

Access: There shall be provided a minimum of two (2) driveways per lot, no portion of which shall be any closer than fifteen (15) feet to adjacent lot lines. One driveway may be permitted on lots less than 110' in width or 1 and 2 family dwellings.

SECTION 11.4.1(7), OP

Access: A minimum of two driveways shall be required with no portion thereof closer than fifteen (15) feet to an adjacent lot line. One (1) driveway may be permitted on lots less than 110' in width or 1 and 2 family dwellings, unless otherwise approved by the City.

SECTION 12.4.(7), NS

Access: Each lot shall have not less than two driveways with exterior driveways no closer than fifteen (15) feet from the adjacent lot line. One driveway may be permitted on lots less than 110' in width or 1 and 2 family dwellings, or as otherwise approved by the City.

SECTION 13.4.(7), GB

Access: Each lot shall have not less than two (2) driveways no closer than twenty-five (25) feet from adjacent lot lines. One (1) driveway may be permitted on lots less than 110' in width or 1 and 2 family dwellings, unless otherwise approved by the City.

SECTION 14.4.(7), C

Access: Each lot shall have not less than two (2) driveways with exterior driveways no closer than twenty-five (25) feet from the adjacent lot line. One (1) driveway may be permitted on lots less than 110' in width or 1 and 2 family dwellings, or as otherwise approved by the City.

Discuss the definition of Accessory Use (page 5).

Under minimum lot size in all business zones, add the notation, "See Section 24.2.1 for exception".

Section 13.4.8 appears to be in conflict with the schedule of uses, page 87, Tavern.

Section 20.6. Building Facades

Buildings shall have a minimum of seventy five percent (75%) masonry appearance, glass or architectural metal, described as interlocking metal panels having no exposed fasteners and with a minimum 26 gauge, on front and side exterior walls.

Section 22.11. Prohibited signs, advertising, lighting.

(11) Signs which contain or have attached thereto banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similar devices are prohibited.

(12) Signs, or obsolete components thereof, which no longer advertise a bona fide business ...

Section 22.17. Builder/Subdivision and Subdivision Identification Signs.

(1) One builder/subdivision sign may be located at the main entrance of any new subdivision. Four (4) additional directional signs may be located off-site premise at appropriate locations with no such sign closer than ?? feet to any other sign.

CITY OF PEARLAND

ID:713-485-8764

AUG 14'95

9:36

TRANSMIT CONFIRMATION REPORT

NO. : 003
RECEIVER : 8632384
TRANSMITTER : CITY OF PEARLAND
DATE : AUG 14'95 9:36
DURATION : 00'33
MODE : STD
PAGES : 01
RESULT : OK

Contact Susan Baker
w/ West Oaks-HOA
(w) 863-2426
(Fax) 863-2384
When West Oaks ~~is~~
one to go before
P of 2
Wendy
7-28-94



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068
(713) 485-2411 • Fax (713) 485-8764

FAX CORRESPONDENCE

DATE: 8/14/95

FROM: Judis - Planning & zoning Sec

TO: Susan Baker

NO. OF PAGES: 1 INCLUDING THIS COVER PAGE

SUBJECT: West Oaks, Sect I, Phase A is

on the agenda for 8/21/95.

7pm. of the Planning & Zoning

Commission



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068
(713) 485-2411 • Fax (713) 485-8764

FAX CORRESPONDENCE

DATE: 8/21/95

FROM: Judy

TO: Mary Starr

NO. OF PAGES: 2 INCLUDING THIS COVER PAGE

SUBJECT: P + 2 agenda

TRANSMIT CONFIRMATION REPORT

NO. : 011
RECEIVER : 7134851649
TRANSMITTER : CITY OF PEARLAND
DATE : AUG 21'95 11:10
DURATION : 01'04
MODE : STD
PAGES : 02
RESULT : OK

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 21, 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 July 17, 1995

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, Sonoma Corporation, 3410 Swenson, Pearland, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, AutoZone Store, 2601 S. Main, Pearland, Texas.

C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of West Oaks Village, Section One, Phase A, 31.0334 Acre tract of land out of a 25 acre tract of land as recorded in Vol. 1092, Pg. 830, Brazoria County Deed Records and a 160 Acre tract of land as recorded in Vol. 708, Pg. 109, Brazoria County Deed Records in the H.T. & B. R.R. Survey, A-241, Pearland, Brazoria County, Texas.

Variance Request:

1.) Variance to allow front set back lines or front building lines from 25 feet to 20 feet on the following culdesac lots: Lots 6, 7, 8, 9, 10, 11, 12, 25, 26, 27, 28, 29, 30, 31, 44, 45, 46, 47, 48, 49, and 50 Block 2, Sect. 1A.

D. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Briarglen, Sect. 3, 4 & 5.

Variance Request:

1.) Variance to allow from a 25 foot to a 20 foot front yard building line on Lot 22, Blk 2, Lots 1, 2, 3 & 6. Blk 4, and Lots 1, 2, 3 & 4, Blk 5 in Section 4 of the proposed Briarglen Section 3, 4 & 5 Subdivision Plat.

E. CONSIDERATION AND POSSIBLE ACTION - Discussion of Possible Changes to the Land Use and Urban Development Ordinance (No. 509) and Direction to Staff on a Date for a Public Hearing at Which to Consider Said Changes.

IV. NEXT MEETING DATE: September 18, 1995

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

Posted: 16th Day of August, A.D., 1995 8:45 A.M./P.M.

Removed: 22nd Day of August, A.D., 1995