

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, SEPTEMBER 18, 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 (arrived 7:06 p.m.)
Commissioner	Marshall Eggers
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Ass't. Director of Administrative Svcs.	Wendy Standorf

**APPROVAL OF MINUTES:** Minutes of August 21, 1995

A motion to approve the minutes of the 8-21-95 meeting was made by Commissioner Robert Larsen and seconded by Commissioner Emil Beltz.

**Motion Passed 5 to 1.**

**NEW BUSINESS**

**Preliminary Plat Meadowview Section 1 at Silverlake & Preliminary Plat Silverlake Commercial Park Phase One.** City Engineer Hargrove recommended tabling these agenda items. The developer was unable to get approval by the Brazoria County Drainage District #4.

Commissioner Robert Larsen made the motion, seconded by Commissioner Marshall Eggers to table the Preliminary Plat of Meadowview Section 1 at Silverlake and the Preliminary Plat of Silverlake Commercial Park, Phase 1.

**Motion Passed 6 to 0.**

**Final Plat Sunset Lakes, Section 2.** Al Lentz representing Lentz Engineering was present requesting approval of the final plat of Sunset Lakes, Section 2.

Dominick Basile of 1101 Lochmoor addressed the Commission on behalf of the Riverwalk Homeowners Association. He stated that the homeowners object to the opening of Chelsea Lane. He presented a petition (copy attached as Exhibit A) signed by a number of the home owners within the Riverwalk Subdivision requesting that Chelsea Lane remain closed. Mr. Basile also wanted to know who, why and how it was decided to open Chelsea Lane and he requested clarification on the approval process for subdivisions.

Assistant City Manager Richard Burdine informed the Commission that when Riverwalk Subdivision was platted, the intention was for the street to be opened at some point because it was platted as a "stub" street and not a cul-de-sac. He stated that the City Council does not act on plat approval.

Commissioner Jeffery O'Brien asked Mr. Burdine what the advantages and disadvantages would be for the street opening.

Mr. Burdine stated that the disadvantage would continue an unintended "super cul-de-sac", and the advantage would allow the additional access that was intended.

City Engineer Hargrove recommended approval with the corrections as specified.

Bud Goza representing Lingo Properties, developer, asked if it was possible for the Riverwalk Homeowners Association to install a 911 gate for emergency access.

Randy Hutchins of 1302 Chelsea Lane also addressed the Commission stating that he did not want the street open because of the danger of the added traffic. There are a number of small children within the subdivision.

There was additional discussion regarding 911 gates.

Commissioner Randy Patro made the motion, seconded by Jeffery O'Brien to reject the final plat of Sunset Lakes Section 2 as submitted. There was additional discussion and Jeffery O'Brien withdrew his second.

**Motion Failed for lack of a second.**

Commissioner Marshall Eggers made the motion, to approve the final plat of Sunset Lakes, Section 2 with consideration of a 911 gate after discussion with the Police Department and the Fire Chief. There was additional discussion and Marshall Eggers withdrew his motion.

**Motion withdrawn.**

Commissioner Jeffery O'Brien made the motion, seconded by Commissioner Peggy Mayfield-Royer to approve the final plat of Sunset Lakes, Section 2 with the required corrections.

**REQUIRED CORRECTIONS:**

1. Correction of 2 monument notes.
2. Add Commissioner Randy Patros name to the plat.

**Motion Passed 5 to 2.** (Commissioners voting "aye": Pat Lopez, Emil Beltz, Marshall Eggers, Jeffery O'Brien and Peggy Mayfield-Royer; Commissioners voting "no" Randy Patro and Robert Larsen).

The Commission recessed for five (5) minutes at 8:02 p.m..

**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.**

Mr. Burdine asked the Commission in which zoning districts they would consider dropping the facade requirements. Lengthy discussion ensued. It was the consensus of the Commission for the wording to include "All walls facing major thoroughfares shall meet the 75% rule".

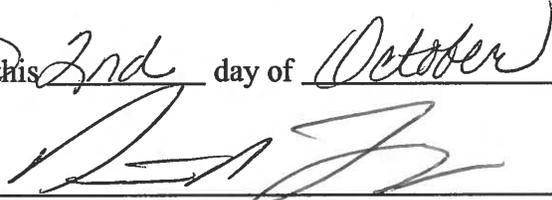
The Commission advised staff to set the Public Hearing for the earliest possible date.

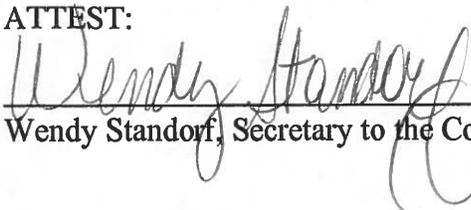
**Next Meeting Date:** The next meeting date will be October 2, 1995.

**Director's Report.** None.

**Adjourned: 9:14 p.m.**

Minutes approved as submitted and/or corrected this 2nd day of October A.D., 1995.

  
Pat Lopez, Chairman

ATTEST:  
  
Wendy Standorf, Secretary to the Commission

To: Pearland Planning and Zoning Commission  
From: Riverwalk Homeowners Association  
Subject: Petition to allow Chelsea Lane to remain closed

Attached please find a listing of signatures of Riverwalk residents, by address, that indicates support of leaving Chelsea Lane closed (against expansion).

Some of the signatures (8) , indicated by a "NO" in the name column identify those residents who are in favor of the expansion. The remaining (80) signatures were signed by the residents with the intent of expressing their opinion that the street should remain closed.

The summary totals are as follows:

80 AGAINST EXPANSION  
8 FOR EXPANSION  
88 TOTAL CONTACTED



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D.D. Basile, President RHOA

Mark Briggs

"EXHIBIT A"

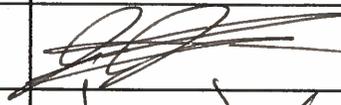
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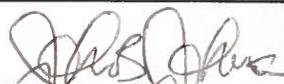
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# PETITION TO STOP CHELSEA LANE EXTENSION

ADDRESS	PHONE	PRINTED NAME	SIGNATURE
3501 RIVERSIDE DRIVE		465-741-2405 JIM HARRIS	482-2803 Jim Harris
3503 RIVERSIDE DRIVE			
3505 RIVERSIDE DRIVE		DANNY SMITH	
3507 RIVERSIDE DRIVE		L. C. WATKINS	466-017 4467 LC Watkins
3509 RIVERSIDE DRIVE			
3511 RIVERSIDE DRIVE		W. H. BONE	992-5825
3513 RIVERSIDE DRIVE	482-2579	523-76-5273 HOWARD + EVELYNE MARTIN	Evelyn W. Martin
3515 RIVERSIDE DRIVE	992-0166	256-17-9120 DANNY & CARYN HALES	Danny Hales
3517 RIVERSIDE DRIVE	992-9523	222-54-9090 Deborah + James Brown	Deborah L. Brown
3519 RIVERSIDE DRIVE			
3521 RIVERSIDE DRIVE	992-8769	451-23-2934 BRIAN BRUCE	
3523 RIVERSIDE DRIVE	992-2436	319-38-1599 Wallis M. Parker	Willis M. Parker
3525 RIVERSIDE DRIVE	992-4520	337-54-9889 DORIAN + LINDA DOUGHERTY	
3527 RIVERSIDE DRIVE	482-4484	392-38-7236 JO ANN TIERNEY	JoAnn Tierney
3529 RIVERSIDE DRIVE			
3531 RIVERSIDE DRIVE	996-8516	454-63-5239 Kristen + Ed Stanton	Ed Stanton Kristen Stanton

No  
X

3533 RIVERSIDE DRIVE		NO	
3535 RIVERSIDE DRIVE			
3701 RIVERSIDE DRIVE	482-5674	<sup>505-84-3838</sup> Joe Postany	
3703 RIVERSIDE DRIVE	992-9763	458-11-9710 DANA BRENTON	Jana Ziel
3705 RIVERSIDE DRIVE	482-3261	464-310773 Cathy Allen	Cathy Allen
3706 RIVERSIDE DRIVE	996-0216	212-72-4226 Cynthia Gillen	Cynthia Gillen
3707 RIVERSIDE DRIVE			
* 3708 RIVERSIDE DRIVE		NO	
3709 RIVERSIDE DRIVE			
3710 RIVERSIDE DRIVE	992-3218	488-94-1466 Susan Gilbert	Susan Gilbert
* 3711 RIVERSIDE DRIVE		NO	
3713 RIVERSIDE DRIVE	996-0917	456-210436 DAN RUDLWISKI	

ADDRESS	PHONE	PRINTED NAME & S.S. #	SIGNATURE
1101 CAMELOT LANE	992 0735	<sup>449 97796</sup> Jim & KRISTI COLE	
1102 CAMELOT LANE			
1103 CAMELOT LANE	992 0735	Jim & KRISTI COLE	
1104 CAMELOT LANE			
1105 CAMELOT LANE	996-8134	Denise & Rick Aust	
1106 CAMELOT LANE			
1107 CAMELOT LANE	482-8363	<sup>524-96-1355</sup> John & STEPHANIE JOHNSON	
1108 CAMELOT LANE	996 9490	<sup>435-17-5838</sup> Milton Morgan	
1110 CAMELOT LANE			
1114 CAMELOT LANE	992-0440	Jaen & Valary Cibulski	<sup>452-73-5917</sup> Valary Cibulski

ADDRESS	PHONE	PRINTED NAME	SIGNATURE
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1101 LOCHMOORE LANE	996-1733	D. Basile	D. Basile
1102 LOCHMOORE LANE	996-0547	D. Bishop <sup>463-23-3807</sup>	D. Bishop
1103 LOCHMOORE LANE			
1104 LOCHMOORE LANE	482-4713	VINCE ESTEVEZ 455-45-9183	Vince Estevz
1105 LOCHMOORE LANE			
1106 LOCHMOORE LANE	992-9322	KENNETH EVANS 439-94-6293	Kenneth Evans
1107 LOCHMOORE LANE	992-2272	Richard Moore 450-49-6471-	Richard Moore
1108 LOCHMOORE LANE	992-2518	ELIZABETH HUNT 450-90-1200	E. Hunt
1112 LOCHMOORE LANE		NO	
1113 LOCHMOORE LANE	992-9019	FRANK REXTER 376-35-1770	Frank Rexter
1114 LOCHMOORE LANE	482 4365	Amullah Alic 326 62 0843	Amullah Alic
1115 LOCHMOORE LANE	482 4365	Amullah Alic 326-62-0843	Amullah Alic
1118 LOCHMOORE LANE	996-5353	Mary M. Ford Refused SSN 1118 Lochmoore	Mary M. Ford
1116 LOCHMOORE LANE		NO	
1120 LOCHMOORE LANE		NO	
3605 LOCHMOORE LANE		SEE NEXT Page	
3607 LOCHMOORE LANE	992-0928	LESA A MERRILL 456-67-2996	Les Merrill
3608 LOCHMOORE LANE	482-9354	Doreen Moore 450-33-9499	Doreen Moore

X

X

X

3609 LOCHMOORE LANE	482-1437	JAMES TRIMM 454-92-1599	James Trimm Jr.
3610 LOCHMOORE LANE	992-9122	Todd A. Kinsey 261-87-2549	T.A. Kinsey
3611 LOCHMOORE LANE	996-5096	KARL D. TRAHAN 435-21-0489	Karl D. Trahan
3612 LOCHMOORE LANE	482-8775	JAY RICHARDSON 446-70-4579	Jay Richardson
3613 LOCHMOORE LANE	482-2523	KATY HEINRICH 453-33-7160	Katy Heinrich
3614 LOCHMOORE LANE	996 5629	BEVERLY GREENE	Beverly Greene
3615 LOCHMOORE LANE	992-0103	TINA MAI 462-49-8718	Tina Mai
3616 LOCHMOORE LANE	992-1019	MARK BRIGGS 585-37-3739	Mark Briggs
3617 LOCHMOORE LANE	996-5361	PAUL CONNOR 431-12-0198-A	Louise Connor
3618 LOCHMOORE LANE	992-0367	MICHAEL GEORGE 452-31-2705	Michael George
3619 LOCHMOORE LANE	482-6623	CHEYL CROCKER 454-31-9841	Cheyl Crocker
3620 LOCHMOORE LANE	992-8546	Allen W. Workman 234-86-5049	Allen W. Workman
3622 LOCHMOORE LANE	482-7775	Susan Anderson 123-36-4132	Susan Anderson
3624 LOCHMOORE LANE		Dannel Luckitt 256-41-1766	Dannel Luckitt

3613 Lochmoore Ln 992-3195

DUNG TRAN  
452-67-5280

Dung Tran

NAME	PHONE	PRINTED NAME & SS.#	SIGNATURE
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1101 MERRIBROOK LANE	992-7335	JAMES STRYK 466-33-0923	<i>James Stryk</i>
1102 MERRIBROOK LANE	992-1465	MARIA ROBINSON 555-81-8382	<i>Maria E. Robinson</i>
1103 MERRIBROOK LANE	996-8140	LONZO E. N 134-39-1625	<i>Lonzo E. N</i>
1104 MERRIBROOK LANE	<i>[Green wavy line]</i>		
1105 MERRIBROOK LANE	992-2174	LAURA FLYNN 457-53-4461	<i>Laura Flynn</i>
1106 MERRIBROOK LANE	<i>[Green wavy line]</i>		
1107 MERRIBROOK LANE	992-0274	JERRY KIM 456-47-2133	<i>Jerry Kim</i>
1108 MERRIBROOK LANE	997-2627 <i>with #</i>	SHARON WILKINS 452-47-3764	<i>Sharon Wilkins</i>
1109 MERRIBROOK LANE	992-9344	TODD YEAGER 463-55-995	<i>Todd Yeager</i>
1110 MERRIBROOK LANE	<i>[Green wavy line]</i>		
1111 MERRIBROOK LANE	<i>[Green wavy line]</i>		
1112 MERRIBROOK LANE	<i>[Green wavy line]</i>		
1113 MERRIBROOK LANE	<i>[Green wavy line]</i>		
1114 MERRIBROOK LANE	482-0985	Kim Svatek 414-80-9814	<i>Kim Svatek</i>
1115 MERRIBROOK LANE	996-0501	BOB CONLEY 9910-0985	<i>Bob Conley</i>
1116 MERRIBROOK LANE	996-7985	AMY DUNKLEE 45557-4742	<i>Amy Dunklee</i>
1118 MERRIBROOK LANE	492-3447	Benny Smith Jr	<i>Benny C Smith Jr</i>

ADDRESS	PHONE	PRINTED NAME SS#	SIGNATURE
1101 CHELSEA LANE	4822735	455-310888 GLENDA Andrews	Glenda Andrews
1102 CHELSEA LANE		NO	
1103 CHELSEA LANE			
1104 CHELSEA LANE	992-0417	459-366523 Mike A. ALVARADO	Mike A. Alvarado
1105 CHELSEA LANE	996-9375	464-41-0622 Karen Solomon	Karen Solomon
1106 CHELSEA LANE	992-5274	Evan Eaton 460-43-410 Bonnie Eaton 525-23246	Evan Eaton Bonnie M. Eaton
1107 CHELSEA LANE			
1108 CHELSEA LANE	992-0115	Charles Goertz 460-53-623 992-0115	Charles Goertz
1109 CHELSEA LANE	992-1745	MARCIA KASKA 458-06-4005	Marcia Kaska
1110 CHELSEA LANE		Glenda NO	
1111 CHELSEA LANE	unlisted	Ruth Lee	Ruth Lee
1112 CHELSEA LANE			
1113 CHELSEA LANE	992-9206	Audi Mills 601-26-0571	Audi Mills
1114 CHELSEA LANE			
1115 CHELSEA LANE	992-1786	Mark A. Michna 457-08-5126	Mark A. Michna
1116 CHELSEA LANE			
1118 CHELSEA LANE			
1201 CHELSEA LANE	482-9150	MARY KIMBRAUGH 58760404	Mary Kimbraugh

1202 CHELSEA LANE	996-894	AGENOR DAVIDA 584-66-6969	<i>Agenor Davida</i>
1203 CHELSEA LANE	482-5995	JUDY JONESON 460-04-0529	<i>Judy Joneson</i>
1204 CHELSEA LANE	996-0335	Debbie Hutchison 201487215	<i>Debbie Hutchison</i>
1205 CHELSEA LANE	482-8380	Cathy Harrison 455-08-2408	<i>Cathy Harrison</i>
1206 CHELSEA LANE			
1207 CHELSEA LANE	992-3851	Lisa Ditta 460-67-8319	<i>Lisa Ditta</i>
1208 CHELSEA LANE			
1208 CHELSEA LANE	992-2164	EMMY HUYNH 463-47-4015	<i>Emmy Huynh</i>
1209 CHELSEA LANE			
1210 CHELSEA LANE	482-2993	Linda Miller 466-86-9910	<i>Linda Miller</i>
1211 CHELSEA LANE	992-4565	Janet D. Adams 459 86 9609	<i>Janet D. Adams</i>
1212 CHELSEA LANE	996-8407	SHARI ROGERS 458-49-7447	<i>Shari Rogers</i>
1214 CHELSEA LANE	482-8653	Tamara E. Irish 466-08-8806	<i>Tamara Irish</i>
1216 CHELSEA LANE	996-1288	CARRIE K. LEE 484-46-4530	<i>Carrie Lee</i>
1218 CHELSEA LANE	482-0187	224908044 Cindy Gosnell	<i>Cosnell</i>
1220 CHELSEA LANE			
1222 CHELSEA LANE	992-3080	Randall Zornes 287-50-5937 Shaun Zornes 275-56-1189	<i>Randall Zornes</i>
1302 CHELSEA LANE	996-1816	JERRI ANN HUTCHINGS 459-35-5422	<i>Jerrin Hutchings</i>
1304 CHELSEA LANE	482-7637	Toni Edwards 455-39-6687	<i>Toni Edwards</i>
1306 CHELSEA LANE			

1308 CHELSEA LANE	482-0644	R. MARK HALL 457-06-8517	R. Mark Hall
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8-14-95

Riverwalk Home Owners Association  
RHOA items for Pearland City Council Mtg.

Address the Group

- \* Mr/Mrs mayor, Ladies and Gentleman of the Council
- \* My name is: Dominick Basile, I am the President of the RHOA
- \* Our sub-division is located at the Eastern most edge of Pearland and accesses from FM518.
- \* Thank you for this opportunity to speak tonight

Our Business

We are here tonight to raise the awareness level of the Council to a position we collectively hold as a sub-division. It has come to our attention that a proposal is going to come to the Council, from the PandZ board, to open Chelsea Ln. through to the proposed addition to the Sun-Meadow sub-division, which is adjacent to Riverwalk.

We are opposed to the opening of this road.

Supporting arguments

- 88 06 9-18-95*
- \* We have a petition signed by *96* of the 126 homes in the sub-division stating their opposition
  - \* 50% of the houses on Chelsea Ln. have only one car garages and driveways, causing an already narrow street to experience traffic flow problems due to necessary "on street" parking
  - \* Pearland police and numerous newspaper and magazine articles offer the opinion that sub-divisions that have multiple access and egress are more easily made burglary targets than those with single access and egress. We now have only 1 way in and out, and a very low incidence of crime.
  - \* Based on physical testing, emergency response time would not be positively impacted unless the response originated deep in either the Riverwalk or Sun-Meadow sub-division and was targeted to "pick up" deep in the opposite sub-division. A highly unlikely scenario, when no response teams originate in these areas.
  - \* We have not been given any reason or arguments that enable us to see a positive result of opening this street. We have only heard hearsay, that the school bus drivers after picking up in Riverwalk "don't like" to go back out to FM 518 to get to Sun-Meadow to get their children.

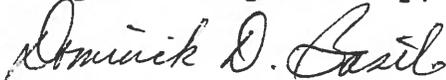
**Other Considerations**

- \* Proposals that impact an identifiable portion of the residents should be discussed with those residents. This is the second time that this proposal is coming up and neither time were we asked for input.
- \* We are disappointed that both the aforementioned instances were discovered by RHOA officers through "third party" conversations, and not by direct contact from the city. We believe that the city owes it's residents more respect than this kind of lack of communication portends.

**Our Requests**

1. We respectively request that when this issue is placed on the PandZ meeting agenda, the RHOA be notified to allow for our argument and petition presentation at the meeting.
2. When, and if, the Planning and Zoning Board recommends the opening of Chelsea Ln. to the City Council for a vote, please take our viewpoint as seriously as opposing viewpoints.
3. Please cast your vote, on this issue, based on whatever is best for those residents who are directly affected by your decision.

Thank you. Respectfully,



Dominick D. Basile

WORK 713.235 4305  
HOME 713 996 1733

To: Pearland Planning and Zoning Commission  
From: Riverwalk Homeowners Association  
Subject: Petition to allow Chelsea Lane to remain closed

Attached please find a listing of signatures of Riverwalk residents, by address, that indicates support of leaving Chelsea Lane closed (against expansion).

Some of the signatures (8) , indicated by a "NO" in the name column identify those residents who are in favor of the expansion. The remaining (80) signatures were signed by the residents with the intent of expressing their opinion that the street should remain closed.

The summary totals are as follows:

80 AGAINST EXPANSION  
8 FOR EXPANSION  
88 TOTAL CONTACTED



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D.D. Basile, President RHOA

## 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.

### SECTION 19.4.3(a) Access and Maneuvering

(a) Entrances and/or exits shall be so located as to minimize traffic congestion. Driveways shall be located so that the opening, including turning radii, is no closer than 25 15 feet to the end of a street intersection curb return. In no case shall such entrance or exit be closer than 35 25 feet from the intersection of any extended curb line. Cul-de-sacs and eyebrows are exempt from this requirement. The width of the opening of entrances and exits measured at the property line, not including the turning radii of the driveway apron between the property line and the adjacent curb, shall be not less than twelve (12) feet in R-1, R-2, R-3, and R-4 areas and not less than twenty five (25) feet in any district nor more than thirty-five (35) feet in any district. Between any two (2) adjacent entrances or exits serving the same parking facility there shall be provided at the property line a separation of not less than twenty-five (25) feet. Beyond the required number of driveways for each district, there shall be permitted no more than one additional driveway for each on hundred (100) feet of lot width above the minimum lot width. Common driveways may be allowed upon approval of the City.

### SECTION 19.5.1. Paving and Drainage

All off-street parking areas shall be paved with not less than five (5) inches of reinforced Portland cement concrete or four (4) inches on compacted subgrade, or one and one-half (1- 1/2) inches of hot-mixed asphaltic cement concrete with a six (6) inch lime treated subbase to adequately provide an on five (5) inches of approved granular base on six (6) inches of lime treated subbase, or equal, as approved by the Director of Public Works. This is required to provide an adequate all-weather surface to the building line, unless otherwise approved by the Director of Public Works. Parking areas shall be graded and drained in such manner that run-off shall be properly channeled into a storm drain water course, ponding area, or other approved facility.

■ addition to ordinance

— remove from ordinance

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.

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 18, 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 August 21, 1995

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat approval of Meadowview Section 1 at Silverlake, a subdivision of 22.5448 acres of land out of the John W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

1. **Variance request** of Section 27-4(D)(1)(a) of the Subdivision Ordinance to allow for 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs and to allow five (5) foot side lot building setback lines.

**B. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat approval of Silverlake Commercial Park, Phase 1, a subdivision of 5.5310 acres of land out of the John W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

**C. CONSIDERATION AND POSSIBLE ACTION** - Final Plat approval of Sunset Lakes, Section 2, a subdivision of 29.9375 acres in the James E. Perry and Emily Austin League, Abstract No. a-111, Pearland, Brazoria County, Texas.

**D. 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:** October 2, 1995

**V. DIRECTOR'S REPORT**

**VI. ADJOURNMENT**

Posted: 14<sup>th</sup> Day of September, A.D., 1995 4:55 A.M./P.M.

Removed: 21<sup>st</sup> Day of September, A.D., 1995