

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, FEBRUARY 26, 1996, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 8:10 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Peggy Mayfield-Royer
Commissioner	Jeffery O'Brien
Commissioner	Marshall Eggers
Commissioner	Rob Larsen
Assistant City Manager	Richard Burdine
Secretary	Karla Canada

Commissioner Randy Patro was absent.

II. APPROVAL OF MINUTES: Minutes of February 12, 1996

A motion to approve the minutes of the February 12, 1996 meeting, was made by Commissioner Jeffery O'Brien, seconded by Vice Chairman Emil Beltz.

Motion Passed 5 to 0. (Chairman Pat Lopez abstained).

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 59,** request of Ronald Hausman and James A. Banfield, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-3) to Multi-Family District (MF) on the following described property, to-wit:

6.01403 acres of land, out of a 172.0566 acre tract out of Tract 1, Thomas J. Green Survey, Abstract 198, Brazoria County, Texas (Alexander Lane)

James A. Banfield was present and discussion between the Commission and Mr. Banfield was made regarding the definition of independent living.

Commissioner Peggy Mayfield-Royer questioned whether or not Mr. Banfield would consider another location for retirement center if his application is not approved. Mr. Banfield commented that he did not know at this point.

Chairman Pat Lopez questioned Mr. Banfield and Richard Burdine about a buffer zone and possible approval of application based on contingencies. Richard Burdine noted that approval of the application as it is applied for would be just that, and the Commission should address this issue in the manner which Multi-Family District is set out in the Ordinance.

Commissioner Jeffery O'Brien stated that Pearland is a family oriented city and should remain a single-family dwelling subdivision community.

Vice Chairman Emil Beltz commended both Ronald Hausman and James Banfield on their past track record and outstanding reputations in our community; however, agreed with Commissioner Jeffery O'Brien.

Commissioner Rob Larsen made a motion to deny Application No. 59, seconded by Vice Chairman Emil Beltz.

Motion Passed 5 to 1.

At that time, James A. Banfield, owner, withdrew his request for application and does not wish to proceed.

- B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 60,** request of Ray Whaley, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described property, to-wit:

0.252 acres of land out of Lot 46 E-1 and 0.103 acres of land, more or less, out of Lot 46 E-2 for a total of 0.355 acres out of Tract 46 of the Allison Richey Gulf Coast Home Company Subdivision of Section 8, F.B. Drake Survey, Abstract 504, Brazoria County, Texas (6609 Broadway)

Commissioner Jeffery O'Brien questioned whether or not Mr. Whaley would have to meet the facade and landscaping requirements. Richard Burdine noted that the building has no street frontage; therefore, these requirements would not apply.

Commissioner Jeffery O'Brien made a motion to approve Application No. 60, seconded by Commissioner Rob Larsen.

Motion Passed 6-0.

C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 61, request of Ronald Steve Smith, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to Suburban Development Residential District (SDR) on the following described property, to-wit:

Approximately 2.79 acres out of Reserve A in Twin Wood Subdivision (1255 Old Alvin Road)

Richard Burdine indicated that Mr. Ronald Smith, owner, is out of the state and could not be present to speak; therefore, this item should be tabled to a further meeting date.

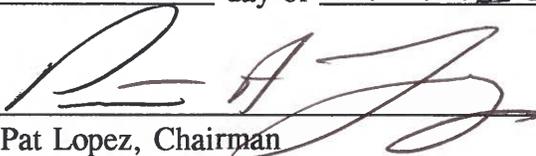
Commissioner Peggy Mayfield-Royer made a motion to table the item, seconded by Commissioner Jeffery O'Brien.

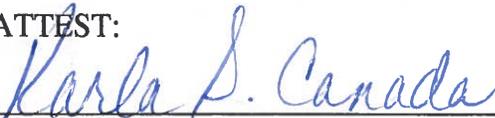
Motion Passed 6-0.

IV. Next Meeting Date: Monday, March 4, 1996; 7:00 p.m.

V. Adjourned: 8:45 p.m.

Minutes approved as submitted this 5 day of MARCH A.D., 1996.


Pat Lopez, Chairman

ATTEST:

Karla Canada, Secretary

10/2/95
file me

Pat
482-
2730

Feb. 26, 6:30 pm.

MEMBERS OF THE PLANNING AND ZONING COMMISSION
(3 YEAR TERM)

LTC

PALCON

Pat Lopez, Chairman
3209 Dixie Farm Road
Pearland, Texas 77581

yes

482-2730

Term Expires: April, 1998
Home Phone: 482-1142
Office Phone: 482-4386
mobile 882-1689
wifes handheld 249-7397

Emil A. Beltz, Vice-Chairman
2434 Killarney
Pearland, Texas 77581

yes

Term Expires: April, 1998
Home Phone: 481-4627

Jeffery O'Brien
3010 Country Club Drive
Pearland, Texas 77581

yes

Term Expires: April, 1998
Home Phone: 485-1339
Office Phone: ~~938-6281~~ (951-8149)
~~928-6281~~ pager
~~227-304~~

Peggy Mayfield-Royer
2119 N. Austin
Pearland, Texas 77588

yes

Term Expires: April, 1996
Home Phone: 485-3038
Office Phone: 485-9522

~~delivered by phone: 6057 W. Broadway~~

Rob Larsen
5008 Frances
Pearland, Texas 77581

yes

Term Expires: April, 1996
Home Phone: 485-1571
Office Phone: 282-4436
#3

Marshall Eggers
~~3418 E. Orange~~ 2246 N. Washington
Pearland, Texas 77581

yes

Term Expires: April, 1997
Home Phone: 485-7806 also box
Office Phone: pager (employee in TX) 902-6481

check

Randy Patro
2301 Peach Court
Pearland, TX 77581

yes
no

Term Expires: April, 1998
Home Phone: 997-2329
Office Phone: 784-4414

also: get photo

Richard > call & get photo

Hargrove >
Don Guyres doesn't attend, want photo
Paul Shalman doesn't attend but let
me get for file know if something big
coming up. no photo
per T.J.
8-15-95

Rev. 8-11-95 city sec/poe

1. Be accepted as presented
2. reported, noted, stated
3. now complete; therefore,
4. ; however,
5. It was suggested

CITY OF PEARLAND
ZONE CHANGE APPLICATION

Change in Zoning Classification from: R.3 to: MF

Change in Regulations in Section #: _____

Specific Use for: _____

RECEIVED
FEB 1 1996

Property address: Alexanders Drive

CITY OF PEARLAND
CITY SECRETARY'S OFFICE

Lot: _____ Block: _____ Subdivision: _____

Metes & Bounds Description: 6.014 acres - Thomas J. Green Survey
(unplatted property only; attach survey) (attached) - abstract 198 - Brazoria County

Tax I.D. number: _____

Proposed use of land within requested designation: Seniors Apartment Project

Record owner's name: Ronald Hausman & James A. Banfield

Owner's mailing address: 1328 South Loop West (Suite 100)
Houston Texas 77052

Owner's telephone number: 713-799-9450

Agent's name: _____

Agent's mailing address: _____

Agent's telephone number: _____

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.

Owner's signature: Ronald Hausman

Agent's signature: _____

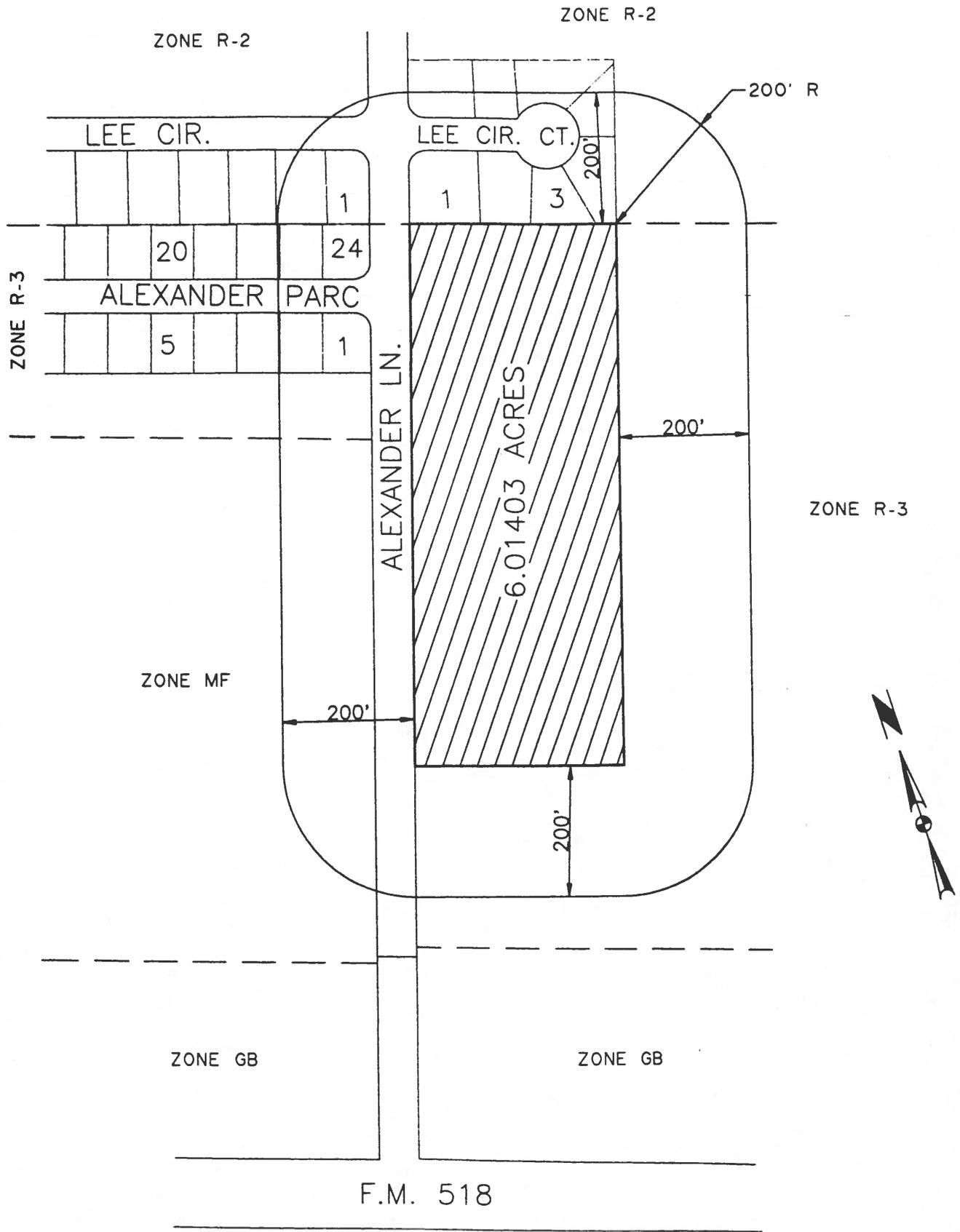
Fees paid: \$ 250.00

Date paid: 1-23-96

Received by: K Canada

Application variance number: 59

EXHIBIT A





City of Pearland

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

February 27, 1996

Honorable Mayor Reid and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 59,
REQUEST OF RONALD HAUSMAN AND JAMES A. BANFIELD, OWNER, FOR
AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT
ORDINANCE OF SAID CITY FROM CLASSIFICATION SINGLE FAMILY
DWELLING DISTRICT (R-3) TO MULTI-FAMILY DISTRICT (MF) ON THE
FOLLOWING DESCRIBED PROPERTY, TO-WIT:

6.01403 acres of land, out of a 172.0566 acre tract out of
Tract 1, Thomas J. Green Survey, Abstract 198, Brazoria
County, Texas (Alexander Lane)

Honorable Mayor Reid and Council Members:

The Planning and Zoning Commission, at a regular meeting held on February 26, 1996, after the Joint Public Hearing, considered the above mentioned recommendation to the City Council.

Commissioner Rob Larsen made the motion, seconded by Commissioner Emil Beltz, to recommend that City Council **deny** Application No. 59.

Motion passed 5-1.

At that time, Mr. James A. Banfield, owner, withdrew his request for application and does not wish to proceed.

Sincerely yours,

A handwritten signature in cursive script that reads 'Pat Lopez KC'.

Pat Lopez, Chairman
Planning and Zoning Commission

EB/kc

ZONE CHANGE APPLICATION

Change in Zoning Classification from: SD to: Commercial

Change in Regulations in Section #: _____

Specific Use for: _____

Property address: 6608⁹ BROADWAY STREET

Lot: 46-E1 & 46-E2 Block: _____

Subdivision: _____

Metes & Bounds Description: (unplatted property only; attach survey)

Tax I.D. number: 74 1988911

Proposed use of land within requested designation: "Commercial"

Auto mobile AND TRUCK REPAIRS -

< LATER - this will be Rental property for business

Record owner's name: Ray Whaley < Ray's Auto Body Shop, Inc >

Owner's mailing address: PO Box 984 - PEARLAND

Owner's telephone number: 485.2116

Agent's name: _____

Agent's mailing address: _____

Agent's telephone number: _____

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.

Owner's signature: Ray Whaley

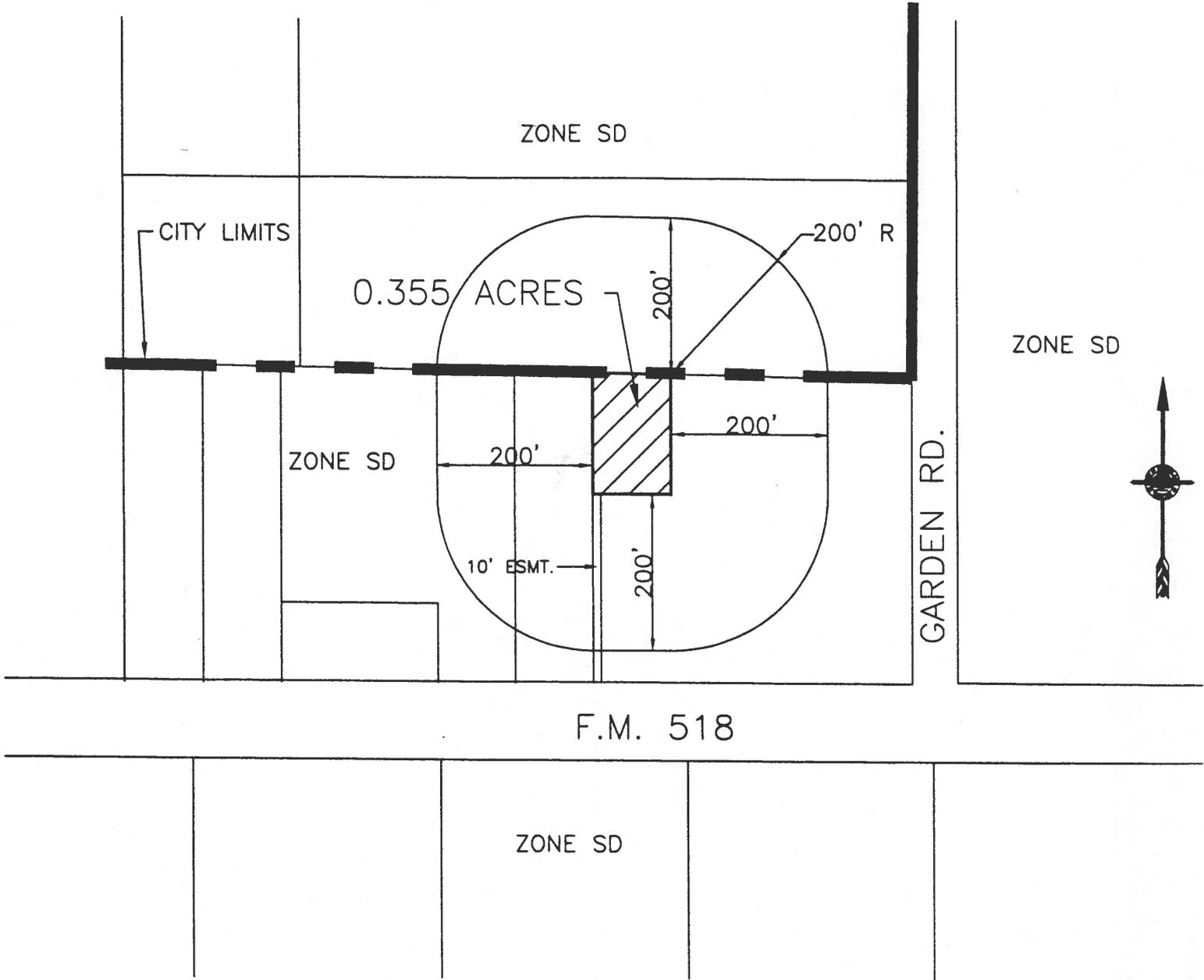
Agent's signature: _____

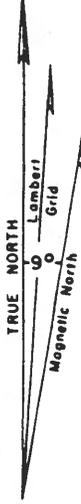
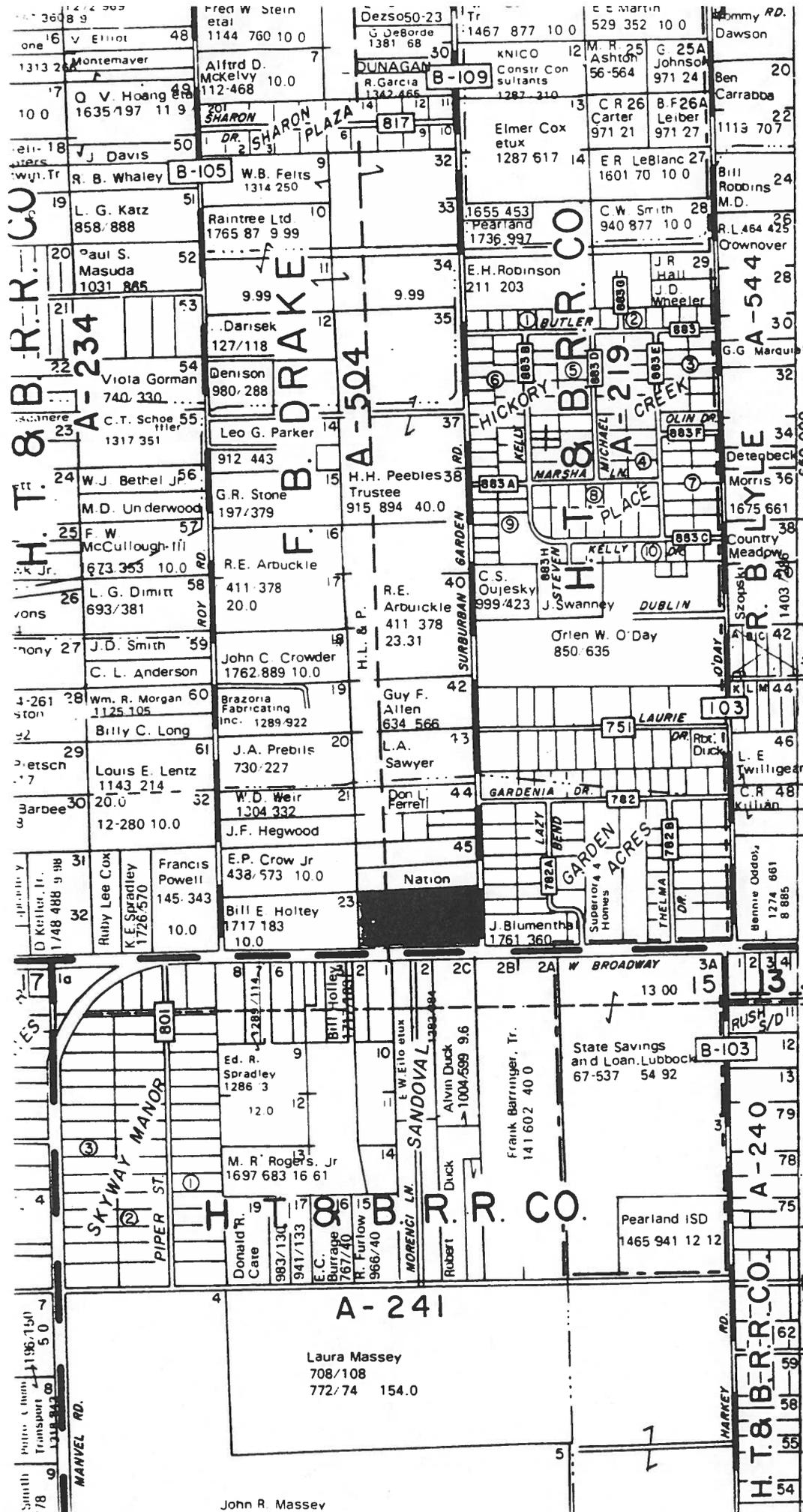
Fees paid: \$ N/A Annexed Area

Date paid: _____

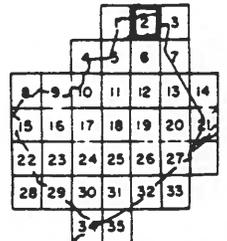
Received by: K Canada 230 pm

Application Variance number: 60

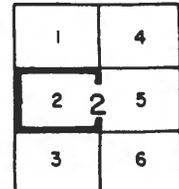




Pearland 1984 City Limits



LOCATION
7 1/2' QUADRANGLES
BRAZORIA CO. TEXAS



LOCATION
THIS QUADRANGLE

John R. Massey



City of Pearland

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

February 27, 1996

Honorable Mayor Reid and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 60,
REQUEST OF RAY WHALEY, OWNER, FOR AN AMENDMENT TO THE LAND
USE AND URBAN DEVELOPMENT ORDINANCE OF SAID CITY FROM
CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO
COMMERCIAL DISTRICT (C) ON THE FOLLOWING DESCRIBED PROPERTY,
TO-WIT:

0.252 acres of land out of Lot 46 E-1 and 0.103 acres of land, more or less,
out of Lot 46 E-2 for a total of 0.355 acres out of Tract 46 of the Allison
Richey Gulf Coast Home Company Subdivision of Section 8, F.B. Drake
Survey, Abstract 504, Brazoria County, Texas (6609 Broadway)

Honorable Mayor Reid and Council Members:

The Planning and Zoning Commission, at a regular meeting held on February 26, 1996, after
the Joint Public Hearing, considered the above mentioned recommendation to the City
Council.

Commissioner Jeffery O'Brien made the motion, seconded by Commissioner Rob Larsen, to
recommend to the City Council **approval** of Application No. 60.

Motion passed 6-0.

This is submitted for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Pat Lopez KC".

Pat Lopez, Chairman
Planning and Zoning Commission

EB/kc

ZONE CHANGE APPLICATION

Change in Zoning Classification from: R-2 to: SDF

Change in Regulations in Section #: _____

Specific Use for: _____

Property address: 1255 Old Alvin Rd.

Part of Reserve A
Lot: _____ Block: _____

Subdivision: Twin Wood

Metes & Bounds Description:
(unplatted property only; attach survey) Reserve A less northern 200'

Tax I.D. number: See Exhibit A (approximately 2.79 acres)

Proposed use of land within requested designation:

agriculture & animal husbandry

Record owner's name: RONALD Steve SMITH

Owner's mailing address: 10214 KIRK WREN, HOUSTON, TX 77089

Owner's telephone number: 484-7184 (WORK) 645-5223

Agent's name:

Agent's mailing address:

Agent's telephone number:

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.

Owner's signature: Ronald S. Smith

Agent's signature:

Fees paid: \$ 125.00

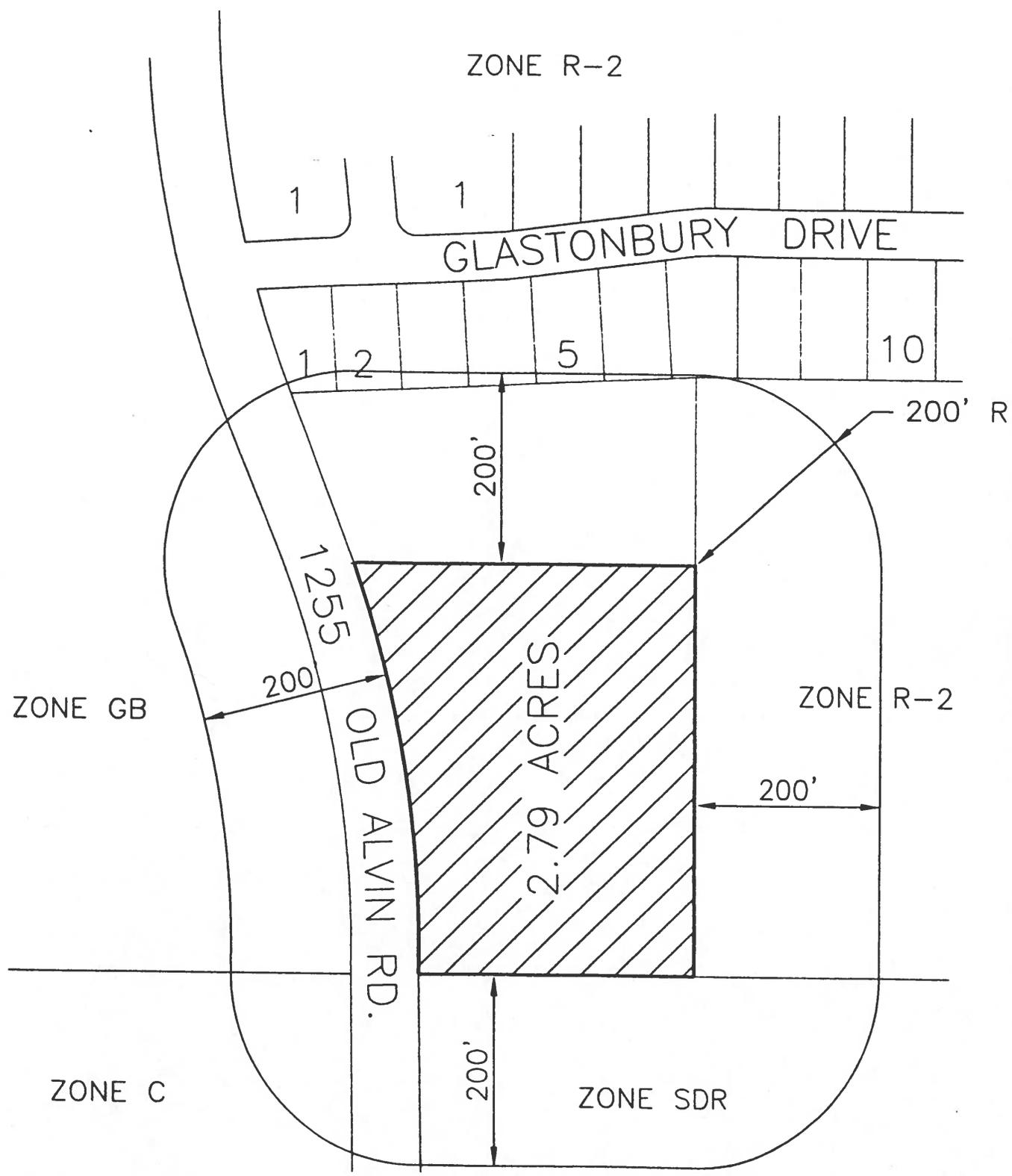
Date paid: 12/22/95

Received by: KC 12/24/95 receipt

Application # _____
Variance number: 61

no. 21014

EXHIBIT "A"



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 26, 1996, 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 February 12, 1996

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 59,** request of Ronald Hausman and James A. Banfield, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-3) to Multi-Family District (MF) on the following described property, to-wit:

6.01403 acres of land, out of a 172.0566 acre tract out of Tract 1, Thomas J. Green Survey, Abstract 198, Brazoria County, Texas (Alexander Lane)

- B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 60,** request of Ray Whaley, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described property, to-wit:

0.252 acres of land out of Lot 46 E-1 and 0.103 acres of land, more or less, out of Lot 46 E-2 for a total of 0.355 acres out of Tract 46 of the Allison Richey Gulf Coast Home Company Subdivision of Section 8, F.B. Drake Survey, Abstract 504, Brazoria County, Texas (6609 Broadway)

- C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 61,** request of Ronald Steve Smith, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to Suburban Development Residential District (SDR) on the following described property, to-wit:

Approximately 2.79 acres out of Reserve A in Twin Wood Subdivision (1255 Old Alvin Road)

IV. NEXT MEETING DATE: Monday, March 4, 1996; 7:00 p.m.

V. ADJOURNMENT

Posted: 21st Day of February, A.D., 1996
4:45 A.M./P.M.

Removed: 27th Day of February, A.D., 1996