

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, MAY 13, 1996, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:36 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Peggy Mayfield-Royer
Commissioner	Randy Patro
Commissioner	Jeffery O'Brien
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove

Commissioner Robert Larsen was absent.

II. APPROVAL OF MINUTES: Minutes of May 6, 1996

A motion to approve the minutes of the May 6, 1996, meeting was made by Commissioner Jeffery O'Brien, seconded by Commissioner Randy Patro.

Motion Passed 6 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 63,** request of Billy Don Pierson, agent for First Assembly of God of Pearland, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family District (R-1) on the following described property, to-wit:

1.90 acres of land situated in Lots One (1) and Two (2), Block Three (3), Skyway Manor Subdivision, being a subdivision of 68.24 acres out of the west half of the northwest one-quarter of Section 15, H.T. & B.R.R. Co. Survey, Abstract 241, Brazoria County, Texas (14706 Piper Road).

Commissioner Peggy Mayfield-Royer made the motion, seconded by Commissioner O'Brien to recommend to City Council approval of Application No. 63.

Motion Passed 6 to 0.

- B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 41,** request of Billy Don Pierson, agent for First Assembly of God of Pearland, owner, for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit to allow for a church to be built in a Single Family Dwelling District (R-1) on the following described property, to-wit:

1.90 acres of land situated in Lots One (1) and Two (2), Block Three (3), Skyway Manor Subdivision, being a subdivision of 68.24 acres out of the west half of the northwest one-quarter of Section 15, H.T. & B.R.R. Co. Survey, Abstract 241, Brazoria County, Texas (14706 Piper Road).

A citizen speaking in opposition to the Specific Use No. 41, was Mr. Melvin Dillon. He stated that in his efforts to seek a storage lot permit, the State of Texas informed him of the requirement that there be no storage lot within 1,000 feet of schools or churches.

Commissioner Emil Beltz asked Richard Burdine if he was familiar with the number of feet that businesses can be constructed from churches. Mr. Burdine replied in the affirmative, and that the distance may be measured "as the crow flies", or from property line to property line.

Commissioner O'Brien questioned the distance to the property across the street, to which Mr. Burdine answered that the right-of-way is 100 feet wide.

Commissioner O'Brien made the motion, seconded by Commissioner Beltz to recommend to City Council approval of Specific Use No. 41.

Motion Passed 6 to 0.

- C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 64,** request of Swanelle Spradley, agent for Ted K. Spradley, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development Residential District, Industrial Compatible (SD-1) to Heavy Industrial District (M-2) on the following described property, to-wit:

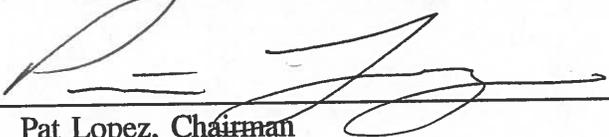
14.0513 acres of land, being all of Lots 9 & 12 and Part of Lot 7 of partition of east ½ of the northwest ¼ of Section 15, H.T. & B.R.R. Co. Survey, A-241, Brazoria County, Texas, according to the Plat recorded in Vol. 441, Pg. 265 of the Deed Records of Brazoria County, Texas (6906 Broadway).

Commissioner Marshall Eggers made a motion, seconded by Commissioner O'Brien to table the item until another public hearing is held. The application material description of the subject property was in error (Lot 8 was not included).

IV. Next Meeting Date: Monday, May 20, 1996; 7:00 p.m.

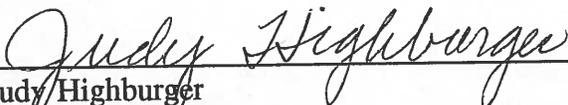
V. Adjourned: 6:45 p.m.

Minutes approved as submitted this 20 day of MAY
A.D., 1996.



Pat Lopez, Chairman

ATTEST:



Judy Highburger
Secretary to the Commission

CITY OF PEARLAND
ZONE CHANGE APPLICATION
Revised 3/5/96

Change in Zoning Classification from: SD1 to: M2

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 6910 Broadway

PART OF
Lot: 1, 2, 9, 12 SECTION Block: 15 Subdivision: HJB Survey

Metes & Bounds Description: 1.0513 AC.
(unplatted property only; attach survey) 2.5 acres

Tax I.D. number: _____

Proposed use of land within requested designation: _____

Record owner's name: Jed K. Spradley

Owner's mailing address: P.O. Box 2187 Pearland, Tx 77588

Owner's telephone number: 713-485-3990

Agent's name: Sevanelli Spradley

Agent's mailing address: P.O. Box 622, Pearland, Tx 77588

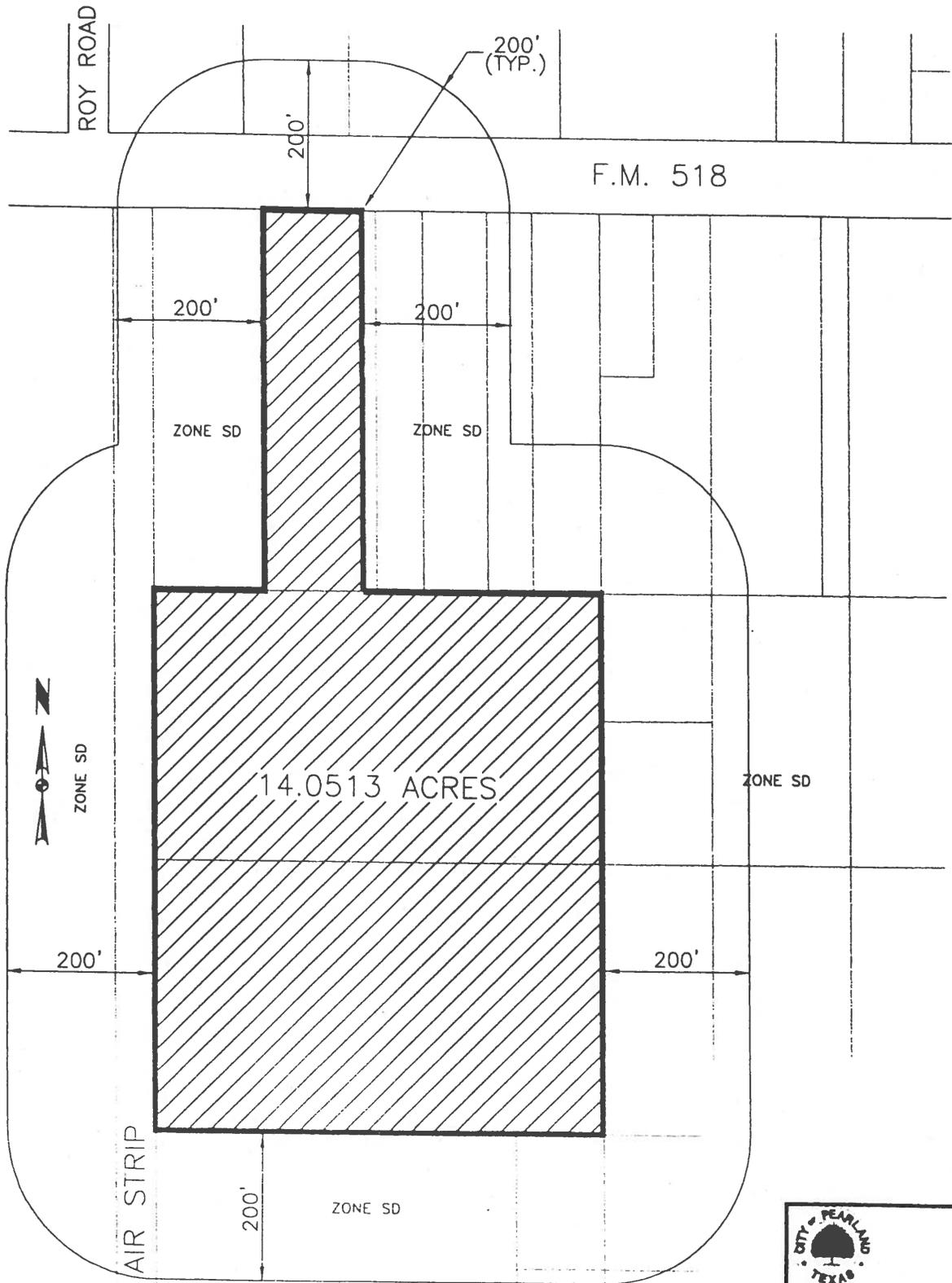
Agent's telephone number: 713-485-3990

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. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: _____ Agent's signature: Sevanelli Spradley

Fees paid: \$ N/C Date paid: 4-9-96

Received by: Mona Phipps Application number: 64



		
<p>City of Pearland, Texas</p>		
<p>ZONE CHANGE FOR TED K. SPRADLEY</p>		
<p>Job No.:</p> <p>Date: APRIL, 1996</p> <p>Drawn By: J.E.B.</p> <p>Checked By: J. HARGROVE</p>	<p>Scale:</p> <p>HORZ: 1" =</p> <p>VERT: 1" =</p> <p>CAD FILE:</p> <p>96-1153</p>	<p>SHEET</p> <p>1</p> <p>OF 1</p>

ZONE CHANGE APPLICATION

SD Change in Zoning Classification from: SD to: R-1 & SPECIFIC

Change in Regulations in Section #: _____

✓ Specific Use for: CHURCH

Property address: 14706 PIPER RD.

Lot: 1 & 2 Block: 3

Subdivision: SKYWAY MANOR

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

Tax I.D. number: E760390978

Proposed use of land within requested designation: CHURCH

Record owner's name: FIRST ASSEMBLY OF GOD OF PEARLAND

Owner's mailing address: P.O. BOX 1000 ALVIN, TX 77511

Owner's telephone number: (713) 482-8648

Agent's name: BILLY DON PIERSON

Agent's mailing address: 13445 MAX RD. SPACE F, PEARLAND, TX 77581

Agent's telephone number: (713) 485-5871

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: FIRST ASSEMBLY OF GOD OF PEARLAND

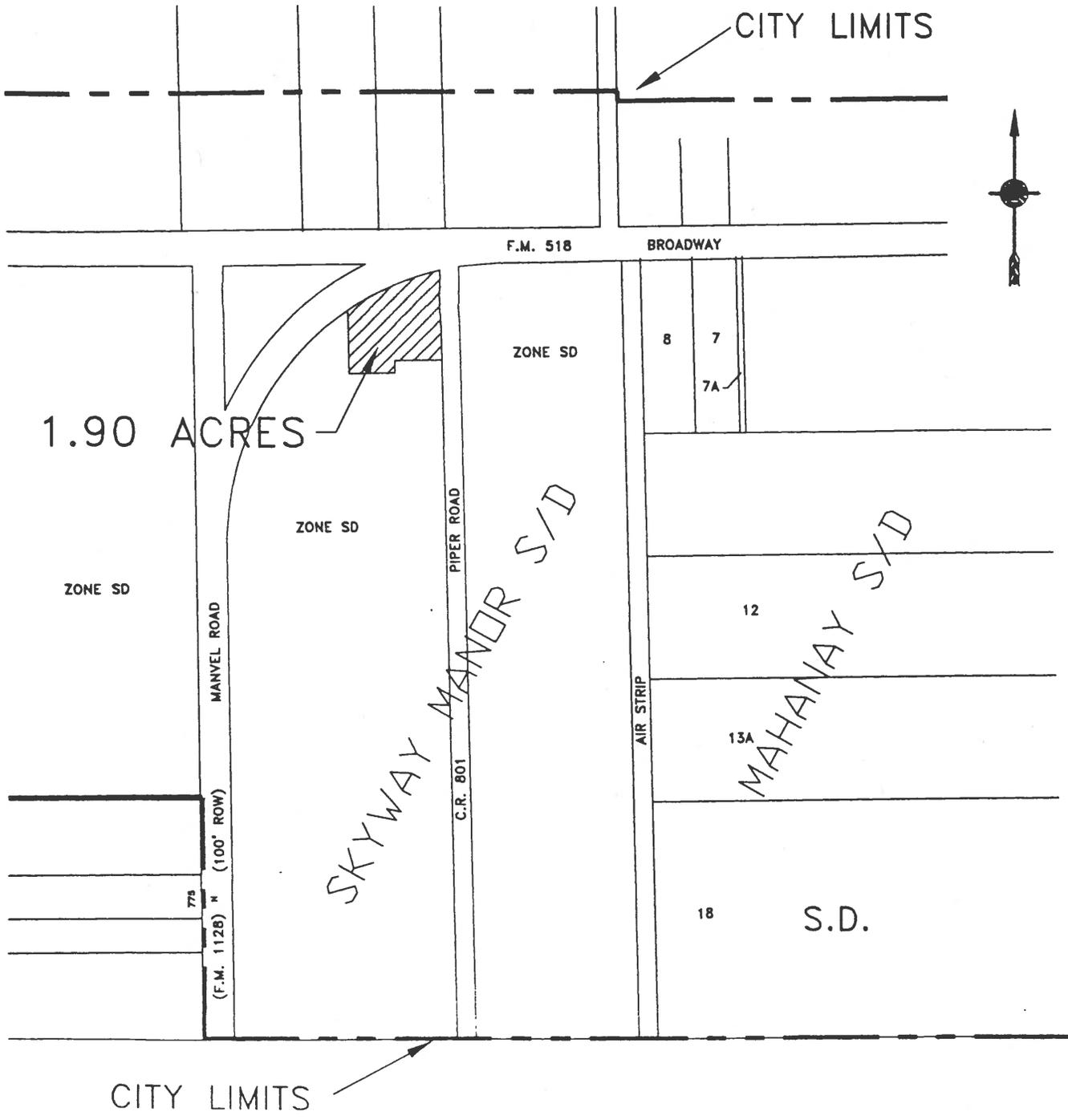
Agent's signature: *Billy Pierson*

Fees paid: \$ WAIVED

Date paid:

Received by:

SD USE
Variance number: 41 App. 63



		
City of Pearland, Texas		
ZONE CHANGE FOR FIRST ASSEMBLY OF GOD OF PEARLAND		
Job No.:	Scale:	SHEET
Date: MARCH 20, 1996	HORZ: 1/8" = 1'	1 OF 1
Drawn By: C.R.L.	VERT: 1/8" = 1'	
Checked By: C.R. LONG	CAD FILE:	
	96-1148	

SD Change in Zoning Classification from: SD to: R-1 & SPECIFIC

Change in Regulations in Section #: _____

Specific Use for: CHURCH

Property address: 14706 PIPER RD.

Lot: 1 & 2 Block: 3

Subdivision: SKYWAY MANOR

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

Tax I.D. number: E760390978

Proposed use of land within requested designation: CHURCH

Record owner's name: FIRST ASSEMBLY OF GOD OF PEARLAND

Owner's mailing address: P.O. BOX 1000 ALVIN, TX 77511

Owner's telephone number: (713) 482-8648

Agent's name: BILLY DON PIERSON

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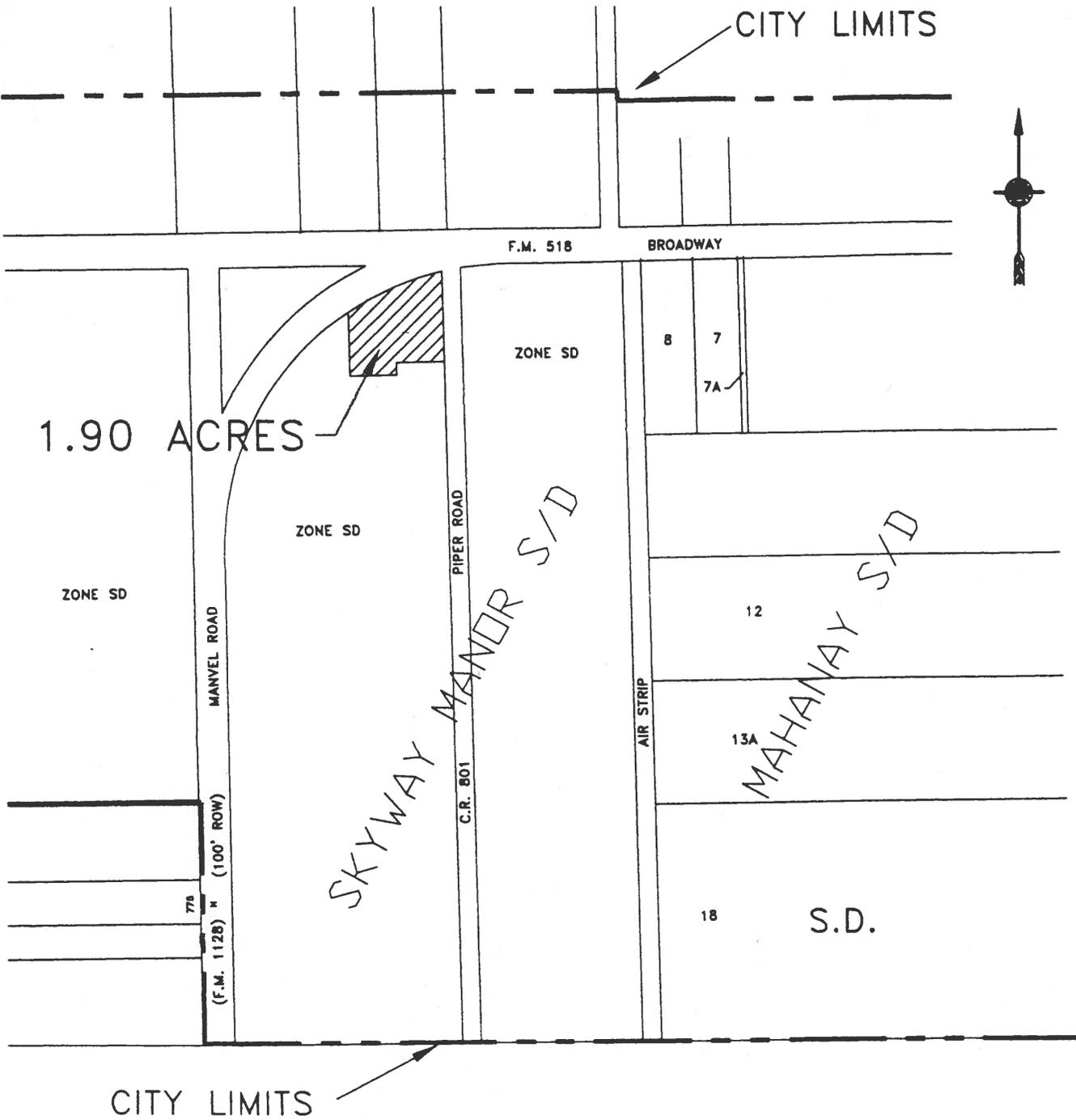
Agent's signature: *Billy Pierson*

Fees paid: \$ WAIVED

Date paid:

Received by:

30 USE
Variance number: 41 App. 63



		
City of Pearland, Texas		
ZONE CHANGE FOR FIRST ASSEMBLY OF GOD OF PEARLAND		
Job No.:	Scale:	SHEET 1 OF 1
Date: MARCH 20, 1996	HORZ: 1" = VERT: 1" =	
Drawn By: C.R.L.	CAD FILE:	
Checked By: C.R. LONG	96-1148	

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MAY 13, 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 May 6, 1996

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 63,** request of Billy Don Pierson, agent for First Assembly of God of Pearland, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family District (R-1) on the following described property, to-wit:

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of partition of east ½ of the northwest ¼ of Section 15, H.T & B.R.R. Co. Survey, A-241, Brazoria County, Texas, according to the Plat recorded in Vol. 441, Pg. 265 of the Deed Records of Brazoria County, Texas (6906 Broadway).

IV. NEXT MEETING DATE: May 20, 1996

V. ADJOURNMENT

Posted: 10th Day of May, A.D., 1996
2:00 P.M.

Removed: 14th Day of May, A.D., 1996