

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, JULY 8, 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 7:24 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Rob Larsen
Commissioner	Jeffrey O'Brien
Assistant City Manager	Richard Burdine
Secretary	Judy Highburger

Commissioner Peggy Mayfield-Royer and Commissioner Randy Patro were absent.

II. APPROVAL OF MINUTES: Minutes of July 1, 1996

A motion was made by Commissioner Marshall Eggers and seconded by Vice Chairman Emil Beltz to approve the Minutes of July 1, 1996, as they stand.

Motion Passed 5 to 0

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 66.** Request of Agnes M. Viada, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described property, to-wit:

Being 9.022 acres of land, out of Lot 27 of the Allison-Richey Gulf Coast Home Company's Subdivision of Section No. 21, H.T. & B.R.R. Co. Survey, Abstract No. 309, according to a map or plat of said Subdivision recorded in Book 2, Pages

23 and 24 of the map or plat records of Brazoria County, Texas, said tract of land being the remainder of Lot 27 after a 0.978 acre tract of land was conveyed to the State of Texas, as recorded in Volume 1552, Page 997 of the Brazoria County Deed Records.

Chairman Pat Lopez opened the discussion period for comments or suggestions.

Assistant Manager Richard Burdine made a comment that over the next several years the Commission will see many such requests in newly annexed areas. While not all property along Broadway should be zoned for business, this property is recommended for General Business zoning because it is at the intersection of two major thoroughfares (Broadway and Cullen).

Commissioner Robert Larson asked if there was an overall plan or map tracking the zone changes of the newly annexed area, and Mr. Burdine replied the zoning map is currently being updated to include the new city limits.

The Chairman asked for a motion on the application.

A motion was made by Vice Chairman Beltz, and seconded by Commissioner Jeffery O'Brien to approve Application No. 66.

Motion Passed 5 to 0.

- B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 42.**
Request of Agnes M. Viada, owner, for a Specific Use Permit to allow for an existing Single Family Dwelling in a General Business District (GB) on the following described property, to-wit:

Being 9.022 acres of land, out of Lot 27 of the Allison-Richey Gulf Coast Home Company's Subdivision of Section No. 21, H.T. & B.R.R. Co. Survey, Abstract No. 309, according to a map or plat of said Subdivision recorded in Book 2, Pages 23 and 24 of the map or plat records of Brazoria County, Texas, said tract of land being the remainder of Lot 27 after a 0.978 acre tract of land was conveyed to the State of Texas, as recorded in Volume 1552, Page 997 of the Brazoria County Deed Records.

The Chairman asked for discussion on Specific Use No. 42, and as there was none, suggested a motion be made.

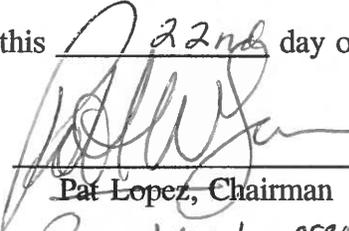
Commissioner O'Brien made a motion, seconded by Commissioner Eggers, to approve Specific Use No. 42.

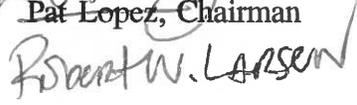
Motion Passed 5 to 0.

IV. NEXT MEETING DATE: Monday, July 22, 1996; 7:00 p.m. Joint Hearing.

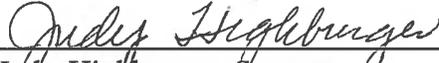
V. ADJOURNED: 7:30 p.m.

Minutes approved as submitted this 22nd day of July
A.D., 1996.



Pat Lopez, Chairman


ATTEST:



Judy Highburger, Secretary

Change in Zoning Classification from: SD to: GB

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address:

PART OF
Lot: 27 Block: 9.022 AC.

ALLISON-RICHEY GULF COAST HOME CO., SUBURBAN GARDENS, SEC. 21

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

Tax I.D. number:

Proposed use of land within requested designation: USE'S PERMITTED

UNDER GB ZONING (FUTURE)

Record owner's name: Agnes M. Ueda

Owner's mailing address: 2718 Old Chocolate Bayou Rd.

Owner's telephone number: (713) 485-5797

Agent's name:

Agent's mailing address:

Agent's telephone number:

[Handwritten signature]

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: Agnes M. Ueda

Agent's signature:

Fees paid: \$ N/C

Date paid: 5-22-96

Received by: [Signature]

Application number: 66



CULLEN BLVD.

ZONE SD

200'
(TYP.)

F.M. 518

ZONE SD

200'
(TYP.)

9.022 ACRES

27

CHOCOLATE BAYOU RD.

ZONE SD

CITY LIMIT LINE

28

ZONE SD



City of Pearland, Texas

AGNES M. VIADA

**ZONE CHANGE
FROM
SD TO GP**

Job No.	Order	Sheet
Order MAY, 1996	NOPEL-CORP	1
Drawn by J.E.B.	Scale 1/4" = 1'	of 1
Check by J. MARGROVE	PC-1154A	

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

Change in Zoning Classification from: GB to: GB(S)

Change in Regulations in Section #: _____

Specific Use for: * SINGLE FAMILY DWELLING

Property address: 2718 OLD CHOCOLATE BAYOU RD.

PART OF
Lot: LOT 27 Block: 9.022 AC.

ALLISON-RICHEY GULF
COAST HOME CO., SUBURBAN
Subdivision: GARDENS, SEC 21

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

Tax I.D. number:

Proposed use of land within requested designation: SINGLE FAMILY DWELLING

(EXISTING)

Record owner's name: AGNES M. VIADA

Owner's mailing address: 2718 OLD CHOCOLATE BAYOU RD.

Owner's telephone number: (713) 485-5787

Agent's name:

Agent's mailing address:

N/A

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. *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: Agnes M. Viada

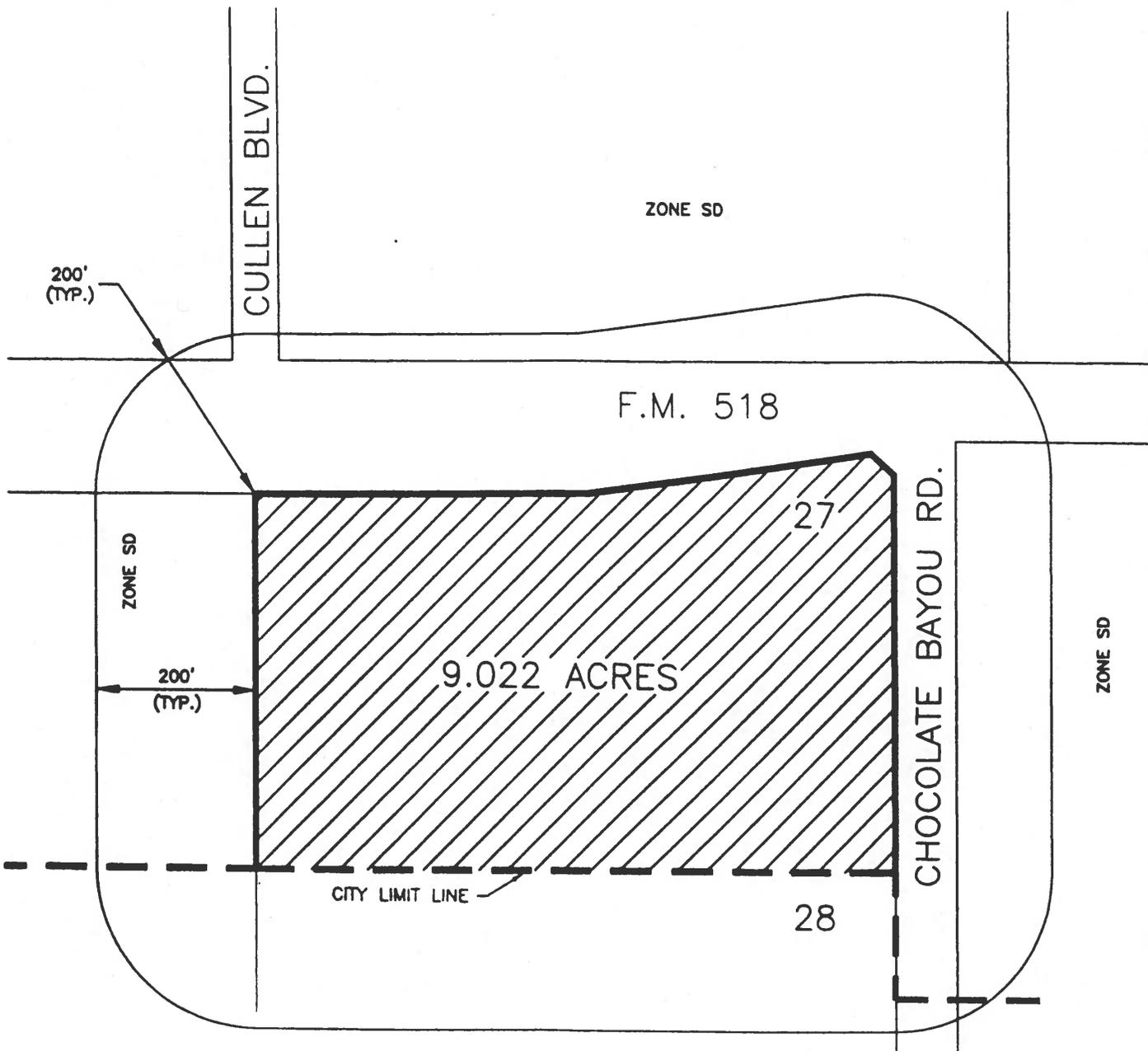
Agent's signature:

Fees paid: \$ N/C

Date paid: N/A

Received by: R Canada

Application number: 42



ZONE SD

		
City of Pearland, Texas		
AGNES M. VIADA		
ZONE CHANGE FROM SD TO GB		
Job No.:	Scale:	SHEET 1 OF 1
Date: MAY, 1996	HORIZ: 1"=200'	
Drawn By: J.E.B.	VERT: 1"=	
Check By: J. MARGROVE	CAD FILE: 98-1154A	

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 8, 1996, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

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IV. NEXT MEETING DATE: July 22, 1996 (Joint Public Hearing)

V. ADJOURNMENT

Posted: 5th Day of July, A.D., 1996
11:00 A.M. P.M.
Removed: 9th Day of July, A.D., 1996