

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, AUGUST 12, 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 7:17 with the following present:

Chairman	Robert Larsen
Commissioner	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Peggy Mayfield-Royer
Commissioner	Jeffrey O'Brien
Commissioner	Randy Patro
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Secretary	Judy Highburger

Vice Chairman Pat Lopez was absent.

II. APPROVAL OF MINUTES: Minutes of August 5, 1996

A motion was made by Commissioner Jeffrey O'Brien and seconded by Commissioner Randy Patro to approve the Minutes of August 5, 1996.

Motion Passed 6 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 69.** Request of Perry Brizendine, agent for George H. McCaa, owner; for an amendment to the Land Use and Urban Development Ordinance from Classification Suburban Development District (SD) to Commercial District (C) on the following described property, to-wit:

1.00 acre of land out of a 3.144 acre tract of land out of Lot 23 of the Allison-Richey Gulf Coast Home Company's Suburban Gardens Section 8, H.T. & B. R.R.

Co. Survey, A-504, Brazoria County, Texas, said subdivision recorded in Vol. 2, pg. 23, of the Plat Records of Brazoria County, Texas (6905 Broadway).

There was no representative present for Application No. 69.

A motion was made by Commissioner Peggy Mayfield-Royer, and seconded by Commissioner Patro to table Application No. 69 until the next meeting on August 19, 1996.

Motion Passed 5 to 1. (Commissioner Emil Beltz voted nay)

- B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE NO. 43.**
Request of Cheryl and Douglas Collins, agents for Lee Detenbeck, owner, for a Specific Use Permit to allow for animal husbandry in a Single Family Dwelling District (R-2) on the following described property, to-wit:

5.00 acres of land, more or less, being the north ½ of Lot 37, Section 6, H.T. & B. R.R. Co. Survey, Abstract 544, as recorded in Volume 136, Page 501, of the Deed Records of Brazoria County, Texas (Hatfield Road).

Mr. Douglas Collins, agent for Lee Detenbeck, was present requesting approval of Specific Use No. 43. He stated the request was to allow a horse with a corral, and some type of cover for the horse on the residential property.

Mr. Richard Burdine, Assistant City Manager, had no objections to the request.

Commissioner Patro asked what are the minimum requirements for storage buildings or barns under a Specific Use Permit; and was advised by Mr. Burdine that building permit was issued for the shed on Mr. Smith's property, and to contact Mr. Don Guynes, Chief Building Official, with specific questions.

Commissioner O'Brien made a motion, seconded by Commissioner Mayfield-Royer, to approve Specific Use No. 43 with the stipulation of it being used only for horses.

Motion Passed 6 to 0.

- C. CONSIDERATION AND POSSIBLE ACTION - Landscape Plan for 1213-2 Cell Site, 3326 South Main (Hwy 35), Pearland, Texas.**

Mr. David Ballard, representative for PCS PrimeCo, was present seeking approval for the landscape plan of the cell site.

Mr. Burdine stated a map was attached to a copy of the landscape plan to show the exact location as being on the west side of Hwy 35 and south of Magnolia. The area is zoned M2, and the plan is acceptable.

Discussion followed with questions from the Commissioners regarding the safety of children if the area was left exposed.

Mr. Ballard informed the Commission that the site area inside the fence will be cleared of existing trees and can be re-seeded. Mr. Ballard said the chain link fence will front Hwy 35 and can be slatted. Everything inside the curbed area will be limestone. He has been in contact with Brazoria Drainage District #4 and is using their regulations and Houston's codes for guidelines.

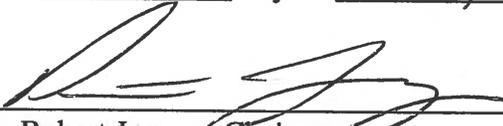
A motion was made by Commissioner O'Brien, and seconded by Commissioner Beltz, to approve the landscape plan for 1213-2 Cell Site.

Motion passed 6 to 0.

IV. NEXT MEETING DATE: Monday, August 19, 1996, 7:00 p.m.

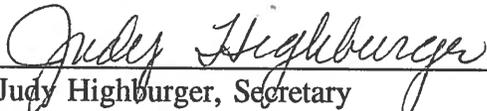
V. ADJOURNED: 7:35 p.m.

Minutes approved as submitted this 19 day of AUG
A.D., 1996.



Robert Larsen, Chairman
PATRICIA LOPEZ

ATTEST:



Judy Highburger, Secretary

CITY OF PEARLAND
ZONING CHANGE APPLICATION

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

Change in Regulations in Section # _____

Specific Use for: ANIMAL HUSBANDRY

Property address: Hatfield Rd.

Lot: 37 Block: _____ Subdivision: _____

Metes & Bounds Description: North 1/2 of lot 37 - dim - 210' x 1036'
(unplatted property only; attach survey) AB 544

Tax I.D. number: _____

Proposed use of land within requested designation: _____

Record owner's name: LEE DETENBECK

Owner's mailing address: P.O. Box 8420 HORSESHOE BAY, TX 78657

Owner's telephone number: _____

Agent's name: CHERYL + DOUGLAS COLLINS

Agent's mailing address: 3907 Spring Forest, Pearland TX 77584

Agent's telephone number: 489-0999

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: [Signature]
LEE DETENBECK

Agent's signature: [Signature]
Cheryl Collins

Fees paid \$ 250.00 rept 74658

Date paid: 6/26/96

Received by: [Signature]

Variance number: SPECIFIC USE #93

TRACT
BAS:

29°35'00"

95°18'45"

328

Blanche Massey

DEE RD.

650,000

SILVER OR. 512

Mary Adams 6
1544/566 10.0

1650/881 5.0
E.M. Ramsey

Fernandez 17
400/255

R.O. Allen 1552/584

T. Dawson
1142/846

Ben Carrabba
1119/707
40.0

Bill Robbins, M.D.
1151/332

R.L. Crossover
462/425 100.031

Marquie

Detenbeck

D.L. Morris
1675/661

County Meadow Util.

R. Szopski
1403/286

Newell

L.R. Thomas
938/268 10.0

W.R. Sims et ux

Hamilton RICE Soland

Moore

D. A. Brace

Charles (Jack) Alexander
1615/570 78.15

Hickory Slough

SUB.

H. MASTERSON

Tony Clark

M.J. Theroit
537/319

Joseph Perkhurst
43-939 16.537

Leonard Wood et ux
1301/620

A.R. Nelson
1334/36

Lenard R. West

Mildred S. Ferguson
1280/486
1629/570
170/992 29.20

HATFIELD RD.

K.A. Crawford
540/561

Rohden
832/532

B. R. R. CO.

1602.652 16.086

A-237

ORANGE 114 ST.

Calvin Forest Garner et al
814/588
408/305 28.75
885/135

56A John Bogar
850/242

Griffith
Webb
Webb
Hatfield

Henry Flake J et al -1288/92

Juno Dev. Corp
1061 1 29.9

S.V. IVY
Randolph 788/700

SHANKS

A.J. Novell
955/164 9.61

W.G. Richter
37-484 6.352

ROSE

ER

WILL LOW

W.R. Co Jr. 13.94

Elizabeth Senstr 540/2

Jet E. 914

Mc

806/65

Henry Flake J et al -1288/92

C.L. Bowling et

V.E.

D O V I F

R D V I F

R D V I F

R D V I F

WILL LOW

ZONE R-2

34

35

ZONE R-2

ZONE M-1

200'
(TYP.)

5.00 ACRES

36

37

200'
(TYP.)

ORANGE

38

39

ZONE R-2

ZONE R-2

HATFIELD RD.

40

41

ZONE R-2



City of Pearland, Texas

LEE DETENBECK

ZONE CHANGE
FROM
R-2 TO S

Job No.:
Date: JULY, 1996
Drawn By: J.E.B.
Chief By: J. HARGROVE

Scale:
HORZ: 1" = 200'
VERT: 1" =
CAD FILE:
96-1161

SHEET
1
OF 1

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

Change in Zoning Classification from: Surban Develop- to: Commercial
ment

Change in Regulations in Section #: _____

Specific Use for: * ~~CAR LOT~~

Property address: 6905 Broadway Pearland, Texas

Lot: 23 Block: _____ Subdivision: Allison Richey Gulf Coast Home Company's Surburban

Metes & Bounds Description: 1 ACRE OF LAND OUT OF Garden's Section 8 (unplatted property only; attach survey) 3.114 ACRE TRACT OF LAND OUT OF LOT 23 OF THE ALLISON RICHEY GCHCJG. SUBDIVISION OF SEC. 8 H.T.E.B. RR CO. SURVEY A-504

Tax I.D. number: _____

Proposed use of land within requested designation:

CAR LOT

Record owner's name: George H. McCaa

Owner's mailing address: 2613 Lazy Bend St Pearland, Texas 77581

Owner's telephone number: 713 485-8198 713 485-3942

Agent's name: Perry Brizendine

Agent's mailing address: 6905 Broadway Pearland, Texas 77581

Agent's telephone number: 713 997-8759

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: *George H. McCaa*

Agent's signature: *Perry Brizendine*

Fees paid: \$ *N/C*

Date paid: *N/C*

Received by: *Don E. Guynes*

Application number: *67*

John P. Smith, Jr.
1766/931 35.00

John P. Smith, Jr.
1557/819 35.00

L.M. Smith
96-778

Petro-Chem
Transport
1318/843

1196/150
5.0

FM 1128

MANVEL RD.

Kirby

CO

Runge

Mary B. Miller

Jon G. Hawk
Tr. 1294/887
9.389

Alfred C.
Hrbacek

1266/742
13.31

Jose Rodriguez
RODRIGUEZ

WEST CHESTER
ESTATES

RD.

SKYWAY MANOR
PIPER ST.

801

Donald R.
Cate

983/130

941/133

E.C.
Burrage
767/40

R. Furlow
966/40

MORENCI LN.

Robert

Duck

Alvin Duck

1004/599 9.6

SANDOVAL

E.W. Eilo et ux

1282/884

M. R. Rogers, Jr.
1697/683 16.61

Ed. R.
Spradley
1286/3

12.0

Bill Holley
1717/1887

1289/114

8

6

2

1

2

2C

2B

2

Frank Barringer, Tr.
141-602 40.0

A-241

Laura Massey
708/108
772/74 154.0

John R. Massey
708/109 160.0

Fan Willis
Crow Mor
1737 9
1737 11

47
48
49
50

W.R. Pietsch
874 417

Hurst Barbee
636/38

E.R.
Spradley

D.Keller, Tr.
1748 488 9.98

31
32

Ruby Lee Cox

K.E. Spradley
1726/570

Francis
Powell
145/343
10.0

Louis E. Lentz
1143/214

20.0
12-280 10.0

J.A. Prebils
730/227

W.D. Weir
1304/332

J.F. Hegwood

E.P. Crow Jr
438/573 10.0

Bill E. Holtey
1717/1883

L.A. Sawyer
73

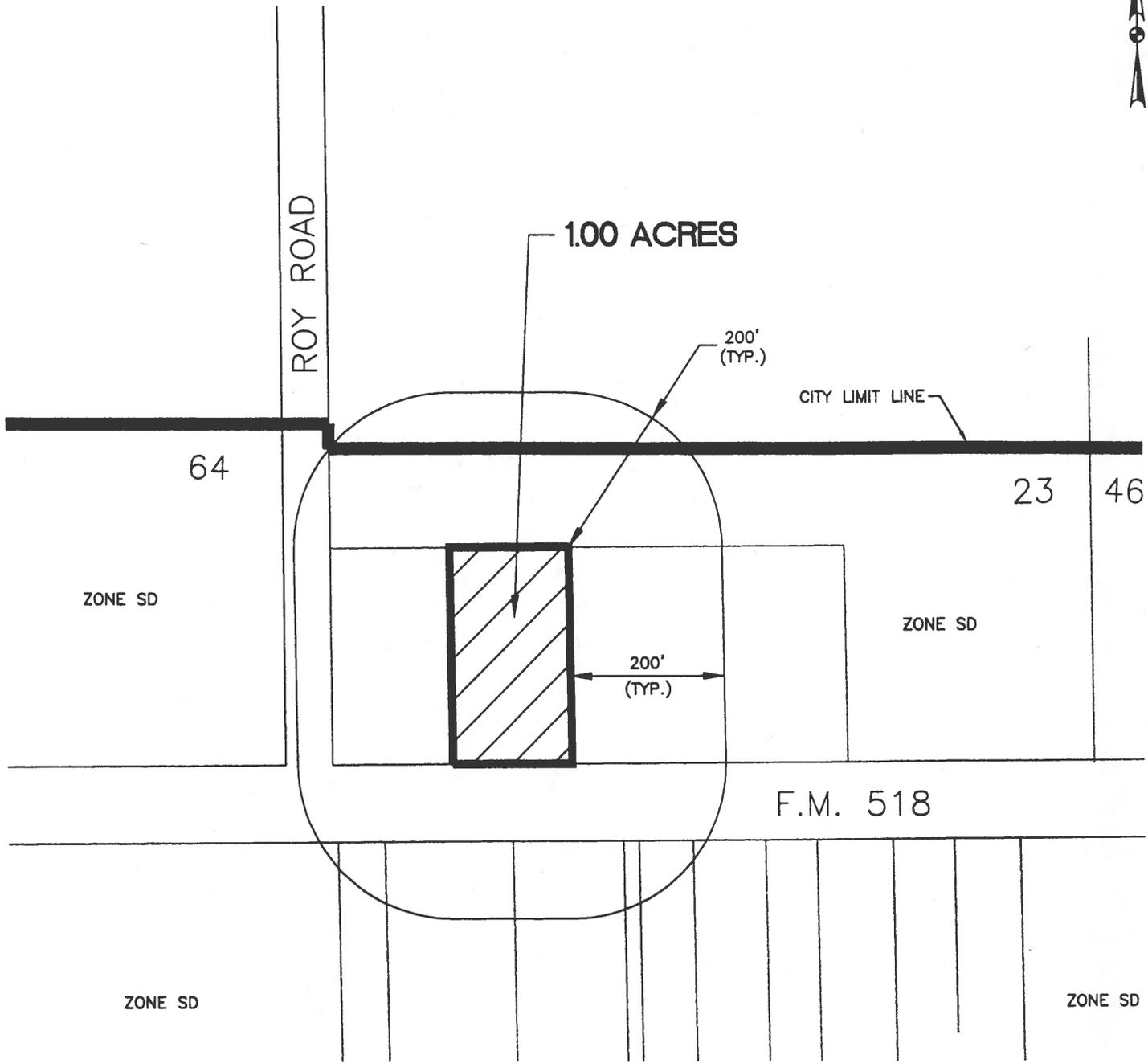
Don L. Ferrell
44

Nation
45

46

J. Blume
1761/36

GARDEN



ZONE SD

ZONE SD

ZONE SD

ZONE SD

64

23

46

1.00 ACRES

200'
(TYP.)

CITY LIMIT LINE

200'
(TYP.)

F.M. 518

ROY ROAD

SD SUBURBAN DISTRICT
 C COMMERCIAL DISTRICT

		
City of Pearland, Texas		
GEORGE H. McCAA		
ZONE CHANGE FROM SD TO C		
Job No.:	Scale:	SHEET
Date: JULY, 1996	HORIZ: 1" = 200'	1
Drawn By: J.E.B.	VERT: 1" = 200'	
Checked By: J. HARGROVE	CAD FILE: 96-1162	

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 12, 1996, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

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C. CONSIDERATION AND POSSIBLE ACTION - Landscape Plan for 1213-2 Cell Site, 3326 South Main (Hwy 35), Pearland, Texas.

IV. NEXT MEETING DATE: August 19, 1996

V. ADJOURNMENT

Posted: 9th Day of August, A.D., 1996
9:00 (A.M.)

Removed: 13th Day of August, A.D., 1996