

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND HELD ON MONDAY, NOVEMBER 15, 1999 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 6:34 P.M. with the following present:

Chairperson	Mary Starr
Vice-Chairman	Tommy Scott
Commissioner	Emil A. Beltz
Commissioner	Todd Iocco
Commissioner	Russ Selemon
Commissioner	Charles Viktorin
City Engineer	John Hargrove
Director of Development & Community Services	Gene Tumlinson
Planning & Zoning Secretary	Jennifer Gonzales

Commissioner Donald Glenn was absent.

**II. APPROVAL OF MINUTES:**

Vice-Chairman Scott made a motion to approve the November 1, 1999 minutes, and Commissioner Iocco seconded the motion.

**Motion passed 6 to 0.**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION - COMPREHENSIVE PLAN**

Senior Projects Manager Michael Ross gave a brief presentation over the highlights for the changes that have made for the revised Comprehensive Plan. He listed the changes as:

In the **Land Use** Section the following changes have been made:

1. Designated foreign trade zone on plan.
2. Removed all future multi-family designations on plan that do not exist, with the exception of Shadow Creek Ranch.
3. Addition of Shadow Creek Ranch development.
4. Included density requirements pertaining to lots verses open space.

Under Land Use Categories:

1. Reduced low-density residential dwelling units from 0-6 per acre to 0-4.
2. Deleted R-3 single-family designation from low-density residential category and added it to Medium-density residential category.
3. Deleted multi-family designation from medium-density residential category.

4. Reduced medium-density residential dwelling units from 6-12 per acre to 4-10 per acre.
5. Reduced high-density number of units from 12 units per acre to 10 units.
6. Increased average lot size in medium density residential from 4,000-5,000 Sq. ft. to 4,000-6,000 Sq. ft.
7. Added Manufactured Housing Category and established minimum lot sizes.
8. Eliminated Town Center category.
5. At PEDC's request, the business park at Hwy 288 and Beltway 8 has been expanded.
6. Added the Pearland Parkway overlay district.

In the **Parks and Open Space** section the following changes have been made:

1. Added hike and bike trails to plan.
2. Discussed adopting parkland dedication ordinance to assist in parkland development.

In the **Transportation** section the following changes have been made:

1. Added major collector designation to thoroughfare plan.
2. Added minimum ROW widths to roadway classifications on plan.
3. Removed town loop at Pearland Parkway.
4. Added study area at Scarsdale and Yost.

In the **Drainage and Flood Control** section the following changes have been made:

1. Develop an acquisition plan for regional detention ponds.

In the **Water & Wastewater** section the following changes have been made:

1. Made minor additions and adjustments in both water and wastewater systems.

In the **Community Facilities** section the following changes have been made:

1. Established Cullen Service Center Site as the proposed central police station, additional fire station, public works service center and library.
2. Included police substation, fire station, and library in the Shadow Creek development.
3. Keep public works center at Old Alvin Road.
4. Current central police station will become substation.
5. Added proposed fire station along beltway 8 near SH 35.

Mr. Ross then stated that on November 22, 1999 will be the first reading, and the second and final reading will be on December 13, 1999.

Chairperson Mary Starr questioned how the density requirements were determined, and Mr. Ross explained that they discussed it at length over several workshops, staff input, and the general direction from City Council.

Chairperson Starr then stated that she would like to see more definitions.

Mr. Ross then introduced Vernon Henry to the Commissioners as the consultant who prepared the proposed Comprehensive Plan.

Commissioner Beltz made a comment that the financial data should be updated.

Deputy City Manager Alan Mueller addressed the Commissioner's concerns and stated that they have been working on the Comprehensive Plan since 1997, and their main objective was to focus on the production that pertained to the future rather than spending time on updating every financial figure.

Commissioner Beltz stated that he had another concern about the book referring to certain "on-going" improvements and development that will be outdated in a few years. He then stated that on page 3.9 the word "cental" might be misspelled. He stated that other than that the plan is an overall good plan.

Chairperson Starr stated that there is too much low density housing, but she agreed with Mr. Beltz and stated that overall it is a good plan.

Mr. Ross then explained that this is a "general" plan and there will be zoning maps that will be created and they will consist of the details.

Commissioner Viktorin introduced himself and stated that he does not have too much background on the subject but he would like to know how this plan is compared to other average cities.

Mr. Vernon Henry replied that there is no "typical" city and this plan was designed for this city. He stated that he has been reviewing subdivision ordinances and various plans for thirty-five years. He stated that this plan has been taken piece by piece from various sources.

Commissioner Viktorin stated that he believes there are two extremes, and described the first extreme as a city that is completely industrial whereas the tax base would be very low, and the second extreme as a city with no industrial or businesses whereas the tax base would be extremely high. He then questioned how this city would fit in those extremes.

Mr. Henry then answered that no city can be completely residential or completely industrial. He then explained that this plan addresses all of the zoning and does not focus on any particular zoning.

Mr. Ross then stated that the overall goal is to get a mixture of zoning across the entire city.

Commissioner Selemon stated that the point of having a plan is having a plan to go by and he feels that the middle of the plan is not addressed enough.

Chairperson Starr then asked what the Commissioners next step would be, and Mr. Ross replied that they need to make a recommendation to City Council.

Vice-Chairman Scott made a motion to forward the Comprehensive Plan to City Council for approval, and Commissioner Beltz seconded the motion.

**Motion passed 6 to 0.**

**B. CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION NO. 845**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Neighborhood Services District (NS) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 845

Legal Description: Reserve C & D, Corrigan Addition, Brazoria Co, Texas (Broadway Street)

Owner: Frank D. Barringer  
P.O. Box 867  
South Houston, TX 77587

Agent: Tom Alexander, Jr.

Vice-Chairman Scott made a motion to forward zoning application no. 845 to City Council for approval, and Commissioner Viktorin seconded the motion.

**Motion to approve passed 6 to 0.**

**C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 824**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Light Industrial District (M-1) to Heavy Industrial District (M-2) on the following described property, to wit:

1. Zoning Application No. 824

Legal Description: Being 26.88 acres out of the H. T. & B. R.R. Co. survey, Section II, A-239, Brazoria Co., TX (Veterans Road)

Owner: Liquid Transporters, Inc.  
3939 Atkinson Drive  
Louisville, KY 40218

Agent: Mr. Mark Nicholas/The Staubach Company  
Commissioner Iocco made a motion to forward zoning application no. 824 to City Council for denial.

Vice-Chairman Scott made a motion to forward zoning application no. 824 to City Council for approval, and Commissioner Viktorin seconded the motion.

Vice-Chairman Scott explained that this is generally an industrial corridor along the railroads.

Commissioner Selemon stated that even on the general plan it is light industrial, not heavy industrial. He then asked if there would be a lot of trucks. Commissioner Iocco replied that there would be a lot of trucks.

Commissioner Viktorin expressed his concern for the roads and if the roads will be able to handle the trucks.

Commissioner Iocco stated that he would consider the request if the road was four lanes, but he is afraid the trucks are going to tear the road up and the tax payers will end up paying for the damages.

Commissioner Viktorin stated that he also relates to the citizens and he knows what it is like to slide off the road in the rain. He then asks if there has been any correspondence with the company.

Mr. Tumlinson stated that our Pearland Economic Development Corporation has been working with the company. He then stated that he has driven to the place and research showed that there is nothing wrong with the property and the company has actually taken extreme measures for sprinklers to wet the area.

It was noted that there were 3 people who spoke for the request at the public hearing and 6 people who spoke against the request.

Mr. Tumlinson then reminded the Commissioners that there is a very fine line between Light and Heavy Industrial and Mr. Hargrove added that 18 wheelers do fit in Light Industrial which is the current zoning.

Commissioner Iocco then expressed concern for the residents at Cobblestone.

Chairman Starr called for a vote.

**Motion to approve passed 4 to 2.**

#### **D. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 834**

Request of owners 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:

1. Zoning Application No. 834

Legal Description: Lot A, Block 1, Garden Acres, Section 2, Brazoria Co., TX  
(Broadway Street between Lazy Bend & Garden Road)

Owners: Blumenthal Investments Partners  
P.O. Box 1196  
Edwards, CO 81632

Agent: David S. Miller

Vice-Chairman Scott made a motion to forward zoning application no. 834 to City Council for approval, and Commissioner Selemon seconded the motion.

Director of Planning and Community Services Gene Tumlinson stated that one out of three tenants one tenant may possibly have an automobile service, so instead of General Business they are requesting Commercial zoning.

Chairman Starr stated that there is also a possibility of a restaurant with outside seating.

Discussion ensued regarding fencing around the automobile shop and Mr. Tumlinson assured the Commissioners that this would be addressed during the permitting stages.

**Motion to approve passed 5 to 0 (1 abstention).**

#### **E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 842**

Request of owners 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:

##### 1. Zoning Application No. 842

Legal Description: Being 13.2558 acres out of Lots 12-16 of the Dooley Partition, James Hamilton survey, A-881, as recorded in Harris Co., TX (Beltway 8 feeder road)

Owner: Rec-Time, Inc.  
710 Greenbriar  
Friendswood, TX 77546

Agent: Ed R. Weatherall

Mr. Tumlinson stated that this would be an recreational vehicle park.

Commissioner Iocco made a motion to forward zoning application no. 842 to City Council for approval, and Commissioner Beltz seconded the motion.

**Motion to approve passed 6 to 0.**

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 841**

Request of owners 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:

1. Zoning Application No. 841

Legal Description: Being 6.7387 acres, a portion of Lots 13-16 of the Dooley Partition, out of the James Hamilton survey, A-881, as recorded in Harris Co., TX (Beltway 8 feeder road)

Owner: Rec-Time, Inc.  
710 Greenbriar  
Friendswood, TX 77546

Agent: Ed R. Weatherall

Vice-Chairman Scott made a motion to forward zoning application no. 841 to City Council for approval and Commissioner Iocco seconded the motion.

**Motion to approve passed 6 to 0.**

**G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 818, 837, 843, 844, 851**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

1. Zoning Application No. 818

Legal Description: Being 1.284 acres out of Lot 9, Allison Richey Gulf Coast Home Co. Suburban Gardens Subdivision, H. T. & B. R.R. Co. survey, Section 20, A-506, according to the plat recorded in Vol. 2, pg 23 of the plat records of Brazoria Co., TX (2317 Sterling Drive)

Owner: Mark C. & Annette Thompson  
2317 Sterling Drive  
Pearland, TX 77584

2. Zoning Application No. 837

Legal Description: Lot 1, Bethal Estates, Section II, A-243 (1111 CR 664)

Owner: Julio G. & Miroslavia Martinez  
1938 Garden Road #45  
Pearland, TX 77581

3. Zoning Application No. 843

Legal Description: Being .9998 acres out of Lot 7, Allison Richey Gulf Coast Home Co. Subdivision of Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., TX (1108 Linda Lane)

Owner: Patrick J. Cooper  
1108 Linda Lane  
Pearland, TX 77584

4. Zoning Application No. 844

Legal Description: Being 1.1478 acres known as Lot 8 of Bethel Subdivision, Section 2, Allison Richey Gulf Coast Home Company Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (Stone Road)

Owner: Raul Perez  
501 Bonnie  
South Houston, TX 77587

5. Zoning Application No. 851

Legal Description: Lot 11, a 1.0101 acre tract out of Bethel Subdivision, Section 2, Allison Richey Gulf Coast Home Co. Subdivision, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (2078 Stone Road)

Owner: Gerardo & Theresa Garcia  
2078 Stone Road  
Pearland, TX 77581

Vice-Chairman Scott made a motion to forward zoning application nos. 818, 837, 843, 844, and 851 to City Council for approval and Commissioner Beltz seconded the motion.

**Motion to approve passed 6 to 0.**

**H. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Weatherford Phase 3 at Silverlake, a subdivision of 23.0546 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.**

**Variance Requests:**

- 1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.**
- 2. Use of 5-foot side lot building line setbacks.**

Tom Wilcox showed a map and gave a brief presentation stating that on the north side of CR 93 there is an existing detention pond and on the south side there is a school and the boundaries were set before the actual planning began. They went forward to prepare a

Replat of Weatherford Section Two because the cul-de-sac would not fit in Phase 3. He stated that the original plans were to close the road off but a 1400' cul-de-sac would require wider paving and a wider right-of-way. He then went over the two alternatives of a cul-de-sac or an extended road.

Commissioner Viktorin stated that he liked the idea of the cul-de-sac.

Chairman Starr reminded the Commissioners that they are required to vote on what is on the agenda. She then reminded the Commissioners that the Subdivision Ordinance calls for streets to be connected.

Mr. Tumlinson added that he has been attending these meetings and the residents think they have been misled by the developer when they were actually misled by the builder about the detached garages.

Mr. Hargrove stated that he has other comments that need to be corrected and listed them as:

1. The vicinity map needs to be corrected.
2. The word "court" needs to be changed if it's a through street.

Vice-Chairman Scott made a motion to approve the Preliminary Plat of Weatherford Phase 3 with the requirements outlined by the City Engineer, and Commissioner Beltz seconded the motion.

**Motion to approve tied 3 to 3.**

**I. CONSIDERATION & POSSIBLE ACTION - The purpose of this replat is to convert a residential lot to a public R.O.W-- Final Replat of Lots 24, 25, and 26, Block 1, a tract of 0.5372 acres of land being a Replat of Weatherford Phase II at Silverlake, a subdivision of 12.5102 acres of land out of the R.B. Lyle Survey, A-539, Brazoria County, Texas.**

Cathy Mitchell of Jones and Carter, Inc. gave a brief description of the purpose of the replat.

Commissioner Iocco made a motion to table the Replat of Weatherford Phase II due to the action taken for Weatherford Phase 3, and Vice-Chairman Scott seconded the motion.

**Motion to table passed 6 to 0.**

**J. CONSIDERATION & POSSIBLE ACTION - Final Plat of Villages of Edgewater Estates Section 5, Phase 1, 33.596 acres out of the H.T.&B. R.R. Co. Survey, A-309.**

**Variance Request:**

- 1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.**

City Engineer Hargrove stated that note 17 calls for a 10-foot sideyard aggregate and there was no letter of variance submitted. He then stated that the mark-up requested a 15-foot sideyard aggregate and this was not addressed.

Vice-Chairman Scott made a motion to table the Final Plat of Villages of Edgewater Estates Section 5, Phase 1, and Commissioner Beltz seconded the motion.

**Motion to table passed 6 to 0.**

**K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Commercial Park Phase VII, a subdivision of 11.50 acres of land out of R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.**

City Engineer Hargrove stated that staff recommends approval as presented with the addition of the names of the two new members on the mylars.

Commissioner Beltz made a motion to approve the Final Plat of Commercial Park Phase VII with the addition of the two new member's names, and Commissioner Viktorin seconded the motion.

**Motion to approve passed 6 to 0.**

**L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Silverlake Commercial Park Phase 8, a subdivision of 5.652 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.**

City Engineer Hargrove stated that he had comments and listed them as:

1. Names of the new Commissioners need to be added.
2. 10' U.E. needs to be added to the back lot lines or they need to request a variance.
3. Correct vicinity map on final plat.
4. They need to pick one benchmark for final.

Vice-Chairman Scott asked what is proposed south.

Cathy Mitchell of Jones and Carter, Inc. stated that south of the property will be another addition to the apartments, and beyond south of the apartments will be detention. The eastside is 5 acres and the owner does not have any plans for commercial work but she doesn't have any other information on that property at this time.

Commissioner Iocco made a motion to approve the Preliminary plat of Silverlake Commercial Park Phase 8, and Commissioner Selemon seconded the motion.

**Motion to approve passed 6 to 0.**

**M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of South Hampton, a subdivision of 40.000 acres located in the H.T.&B. R.R. Co. survey, Abstract 304, Pearland, Texas.**

City Engineer Hargrove stated that this is a difficult situation because there were two questions on the mark-up that he requested adequate responses and did not receive. He stated that first of all the grading plan for lots 24-47 of block 8 is not acceptable because the lots will drain into Somersetshire Estates. He stated that the second comment is that the developer needs to provide 20' for a street right-of-way, and the ditch must be on the outside of the 20' right-of-way dedication.

Vice-Chairman Scott made a motion to deny the Preliminary Plat of South Hampton, and Commissioner Iocco seconded the motion.

**Motion to deny passed 6 to 0.**

**N. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Silverlake Tract P, Being 10.8+/- acres of land containing 5.54 acres in two blocks. Out of the John W. Maxey Survey, A-721, Brazoria County, Texas.**

**Variance Request:**

- 1. Use of lot sizes greater than the required 30-foot width and 3,000 square feet.**

City Engineer Hargrove stated that the Developer has requested to have Silverlake Tract P withdrawn from the agenda.

Per the developer's request Vice-Chairman Scott made a motion to deny the Preliminary Plat of Silverlake Tract P, and Commissioner Beltz seconded the motion.

**Motion to deny passed 6 to 0.**

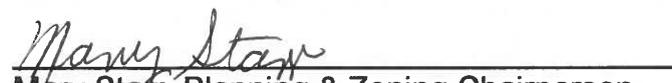
**IV. ADJOURNMENT**

The regular meeting adjourned at 8:50 P.M.

These minutes respectfully submitted by:

  
Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 20 day of December, 1999.

  
Mary Starr, Planning & Zoning Chairperson

# P&Z COMP PLAN ITEM.

## LAND USE

- Designated foreign trade zone on plan
- Removed all future multi-family designations on plan that do not already exist, with the exception of Shadowcreek.
- Added Shadowcreek development to plan
- Included density requirements pertaining to lots verses open space.
- Under Land Use Categories
  - Reduced low-density residential dwelling units from 0-6 per acre to 0-4 per acre.
  - Deleted R-3 single-family designation from low-density residential category.
  - Added R-3 single-family designation to medium-density residential category.
  - Deleted multi-family designation from medium-density residential category.
  - Reduced medium-density residential dwelling units from 6-12 per acre to 4-10 per acre.
  - Reduced high-density number of units from 12 units per acre to 10 units per acre.
  - Reduced average lot size in medium density residential from 4,000-5,000 SF to 4,000-6,000 SF.
  - Added Manufactured Housing Category and established minimum lot sizes.
  - Eliminated Town Center land use category.
- At the PEDC's request, we expanded the business park at 288 and the Beltway on the plan.
- Added the Pearland Parkway overlay district to the ~~plan~~ LANGUAGE
- LETTER from Mr. And Mrs. Burgess

## PARKS AND OPEN SPACE

- Added additional hike & bike trails to plan.
- Discussed adopting parkland dedication ordinance to assist in parkland development.

## TRANSPORTATION

- Added major collector designation to thoroughfare plan.
- Added minimum ROW widths to roadway classifications on plan.
- Removed town loop at Pearland Parkway.
- **ADDED STUDY AREA SCARSDALE/YOST**

## DRAINAGE AND FLOOD CONTROL

- Develop an acquisition plan for regional detention ponds.

## WATER & WASTEWATER

- Made minor additions and adjustments in both water and wastewater systems.

## COMMUNITY FACILITIES

- Established Cullen Service Center Site as the proposed central police station. Also included an additional fire station, public works service center and library.
- Included police substation, fire station and library in Shadowcreek development.
- Keep public works service center at Old Alvin Rd.
- Current central police station will become substation.
- Added proposed fire station along beltway 8 near SH 35.

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND HELD ON MONDAY, NOVEMBER 15, 1999 AT 6:30 P.M. IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION - COMPREHENSIVE PLAN**

**B. CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION NO. 845**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Neighborhood Services District (NS) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 845

Legal Description: Reserve C & D, Corrigan Addition, Brazoria Co, Texas (Broadway Street)

Owner: Frank D. Barringer  
P.O. Box 867  
South Houston, TX 77587

Agent: Tom Alexander, Jr.

**C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 824**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Light Industrial District (M-1) to Heavy Industrial District (M-2) on the following described property, to wit:

1. Zoning Application No. 824

Legal Description: Being 26.88 acres out of the H. T. & B. R.R. Co. survey, Section II, A-239, Brazoria Co., TX (Veterans Road)

Owner: Liquid Transporters, Inc.  
3939 Atkinson Drive  
Louisville, KY 40218

Agent: Mr. Mark Nicholas/The Staubach Company

**D. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 834**

Request of owners 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:

1. Zoning Application No. 834

Legal Description: Lot A, Block 1, Garden Acres, Section 2, Brazoria Co., TX (Broadway Street between Lazy Bend & Garden Road)

Owners: Blumenthal Investments Partners  
P.O. Box 1196  
Edwards, CO 81632

Agent: David S. Miller

**E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 842**

Request of owners 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:

1. Zoning Application No. 842

Legal Description: Being 13.2558 acres out of Lots 12-16 of the Dooley Partition, James Hamilton survey, A-881, as recorded in Harris Co., TX (Beltway 8 feeder road)

Owner: Rec-Time, Inc.  
710 Greenbriar  
Friendswood, TX 77546

Agent: Ed R. Weatherall

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 841**

Request of owners 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:

1. Zoning Application No. 841

Legal Description: Being 6.7387 acres, a portion of Lots 13-16 of the Dooley Partition, out of the James Hamilton survey, A-881, as recorded in Harris Co., TX (Beltway 8 feeder road)

Owner: Rec-Time, Inc.  
710 Greenbriar  
Friendswood, TX 77546

Agent: Ed R. Weatherall

**G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 818, 837, 843, 844, 851**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

1. Zoning Application No. 818

Legal Description: Being 1.284 acres out of Lot 9, Allison Richey Gulf Coast Home Co. Suburban Gardens Subdivision, H. T. & B. R.R. Co. survey, Section 20, A-506, according to the plat recorded in Vol. 2, pg 23 of the plat records of Brazoria Co., TX (2317 Sterling Drive)

Owner: Mark C. & Annette Thompson  
2317 Sterling Drive  
Pearland, TX 77584

2. Zoning Application No. 837

Legal Description: Lot 1, Bethal Estates, Section II, A-243 (1111 CR 664)

Owner: Julio G. & Miroslavia Martinez  
1938 Garden Road #45  
Pearland, TX 77581

3. Zoning Application No. 843

Legal Description: Being .9998 acres out of Lot 7, Allison Richey Gulf Coast Home Co. Subdivision of Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., TX (1108 Linda Lane)

Owner: Patrick J. Cooper  
1108 Linda Lane  
Pearland, TX 77584

4. Zoning Application No. 844

Legal Description: Being 1.1478 acres known as Lot 8 of Bethel Subdivision, Section 2, Allison Richey Gulf Coast Home Company Subdivision, Section

19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (Stone Road)

Owner: Raul Perez  
501 Bonnie  
South Houston, TX 77587

5. Zoning Application No. 851

Legal Description: Lot 11, a 1.0101 acre tract out of Bethel Subdivision, Section 2, Allison Richey Gulf Coast Home Co. Subdivision, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (2078 Stone Road)

Owner: Gerardo & Theresa Garcia  
2078 Stone Road  
Pearland, TX 77581

**H. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Weatherford Phase 3 at Silverlake, a subdivision of 23.0546 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.**

**Variance Requests:**

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

**I. CONSIDERATION & POSSIBLE ACTION - The purpose of this replat is to convert a residential lot to a public R.O.W— Final Replat of Lots 24, 25, and 26, Block 1, a tract of 0.5372 acres of land being a Replat of Weatherford Phase II at Silverlake, a subdivision of 12.5102 acres of land out of the R.B. Lyle Survey, A-539, Brazoria County, Texas.**

**J. CONSIDERATION & POSSIBLE ACTION – Final Plat of Villages of Edgewater Estates Section 5, Phase 1, 33.596 acres out of the H.T.&B. R.R. Co. Survey, A-309.**

**Variance Request:**

1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

**K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Commercial Park Phase VII, a subdivision of 11.50 acres of land out of R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.**

**L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Silverlake Commercial Park Phase 8, a subdivision of 5.652 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.**

**M. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of South Hampton, a subdivision of 40.000 acres located in the H.T.&B. R.R. Co. survey, Abstract 304, Pearland, Texas.

**N. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Silverlake Tract P, Being 10.8+/- acres of land containing 5.54 acres in two blocks. Out of the John W. Maxey Survey, A-721, Brazoria County, Texas.

**Variance Request:**

1. Use of lot sizes greater than the required 30-foot width and 3,000 square feet.

**IV. NEXT MEETING DATE:** November 22, 1999 – (JPH)  
December 6, 1999 – (Regular Meeting)

**V. ADJOURNEMENT**

Posted: 12<sup>th</sup> Day of November, 1999 A.D.

Removed: 16<sup>th</sup> Day of November, 1999 A.D.

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.**