

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, OCTOBER 18, 1999 AT 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 6:35 P.M. with the following present:

Chairperson	Mary Starr
Vice-Chairman	Tommy L. Scott
Commissioner	Emil A. Beltz
Commissioner	Donald Glenn
City Engineer	John Hargrove
Director of Community Development & Services	Gene Tumlinson
P & Z Secretary	Jennifer Gonzales

Commissioner locco arrived at 6:50 P.M.

**II. APPROVAL OF MINUTES**

Commissioner Beltz made a motion to approve the October 4, 1999 minutes, and Commissioner Glenn seconded the motion.

**Motion passed 4 to 0.**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 794**

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

**1. Zoning Application No. 794**

**Legal Description:** Being 2.50 acres out of the E ½ of Lot 44, Allison Richey Gulf Coast Home Co. subdivision, H.T.& B. R.R. Co. survey A-292, sect. 29, recorded in Vol. 2, pg. 101, plat records of Brazoria Co., TX (CR 128)

**Owners:** Steven E. Estep  
Rt. 3 Box 76  
Alvin, TX 77511

Chairman Starr stated that this property is across the oil filed in the City of Alvin.

Vice-Chairman Scott made a motion to forward zoning application no. 794 to City Council for approval, and Commissioner Beltz seconded the motion.

**Motion to approve passed 4 to 0.**

**B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 833**

**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 (GB) on the following described property to wit:**

**1. Zoning Application No. 833**

**Legal Description:** Being 1.1671 acre tract out of Lot 3, Allison Richey Gulf Home Co. subdivision, Section 85, H.T. & B.R.R. Co. survey, A-304, recorded in Vol. 2, pg 107, plat records of Brazoria Co., TX (2401 Smith Ranch Road)

**Owner:** John H. Gehring  
2526 Westminister  
Pearland, TX 77581

Commissioner Beltz made a motion to forward zoning application no. 833 to City Council for approval, and Vice-Chairman Scott seconded the motion.

**Motion to approve passed 4 to 0.**

**C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 813**

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

**1. Zoning Application No. 813**

**Legal Description:** Being approximately 8.23 acres out of an 11.74 acre tract, part of Lots 49 & 50, Allison Richey Gulf Coast Home Co. subdivision, Section 85, H.T.&B. R.R. Co. survey, A-304, according to the plat records of Brazoria Co., TX (Corner of FM 518 & CR 93)

**Owner:** W.C. Properties, Ltd.

**16615 Sealark  
Houston, TX 77062**

**Agent: James M. Johnson  
900 Apollo Lane, Suite C  
Houston, TX 77058**

Vice-Chairman Scott made motion to forward zoning application no. 813 to City Council for approval, and Commissioner Glenn seconded the motion.

**Motion to approve passed 4 to 0.**

**D. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 836**

**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-3) on the following described property to wit:**

**1. Zoning Application No. 836**

**Legal Description: Being 86.618 acres of land out of the John W. Maxey survey, A-721 and the Allison-Richey Gulf Coast Home Co. subdivision, recorded in Vol. 2, pg. 23, plat records of Brazoria Co., TX**

**Owner: Amvest Properties, Inc.  
7676 Woodway, Suite 238  
Houston, TX 77063**

**Agent: Ken Caffey  
7676 Woodway, Suite 238  
Houston, TX 77063**

Chairman Starr stated that this is a continuation of the previous Sunrise Lakes Section One.

Commissioner Beltz made motion to forward zoning application no. 836 to City Council for approval, and Commissioner Glenn seconded the motion.

**Motion to approve passed 4 to 0.**

**E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 820**

**Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Commercial District (C) to Single Family Dwelling District (R-2) on the following described property to wit:**

**1. Zoning Application No. 820**

**Legal Description:** Being approximately 60 acres out of Section 12, H.T.& B. R.R. Co. survey, A-508, according to the plat records of Brazoria Co., TX (S.E. Corner of Magnolia and Veterans)

**Owner:** Flyma Thompson, Elliott Cage, & Catherine Cage Burns  
2121 Sage Rd, Suite 300  
Houston, TX 77056

**Agent:** Dwain Evans  
4615 Southwest Freeway, #1025  
Houston, TX 77027

Vice-Chairman Scott made a motion to forward zoning application no. 820 to City Council for approval, and Commissioner Glenn seconded the motion.

**Motion to approve passed 4 to 0.**

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NOS. 810, 816, AND 817**

**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. 810**

**Legal Description:** Lot 2, Blk. 10, Hickory Creek Place subdivision, HT&B RR Co. survey, A-219, recorded in Vol. 11, pgs. 1 & 2, Plat Records of Brazoria Co., TX (6322 Kelly Dr.)

**Owner:** Tim L. & Mary Hayden  
6322 Kelly Drive  
Pearland, TX 77581

**2. Zoning Application No. 816**

**Legal Description:** Being Lot 17, Somersetshire Estates, HT&B RR Co. survey, A-546, according to the plat recorded in Vol. 16, pg 281, plat records of Brazoria Co., TX (3410 King Arthurs Court)

**Owner:** Joe Cordell  
3410 King Arthurs Court  
Pearland, TX 77584

### **3. Zoning Application No. 817**

**Legal Description:** Being Lot 4, Blk 2, Robin Cove addition, as recorded in Vol. 18, pg. 159, plat records of Brazoria Co, TX (5406 Robin Sound)

**Owner:** Calvin D. Britson  
5606 Cunningham  
Pearland, TX 77581

Commissioner Glenn made a motion to forward zoning application nos. 810, 816, and 817 to City Council for approval, and Commissioner Beltz seconded the motion.

Vice-Chairman Scott asked if City Attorney Darrin Coker has given their blessings on these R-1's, and Director of Community Development & Services Gene Tumlinson stated that he is O.K. with the properties being zoned as R-1. He then reminded the Commissioners that the mobile homes are grandfathered in as a non-conforming use. He then stated that there is still no classification for mobile homes.

Chariman Starr called for a vote.

**Motion to approve passed 4 to 0.**

### **G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 827**

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

#### **1. Zoning Application No. 827**

**Legal Description:** Lot 41 & .254 acres of Lot 40, in the W.D.C. Hall survey, A-70, Brazoria Co., TX (1920 E. Broadway)

**Owner:** Beverly Brown  
2640 E. Broadway #112

**Pearland, TX 77581**

Vice-Chairman Scott made a motion to forward zoning application no. 827 to City Council for approval, and Commissioner Glenn seconded the motion.

Commissioner Iocco arrived. (6:50 P.M.)

**Motion to approve passed 5 to 0.**

**H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 835**

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

**1. Zoning Application No. 835**

**Legal Description: Being approximately 18.4 acres out of Lot 1, T.D. Yocum, A-399, A.C.H. & B. survey, A-146, Brazoria Co., TX (John Lizer Road)**

**Owner: Dan M. Warrall  
4911 Bowser Road  
Fulsher, TX 77441**

**Agent: Jay Atchley**

Commissioner Beltz made a motion to forward zoning application no. 835 to City Council for approval, and Vice-Chairman Scott seconded the motion.

**Motion to approve passed 5 to 0.**

**I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Brittany Estates, being 9.681 acres being the west half of tract 125 of the A.C.H. & B. Survey Sect 1, A-147, Brazoria Co Texas as recorded in Vol. 2, page 1, B.C.P.R.**

City Engineer Hargrove stated that the title sheet to the approved construction drawings needs to be signed. He then stated that the engineer has applied for a variance but that does not apply to Planning and Zoning.

Commissioner Beltz asked if the property was zoned R-1, and Chairperson Starr answered that it is zoned R-1 and its located on Old Alvin. Vice-Chairman Scott then added that the property is past the wooded section.

Mr. Hargrove then stated that the property went from General Business zoning to R-1.

Commissioner Iocco made a motion to approve the Final Plat of Brittany Estates as presented, and Vice-Chairman Scott seconded the motion.

**Motion to approve passed 5 to 0.**

**J. CONSIDERATION & POSSIBLE ACTION – Final Plat of River Mist Section One, subdivision of 38.5069 acres of land, A.C.H.&B. Survey, A-507, City of Pearland, Brazoria County, Texas.**

**Variance Request:**

**1. Use of a 20-foot front building line.**

City Engineer Hargrove stated that staff recommends approval with the following requirements be added to sheets 1 and 2, and listed the requirements as:

1. There needs to be an extension of 10' w.s.e's on John Lizer.
2. Change the 5' drainage easement to 10' at the west end of Maryfield.
3. Removal of 1' reserve at the west end of Wheatfield.
4. Extension of 10' w.s.e. west of Wheatfield.
5. Change 20' building line to a 10' building line at the west side of Fox Ct.
6. Creation of T.B.M. on site or immediately adjacent.
7. Addition of Note 14 that there is a minimum finished floor elevation is 47.00.
8. Addition of Note 15 that there are 29 street lights.

Vice-Chairman Scott made a motion to approve the Final Plat of River Mist Section One with the variance and with the additional requirements outlined by the City Engineer, and Commissioner Beltz seconded the motion.

**Motion to approve passed 5 to 0.**

**K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Foodmaker Subdivision No. 3920, 0.9148 acres out of the W.D.C. Hall Survey, Abstract No. 70, Pearland, Brazoria County, Texas.**

City Engineer Hargrove stated that staff recommends approval with the addition of two notes and listed them as:

1. The flood map reference needs to be updated.
2. There needs to be a sentence added that the finished floor elevation should be at or above 37.00

Mr. Hargrove then stated that since the plat is close to the creek even though it is in Zone X, he has decided to put a finished floor elevation on the plat.

Chairman Starr then verified for the record that Mr. Hargrove did ask for 47.00 for River Mist Section One and 37.00 for Foodmaker Subdivision.

Commissioner Glenn made a motion to approve the Final Plat of Foodmaker Subdivision with the two additional comments made by the City Engineer, and Commissioner Iocco seconded the motion.

**Motion to approve passed 5 to 0.**

**L. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cullen Crossing, 16.8478 acres out of lots 15, 16, 31, and 32 of the Allison – Richey Gulf Coast Home Company’s part of Suburban Gardens, the H.T.&B. R.R. Co. Survey, Section 19, Abstract 234, Brazoria County, Texas.**

City Engineer Hargrove stated that staff recommends approval with a few comments and listed them as:

1. One lot number needs to be added to the title block.
2. They need to remove the 30’ drainage easement on sheet 1 of the plat.

Commissioner Iocco asked what the purpose of the reserve was, and Mr. Hargrove answered that it will be for detention.

Vice-Chairman Scott asked if the City has any lots, and Mr. Hargrove stated that the City has lots 14 and 15 where the future Westside Service Center will be.

Vice-Chairman Scott made a motion to approve the Final Plat of Cullen Crossing with the comments made by the City Engineer, and Commissioner Glenn seconded the motion.

**Motion passed 5 to 0.**

**M. CONSIDERATION & POSSIBLE ACTION – Request for a six month extension for Bellavita at Green Tee Section 1.**

City Engineer Hargrove stated that by this request West Development is being in compliance with the Subdivision Ordinance and he recommended approval.

Commissioner Beltz made a motion to approve the request for a six month extension for Bellavita at Green Tee Section 1 and Commissioner Iocco seconded the approval.

**Motion to approve passed 5 to 0.**

**N. CONSIDERATION & POSSIBLE ACTION – Building Permit Application for 1115 FM 865 (Cullen).**

Director of Community Development & Services Gene Tumlinson explained that Mr. Durrett is asking for a building permit in a Suburban Development zoning. He has denied the application and passed it to Planning and Zoning to make a recommendation to City Council.

Mr. Tumlinson then explained that Mr. Durrett has an opportunity that comes along once in a lifetime to provide the U.S. Marshalls with a warehouse for storage of cars. He then stated that Mr. Durrett has a large building and the cars do have to be housed inside, and there will be security on site. He then stated that the cars of less value will be kept outside.

Mr. Tumlinson then stated that the owner has applied for zoning, however that can take up to 90 days, and he needs some kind of answer before then because he is on a very short contract timeline.

Commissioner Beltz asked if any of it would be from drug related situations, Mr. Tumlinson replied that there would be cars from drug busts.

Mr. Durrett then explained that the vehicles would come from within Houston and a 175-mile radius.

Commissioners asked how often he would hold the auctions and expressed concern for traffic. Mr. Durrett then stated that the auctions would be every 3 months.

Mr. Durrett then explained that depending on the crime, drug vehicles can actually be stored for quite some time depending on the court trials. He then stated that they can be held for 2 years.

Commissioner Beltz asked if the cars would be inventoried, and Mr. Durrett then stated that he would be keep inventory of all cars in addition to maintenance, storage, and cleaning.

Mr. Durrett then stated he is a licensed auctioneer. He then explained to the Commissioners that the U.S. Marshalls has given him 90 days to be up and going.

Mr. Glenn asked what the current zoning is and Mr. Tumlinson stated that it is Suburban Development. He then explained that Commercial zoning would work for this request but Mr. Durrett is concerned about the area on the other side which needs to be Industrial.

Commercial locco then stated that there hasn't been any Industrial zoning go through yet on Cullen.

Vice-Chairman Scott then stated that this would act as a permit for a non-conforming use.

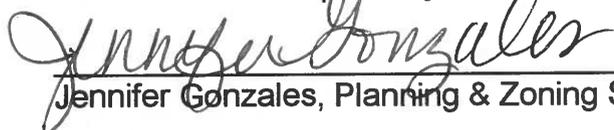
Vice-Chairman Scott made a motion to forward the building permit application for 1115 FM 865 (Cullen) to City Council for approval, and Commissioner Glenn seconded the motion.

**Motion to approve passed 5 to 0.**

#### IV. ADJOURNMENT

The meeting adjourned at 7:45 P.M.

These minutes respectfully submitted by:

  
\_\_\_\_\_  
Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 8 day of November, 1999.

  
\_\_\_\_\_  
Mary Starr, Planning & Zoning Chairperson

*R. WEST DEVELOPMENT COMPANY, INC.*

*6302 Broadway  
Suite 250  
Pearland, Texas 77584*

RECEIVED OCT 05 1999

October 5, 1999

Mr. John Hargrove  
City Engineer  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

JWH  
10/9/99

RE: Bellavita at Green Tee Section 1  
Preliminary Plat

Dear Mr. Hargrove:

We respectfully request a six-month extension of the approval granted by the Planning & Zoning Commission on April 19, 1998 for the above-captioned plat.

Thank you for your consideration in this matter. Please call if you have any questions or need additional information.

Sincerely,



Terry Brooks  
Project Manager

cc: Eddie Taher  
Century Engineering



Office: (281) 997-1500

FAX: (281) 997-2886



# City of Pearland

PERMIT NO. \_\_\_\_\_

3519 Liberty Drive • Pearland, Texas 77581-5416

## BUILDING PERMIT APPLICATION

BUILDING INSPECTION DEPARTMENT

Phone (281) 485-2411, ext. 222

JOB ADDRESS <b>1115 FM 865 (Cullen)</b>			SUBDIVISION			
1 LEGAL DESCR.	LOT NO. <b>8</b>	BLK <b>sec 19</b>	TRACT <b>Allison Richey/Gulfport</b>	ABSTRACT <b>243</b>	SURVEY <b>HT &amp; BRR</b>	
OWNER <b>2 PAUL BRENT DURRETT</b>		MAIL ADDRESS <b>6120 Brookside</b>		ZIP <b>PEARLAND TX 77581</b>	PHONE <b>(281) 99769</b>	
CONTRACTOR <b>3 SAME</b>		MAIL ADDRESS		PHONE	REGISTRATION NO.	
ARCHITET OR DESIGNER <b>4 SAME</b>		MAIL ADDRESS		PHONE	REGISTRATION NO.	
ENGINEER <b>5 SAME</b>		MAIL ADDRESS		PHONE	REGISTRATION NO.	
6 LOT SIZE <b>9.857 ACRES</b>	LAND VALUE <b>\$ 88,500<sup>00</sup></b>		FLOOD ZONE <b>NO</b>			
7 USE OF BUILDING <b>Auction Facility</b>						
8 CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLISH <input type="checkbox"/> SIGN <input type="checkbox"/> OTHER						
DESCRIPTION OF WORK <b>100' x 150' x 20' Metallic Bldg.</b>						
INTERIOR WALLS <b>Metal</b>		EXTERIOR <b>Metal</b>		CEILINGS <b>Metal</b>		
FLOOR <b>Concrete</b>		ROOF <b>metal</b>		FOUNDATION <b>Concrete</b>		
VALUATION OF WORK: \$ <b>100,000<sup>00</sup></b>			PLAN CHECK FEE		PERMIT FEE	
SPECIAL CONDITIONS:			TYPE OF CONST. <b>META 1</b>	OCCUPANCY GROUP	BLD HEIGHT <b>20'</b>	
			SIZE OF BLDG. (Total) Sq. Ft. <b>15,000</b>	NO. OF STORIES <b>1</b>	MAX. OCC. LOAD	
			FIRE ZONE	USE ZONE	FIRE SPRINKLERS REQ. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
APPLICATION ACCEPTED BY			NO. OF DWELLING UNITS		DRIVEWAY WIDTH	
PLANS CHECKED BY			PARKING REQUIRED			
APPROVED FOR ISSUANCE BY						
<p align="center"><b>NOTICE</b></p> <p>SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS COMMENCED.</p> <p>I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF COSTRUCTION.</p>			SPECIAL APPROVALS	REQUIRED	RECEIVED	NOT REQUIRED
			ZONING			
			HEALTH DEPT.			
			FIRE DEPT.			
			ENGINEERING DEPT.			
			BOND			
			OTHER			
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT <b>[Signature]</b>			DATE <b>10/7/99</b>			
SIGNATURE OF OWNER (IF OWNER BUILDER) <b>Brent Durrett</b>			DATE <b>10/7/99</b>			
PRINT SIGNATURE						

## SECTION 4 - SD, SUBURBAN DEVELOPMENT DISTRICT

### Section 4.1. Purpose of District.

It is the purpose of the Suburban Development District to classify undeveloped property until such time as a permanent land use classification can be established. The SD classification may be used in conjunction with a co-classification to better reflect the guidelines established in the approved Comprehensive Plan in effect at the time of zoning. Where designated, these co-classifications would reflect the type zoning proposed by the Comprehensive Plan and would be limited to Residential Compatible, Business Compatible and Industrial Compatible. These proposed designations would establish a trend that could be carried through the ultimate development of the area and permit a final zoning classification.

Zoning categories identified in the co-classification would be used as a guide for determining land use changes for permanent zoning.

(a) SD-R

Residential Compatible - R-1, R-2, R-3, R-4, MF, OP, NS and GB. This mixture would establish a low density residential character for the area;

(b) SD-B

Business Compatible - MF, OP, NS, GB and C. This mixture would establish a retail or business character for the area;

(c) SD-I

Industrial Compatible - GB, C, M-1, and M-2. This mixture would establish an industrial character for the area.

### Section 4.2. Permitted Uses. See Table III.

### Section 4.3. General Conditions.

- a. No person shall erect, construct or add to any building or structure or cause the same to be done on SD zoned property without first applying for and obtaining a building permit or certificate of occupancy therefor from the Building Inspector or the City Council as may be required herein.
- b. No permit for the construction of a building or use of land shall be issued by the Building Inspector other than a permit which will allow the construction of a building permitted in the SD, Suburban Development District, unless and until such territory has been classified in a district other than SD, by the City Council in the manner provided by law except that a

building permit may be issued in accordance with the provisions of (c) as follows:

- c.** An application for a land use permit for any use other than that specified in paragraph (b) above shall be made to the Building Inspector of the City of Pearland, and by him referred to the City Planning and Zoning Commission for consideration and recommendation to the City Council. The City Planning and Zoning Commission in making its recommendation to the City Council concerning any such permit shall take into consideration the appropriate land use for the area and the Comprehensive Development Plan for the City of Pearland. The City Council after receiving and reviewing the recommendations of the City Planning and Zoning Commission may by majority vote authorize the issuance of the Building Permit or Certificate of Occupancy or may disapprove the application.

## **SECTION 5 - R-1, SINGLE FAMILY DWELLING DISTRICT**

### **Section 5.1. Purpose of District.**

The R-1 Dwelling District, the most restrictive of all residential districts, is intended to permit the low density development of detached single family dwelling units and appropriate desirable open space. This district may be combined with the PUD, Planned Unit Development District, to provide for grouping of dwelling units to achieve larger open space areas and community recreational areas.

### **Section 5.2. Permitted Uses. See Table III.**

### **Section 5.3. R-1 Planned Unit Development Uses.**

In addition to permitted uses, the following uses may be allowed:

- a.** Indoor and outdoor recreational facilities in conjunction with residential uses.

### **Section 5.4. General Conditions.**

#### **1. Area Requirements:**

- (a)** Minimum lot size - Every lot within the zoning district shall be at least 8,800 square feet in area.
- (b)** Minimum lot width - Every lot within this zoning district shall be at least 80 feet in width, measured at the front building line.
- (c)** Maximum Coverage - No more than 60% of the total lot area shall be covered.
- (d)** Where a lot having less area, width, and/or depth existed in separate ownership upon the effective date of this Ordinance, the erection of one single-family dwelling shall be permitted.

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 18, 1999 @ 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** Minutes of October 4, 1999

**III. NEW BUSINESS**

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Owners: Steven E. Estep  
Rt. 3 Box 76  
Alvin, TX 77511

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Owner: John H. Gehring  
2526 Westminister  
Pearland, TX 77581

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Owner: W.C. Properties, Ltd.  
16615 Sealark  
Houston, TX 77062

Agent: James M. Johnson  
900 Apollo Lane, Suite C  
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7676 Woodway, Suite 238  
Houston, TX 77063

Agent: Ken Caffey  
7676 Woodway, Suite 238  
Houston, TX 77063

**E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 820**

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Owner: Flyma Thompson, Elliott Cage, & Catherine Cage Burns  
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Houston, TX 77056

Agent: Dwain Evans  
4615 Southwest Freeway, #1025  
Houston, TX 77027

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NOS. 810, 816, AND 817**

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Owner: Tim L. & Mary Hayden  
6322 Kelly Drive  
Pearland, TX 77581

2. Zoning Application No. 816

Legal Description: Being Lot 17, Somersetshire Estates, HT&B RR Co. survey, A-546, according to the plat recorded in Vol. 16, pg 281, plat records of Brazoria Co., TX (3410 King Arthurs Court)

Owner: Joe Cordell  
3410 King Aurthurs Court  
Pearland, TX 77584

3. Zoning Application No. 817

Legal Description: Being Lot 4, Blk 2, Robin Cove addition, as recorded in Vol. 18, pg. 159, plat records of Brazoria Co, TX (5406 Robin Sound)

Owner: Calvin D. Britson  
5606 Cunningham  
Pearland, TX 77581

**G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 827**

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

1. Zoning Application No. 827

Legal Description: Lot 41 & .254 acres of Lot 40, in the W.D.C. Hall survey, A-70, Brazoria Co., TX (1920 E. Broadway)

Owner: Beverly Brown  
2640 E. Broadway #112  
Pearland, TX 77581

**H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 835**

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

1. Zoning Application No. 835

Legal Description: Being approximately 18.4 acres out of Lot 1, T.D. Yocum, A-399, A.C.H. & B. survey, A-146, Brazoria Co., TX (John Lizer Road)

Owner: Dan M. Warrall  
4911 Bowser Road  
Fulsher, TX 77441

Agent: Jay Atchley

**I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Brittany Estates, being 9.681 acres being the west half of tract 125 of the A.C.H. & B. Survey Sect 1, A-147, Brazoria Co Texas as recorded in Vol. 2, page 1, B.C.P.R.**

**J. CONSIDERATION & POSSIBLE ACTION – Final Plat of River Mist Section One, subdivision of 38.5069 acres of land, A.C.H.&B. Survey, A-507, City of Pearland, Brazoria County, Texas.**

**Variance Request:**

1. Use of a 20-foot front building line.

**K. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Foodmaker Subdivision No. 3920, 0.9148 acres out of the W.D.C. Hall Survey, Abstract No. 70, Pearland, Brazoria County, Texas.

**L. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Cullen Crossing, 16.8478 acres out of lots 15, 16, 31, and 32 of the Allison – Richey Gulf Coast Home Company's part of Suburban Gardens, the H.T.&B. R.R. Co. Survey, Section 19, Abstract 234, Brazoria County, Texas.

**M. CONSIDERATION & POSSIBLE ACTION** – Request for a six month extension for Bellavita at Green Tee Section 1.

**N. CONSIDERATION & POSSIBLE ACTION** – Building Permit Application for 1115 FM 865 (Cullen).

IV. NEXT MEETING DATE: October 25, 1999 (JPH meeting)

V. ADJOURNMENT

POSTED: 5<sup>th</sup> DAY OF October, 1999 A.D.

REMOVED: 19<sup>th</sup> DAY OF October, 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.