AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 23, 1998, 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 February 16, 1998

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 238

Request of Thomas W. & Candace M. Dewey, 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:

A tract of land, out of Lot 19, of the Allison-Richey Gulf Coast Home Co. Subdivision, Section 29, H.T. & B. R.R. Co. Survey, A-292, Brazoria County, TX (4808 Main Street).

B. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 239

Request of Thomas W. & Candace M. Dewey, 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:

A 3.0 ac. Tract of land, out of Lot 19, of the Allison-Richey Gulf Coast Home Co. Subdivision, Section 29, H.T. & B. R.R. Co. Survey, A-292, Brazoria County, TX (4818 Main Street.)

C. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 246

Request of Juan Jorge & Maria A. Rodriguez, owner, 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:

Being a parcel of land in the south ½ of Lot 18, Allison-Richey Gulf Coast Home Co. Subdivision, section 9, H.T. & B. R.R. Co. survey, A-234, Brazoria County, TX (13619 Max Road).

D. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 250

Request of Ms. Beverly Ruffin, owner, 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:

Lot 16, Block 1, of Skyway Manor subdivision, according to the plat recorded in Vol 7, pg. 67, of the plat records of Brazoria Co., TX (3011 Piper Road)

E. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 254

Request of Alejandro & Carmen Jasso, owner, 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-2) on the following described property, to wit:

Being 0.155 acres situated in the west ½ of the northwest ¼ of the northea ¼ , section 15, H.T. & B. R.R. Co. survey, A-241, Brazoria County, Tx (272 Morenci Street).

F. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NC 255

Request of Jose R. Delacerda, Jr., owner, for an amendment to the Land Us and Urban Development Ordinance of said City from Classification Suburba Development District (SD) to General Business (GB) on the followin described property, to wit:

A 0.25 acre tract out of Lot 74, Figland Orchard Subdivision, in the H.T. & E RR Co. Survey, A-240, Brazoria Co., TX (15031 Harkey Road).

G. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NC 275

Request of Beazer Homes Texas, owner, by Patricia D. Knudson Associates, agent, for an amendment to the Land Use and Urba Development Ordinance of said City from Classification Suburba Development District (SD) to Single Family Dwelling District (R-3) on th following described property, to wit:

An 84.00 acre tract located in the H.T. & B. RR Co. Survey, A-309 and bein out of a called 160 acre tract described in Vol. 1144, pg. 590, Brazori County Deed Records.

H. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NC 267

Request of George D. & Mary Fishman, owner, for an amendment to th Land Use and Urban Development Ordinance of said City from Classificatio Suburban Development District (SD) to Light Industrial (M-1) on the followin described property, to wit:

Being 3.3 acres out of the Allison-Richey Gulf Coast Home Co. Surve Volume 885, pg 288, of the Deed Records, Brazoria County, TX (2726 Morri Rd.)

IV. NEXT MEETING DATE: Monday, March 9, 1998, 6:00 p.m.

V. ADJOURNMENT

Posted: 17th Day of February, **A.D., 1998**
300 A.M./(P.M.)

Removed: 24th Day of February **A.D., 199**

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, FEBRUARY 16, 1998, 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:10 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Jack D. Mathis
Commissioner	Mary Starr
City Engineer	John Hargrove
Secretary	Judy Highburger

Project Coordinator Alan Mueller, Commissioners Don Baker and Tommy Scott were absent, Commissioner Nghiem Doan arrived at 6:11 p.m., and Director of Planning and Development Dennis Smith arrived at 6:13 p.m..

II. APPROVAL OF MINUTES: Minutes of January 26, 1998.

Vice Chair Emil Beltz made a motion, seconded by Commissioner Mary Starr to approve the Minutes of February 26, 1998.

Motion passed to approve 4 to 0.

III. NEW BUSINESS

A. **CONSIDERATION AND POSSIBLE ACTION** - Preliminary Street Dedication Plat of County Road 90 and Morgan Road at Silverlake. Being 7.7439 acres of land out of the John W. Maxey Survey, Abstract No. 721, R.B. Lyle Survey, Abstract No. 539, and the A.C.H. & B. Co. Survey, Abstract No. 415 Brazoria County, Texas.

Ms. Cathy Mitchell was present representing owners, New Southwyck, L.P.

City Engineer, John Hargrove said staff recommended approval of the Preliminary Street Dedication Plat of County Road 90 and Morgan Road at Silverlake. Mr. Hargrove had comments for the final plat:

1. Vicinity map needs to show the correct city limits.

2. Pipeline crossing CR 90 needs a Hold Harmless Agreement.

3. True magnetic north designation needs declination and deviation.

A motion was made by Commissioner Starr, and seconded by Commissioner Jack D. Mathis to approve the Preliminary Street Dedication Plat of County Road 90 and Morgan Road at Silverlake, with the comments by Mr. Hargrove.

Motion to approve passed 5 to 0.

B. **CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Fairway Village Section 2, Phase 2 at Silverlake. A subdivision of 20.3042 acres of land out of the John W. Maxey Survey, Abstract No. 721, and the A.C.H. & B. Co. Survey, Abstract No. 415, Brazoria County, Texas.

Variance Request:

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.

Ms. Cathy Mitchell was present representing the owners, New Southwyck, L.P.

Mr. Hargrove said staff recommended approval of the Preliminary Plat of Fairway Village Section 2, Phase 2 at Silverlake, with the vicinity map corrected to show current city limits on the final plat.

A motion was made by Vice Chair Beltz, and seconded by Commissioner Starr to approve the Preliminary Plat of Fairway Village Section 2, Phase 2 at Silverlake, with the requested variances, and Mr. Hargrove's comment.

Motion passed to approve 5 to 0.

C. **CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Commercial Park Phase III at Silverlake. A subdivision of 1.3357 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Ms. Cathy Mitchell was present representing the owners, New Southwyck, L.P.

Mr. Hargrove said staff recommended approval of the Preliminary Plat of Commercial Park Phase III at Silverlake, with the following comments for incorporating into the final plat:

1. Correct the city limits on the vicinity map.

2. Improve the drawing on the plat map for improved legibility.

Vice Chair Beltz made a motion, seconded by Commissioner Starr to approve the Preliminary Plat of Commercial Park Phase III at Silverlake, with the comments by Mr. Hargrove.

Motion passed to approve 5 to 0.

D. DISCUSSION ITEM - Workshops with City Attorney regarding various aspect of Planning and Zoning.

Mr. Dennis Smith reported that City Council had a retreat last Friday and Saturday, and one of their goals were to meet with the Commissions and Boards within the City for general discussion on various items, and for additional training sessions. TML has created training seminars and preliminary workshops; and is wanting to try out those procedures on committees and boards, and is looking for feedback from them. He went on to say that more information will be forthcoming.

IV. NEXT MEETING DATE: Monday, February 23, 1998, 6:30 p.m. Joint Public Hearing

V. ADJOURNED 6:28 p.m.

Minutes approved as submitted this 23 day of FEBRUARY A.D., 1998.

Pat Lopez, Chairman

ATTEST:

Judy Highburger, Secretary