MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JULY 13, 1998, 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 7:25 PM with the following present:

Chairman	Mary Starr
Vice-Chairman	Tommy L. Scott
Commissioner	Jack D. Mathis
Commissioner	Emil Beltz
Planning & Zoning Secretary	Mona Ann Phipps
Director of Planning & Community Development	Dennis Smith

Commissioners Don Baker, Pat Lopez and Nghiem Doan were absent.

II. NEW BUSINESS

Director of Planning & Community Development Dennis Smith suggested that Item C. be considered first.

C. **CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 317**, Request of Ruby Wright, agent for James W. Gustafson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business District (GB) on the following described property, to wit:

> Part of Lot 2, Block 10, Allison Richey Gulf Coast Home Co. Subdivision, according to the plat records of Brazoria Co., TX

Director of Planning and Community Development Dennis Smith stated that a hydroponics plant is consistent with the proposed layout of the comprehensive plan

Vice-Chairman Tommy Scott made a motion, seconded by Commissioner Jack Mathis, to approve Application No. 317.

Motion passed 4 to 0.

A. **CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 302**, Request of Russell & Nora Dellinger, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Mobile Home Dwelling District (MH) on the following described property, to wit:

> Being Lot 37, Somersetshire Estates, a subdivision in Brazoria Co., according to the map or the plat thereof in Volume 16, pg. 283 of the plat records of Brazoria Co., TX (3307 Excaliburs Court)

Director of Planning and Community Develoment Dennis Smith stated that he and Darrin are still working on a Mobile Home subdivision ordinance.

Vice-Chairman Tommy Scott made a motion, seconded by Commissioner Jack Mathis, to table Application No. 302.

Motion passed 4 to 0.

B. **CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 298**, Request of Mauris Hardcastle, agent owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to Multi Family Dwelling District (MF) on the following described property, to wit:

> Being 5.1 acre tract out of 37.948 acre tract known as A-240 of the H.T. & B. R.R. Co. Survey, according to the deed records of Brazoria Co, TX (Hatfield Road)

A discussion ensued regarding the surrounding properties and the type of facility that they are proposing to build.

Commissioner Jack Mathis made a motion, seconded by Vice-Chairman Tommy Scott, to approve Application No. 298.

Motion passed 4 to 0.

D. **CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 301**, Request of Stephen E. & Elaine Welcome, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

> Being a 1.451 acre parcel out of the S. ½ of Lot 8 of the Allison Richey Gulf Coast Home Co. Survey, Suburban Gardens subdivision, according to the deed records of Brazoria Co., TX (1207 Sterling Drive)

Vice-Chairman Tommy Scott made a motion, seconded by Jack Mathis, to approve Application No. 301.

Motion passed 4 to 0.

E. **CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 305**, Request of George D. & Mary Fishman, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

> Being both halves of Lot 37, 3.3 acres out of the Allison Richey Gulf Coast Home Co. Survey, Vol. 885, pg. 288, of the Deed Records of Brazoria Co., TX (2726 Morris Road)

Vice-Chairman Tommy Scott made a motion, seconded by Commissioner Emil Beltz, to approve Application No. 305.

Motion passed 4 to 0.

F. **CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 306**, Request of Ron Cleaver, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

> Being 1.00 acres out of the H.C. Johnston 99 acre tract, Section 7, H.T. & B. R.R. Co. Survey, A-219, according to the deed records of Brazoria Co., TX Vol. 864, pg. 8 (6316 Gardenia)

Vice-Chairman Tommy Scott made a motion, seconded by Commissioner Emil Beltz, to approve Application No. 306.

Motion passed 4 to 0.

G. **CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 308**, Request of Virginia A. McKenzie, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

> Lot 6 and the #. 6.00 feet of Lot 5, Block 3, Cas-Con Acres, an addition in Brazoria County according to the map or plat thereof, recorded in Vol. 5, pg. 137, of the plat records of the Brazoria County, TX (6130 Cottonwood)

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis, to approve Application No. 308.

Motion passed 4 to 0.

H. **CONSIDERATION AND POSSIBLE ACTION -**

Request of Troy McKinney, agent for JNT, Inc., for a variance to amend Final plat of Crystal Lake Subdivision, Section One, General Notes 14 to allow 10' rear yard setback on Lot 3, Block2.

Director of Planning and Community Development Dennis Smith explained that this variance could not be acted upon by the Zoning Board of Adjustments because the Planning and Zoning regulates plats. He added that the title company will not close on this property until a variance is granted for the encroachment.

Vice-Chairman Tommy Scott made a motion, seconded by Commissioner Emil Beltz, to approve this variance.

Motion passed 4 to 0.

IV. NEXT MEETING DATE: **Monday, August 17, 1998, 6:00 PM (Regular)**
Monday, August 24, 1998, 6:30 PM (JPH)

V. ADJOURNMENT

The meeting was adjourned at 8:03 PM.

Minutes approved as submitted and/or corrected this _____ day of _____, A.D., 1998

_____
Mary Starr
Chairman

ATTEST:

_____
Mona Ann Phipps, Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 13, 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. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 302

Request of Russell and Nora Dellinger, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Mobile Home Dwelling District (MH) on the following described property, to wit:

> Being lot 37, Somersetshire Estates, a subdivision in Brazoria Co., according to the map or the plat thereof in Volume 16, pg. 283 of the plat records of Brazoria Co., TX (3307 Excaliburs Court)

B. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 298

Request of Mauris Hardcastle, agent for John R. Massey, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-4) to General Business District (GB) on the following described property, to wit:

> Being 5.1 ac. tract out of 37.948 ac. Tract known as A-240 of the HT & BRR Co. Survey, according to the deed records of Brazoria Co., TX (Hatfield Rd)

C. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 317

Request of Ruby Wright, agent for James W. Gustafson, Owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business District (GB) on the following described property, to wit:

> Part of Lot 2, Block 10, Allison Richey Gulf Coast Home Co., Subdivision, according to the plat records of Brazoria Co., TX

D. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 301

Request of Stephen E. & Elaine Welcome, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

> Being a 1.451 acre parcel out of the S. ½ of Lot 8 of the Allison Richey Gulf Coast Home Co. Survey, Suburban Gardens subdivision, according to the deed records of Brazoria Co., TX (1207 Sterling Drive)

E. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 305

Request of George D. & Mary Fishman, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

> Being both halves of Lot 37, 3.3 acres out of the Allison Richey Gulf Coast Home Co. Survey, Vol. 885, pg. 288, of the Deed Records of Brazoria Co., TX (2726 Morris Rd.)

F. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 306

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

> Being 1.00 ac. out of the H.C. Johnston 99 ac. Tract, section 7, HT & B RR Co. Survey, A-219, according to the deed records of Brazoria Co., TX Vol. 864, pg. 8 (6316 Gardenia)

G. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 308

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

> Lot 6 and the E. 6.00 feet of Lot 5, Block 3, CAS-CON Acres, an addition in Brazoria County according to the map or plat thereof, recorded in Vol.5, pg 137, of the plat records of the Brazoria County, TX (6130 Cottonwood)

H. CONSIDERATION AND POSSIBLE ACTION -

Request of Troy McKinney, agent for JNT, Inc., for a variance to amend Final plat of Crystal Lake Subdivision, Section One, General Notes 14 to allow 10' rear yard setback on Lot 3, Block 2.

III. NEXT MEETING DATE: Regular Meeting, Monday, July 20, 1998, 6:00 p.m.
Joint Public Hearing, Monday, July 27, 1998, 6:30 p.m.

IV. ADJOURNMENT

Posted: _____ **day of** _____ **A.D., 1998**

Removed: _____ **day of** _____ **A.D., 1998**