

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, AUGUST 24, 1998, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, HELD IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The Meeting was called to order at 7:18 p.m. with the following present:

Chairman	Mary Starr
Vice-Chairman	Tommy Scott
Commissioner	Jack Mathis
Commissioner	Emil Beltz
Commissioner	Pat Lopez
Commissioner	Nghiem Doan
Director of Planning & Community Development	Dennis Smith
Planning & Zoning Secretary	Mona Ann Phipps
Planning & Zoning Secretary	Nelda Patterson

II. APPROVAL OF MINUTES

The minutes for the previous meetings of June 29, 1998 and August 10, 1998 were presented for review and approval.

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis, to approve both minutes as presented.

Motioned passed 6 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 349, Request of Melvin Dilling, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development (SD) to General Business (GB) on the following described property, to wit:**

Being 3.9507 ac. out of a 4.846 ac. tract recorded under BCCF 93-035649 out of the HT & B RR Co. survey, A-234, according to the plat records or Brazoria Co., TX (5327 W. Broadway)

Chairman, Mary Starr, read the property description.

Director of Planning and Community Development, Dennis Smith noted that the property is a small "L" shaped lot next to Sonic on 518 and will be an entry only.

Commissioner Pat Lopez made a motion, seconded by Commissioner Tom Mathis, to approve Application 349.

Motion passed 6 to 0.

- B. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 322**
Request of Bobby Thompson, agent for Jessie P.Scott, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business (GB) on the following described property, to wit:

Being lot 37, Westchester Subdivision, according to the HT & B RR Co. survey, A-242, recorded in the plat records of Brazoria Co., TX

Chairman, Mary Starr, read the property description.

Director of Planning and Community Development, Dennis Smith noted that entrance will be off Manvel Road.

Commissioner, Jack Mathis, made a motioned, seconded by Commissioner Pat Lopez, to approve Application 322.

Motion passed 6 to 0.

- C. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 64**
Request of R. West Development Co., Inc., agent for Ravenwood section 2, J.V., owner, for a Specific Use Permit (SPU) for the following described property, to wit:

Being 38.6999 acres, out of the S ½ of the SE 1/4, Sec. 16, HT & B RR Co. survey, A-546, as recorded in Vol. 84, pg. 313, Deed Records of Brazoria Co., TX

Chairman, Mary Starr, read the property description.

Commissioner Emil Beltz questioned if the entire area would being used as the equestrian center.

Dennis Smith clarified that only the NW corner of the property would be used for the equestrian center.

Commissioner Pat Lopez noted that R-1S protects the residents as a GB would leave it open for other businesses.

Dennis Smith confirmed that the equestrian center would be required to meet the same health requirements as the Bay Area Equestrian Center.

Commissioner Tommy Scott showed residents the 80 ' x 225' easement on the plat of Ravenwood Section 2. Discussion ensued property being rezoned and easements.

Commissioner Nghiem Doan asked if this request confined owners to build equestrian center in noted area only. It would be as platted.

Commissioner Pat Lopez made a motion, seconded by Commissioner Emil Beltz, that Application No. 64 be approved.

Motion passed 6 to 0.

D. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 282
Request of H. Wayne Whitt, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Commercial District (C) on the following described property , to wit:

Being a 4 ac. Parcel out of Lot 8, the SE ¼ of the NE ¼
HT & B RR Co. survey A-509, plat records of Brazoria
Co., TX (16023 Aubrell)

Being a 2 ac. parcel, more or less, out of Lot 8. known as Tract 1, the SE
¼ of the Ne ¼, HT & B RR Co. survey A-509, plat records of Brazoria
Co., TX (16023 Aubrell)

Chairman, Mary Starr, read the property description.

Director of Planning and Community Development, Dennis Smith, noted that said property has existing mini warehouses.

Commissioner Emil Beltz made a motion, seconded by Commissioner Tommy Scott to approve Application 282.

Commissioner Tommy Scott made and motion, seconded by Commissioner Pat Lopez, to consider and approve applications 336, 324, 331, 314, and 330 as a whole.

Motion passed 6 to 0.

E. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 336, 324, 331, 314, and 330

1. Application No. 336

Request of F. L. & Arlene Henning, 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:

The S ½ of Lot 13, Blk. 6, Hickory Creek Place subdivision, Sect. 7, HT & B RR Co. survey, A-219, according to the plat recorded in Vol. 11, pg. 1 & 2, Plat records of Brazoria Co., TX

2. Application No. 324

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

Lot 5 & 6, Blk. 8, Hickory Creek Place subdivision, HT & B RR Co., survey, Sect. 7, A-219, according to the plat recorded in Vol. 11, pg. 1, Brazoria Co., TX (5922 Marsha Ln.)

3. Application No. 331

Request of Robert S. Pourchat, owner, of 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 7, Blk. 4, Wagon Wheel addition, Sect. 14, HT & B RR Co. survey, A-509, according to a plat recorded in Vol. 8, pg. 79, Plat Records of Brazoria Co., TX (6126 Beckey Lane)

4. Application No. 314

Request of Michael D. Whittenburg, 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 5, Block 2, Hickory Creek Place subdivision, according to plat recorded in Vol. 11, pg. 1 & 2, Plat records of Brazoria Co., TX

5. Application No. 330

Request of Roy Bloch, owner, for and 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:

Lots 7 & 8, Blk 4, Wagon Wheel addition, according to the plat recorded in Vol. 8, pg. 79, Plat Records of Brazoria Co., TX (6207 Beckey Lane)

Director of Planning and Community Development Dennis Smith reviewed the legal description of application no. 336.

Commissioner Emil Beltz made a motion, seconded by Commissioner Nghiem Doan, to approve Applications 336, 324, 331, 314, and 330.

Motion passed 6 to 0.

VI. ADJOURNMENT

The meeting adjourned at 7:43 PM.

Minutes approved as submitted and/or corrected this 28 day of September A. D., 1998.



Mary Starr
Chairman

ATTEST:



Nelda Patterson, Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 24, 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 Meeting of June 29, 1998
August 10, 1998

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 349

Request of Melvin Dilling, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development (SD) to General Business (GB) on the following described property, to wit:

Being 3.9507 ac. out of a 4.846 ac. tract recorded under BCCF 93-035649 out of the HT & B RR Co. survey, A-234, according to the plat records or Brazoria Co., TX (5327 W. Broadway)

B. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 322

Request of Bobby Thompson, agent for Jessie P. Scott, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business (GB) on the following described property, to wit:

Being lot 37, Westchester Subdivision, according to the HT & B RR Co. survey, A-242, recorded in the plat records of Brazoria Co., TX

C. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 64

Request of R. West Development Co., Inc., agent for Ravenwood section 2, J.V., owner, for a Specific Use Permit (SPU) for the following described property, to wit:

Being 38.6999 acres, out of the S ½ of the SE 1/4, Sec. 16, HT & B RR Co. survey, A-546, as recorded in Vol. 84, pg. 313, Deed Records of Brazoria Co., TX

D. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 282

Request of H. Wayne Whitt, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Commercial District (C) on the following described property , to wit:

Being a 2 ac. Parcel out of Lot 8, the SE ¼ of the NE ¼ HT & B RR Co. survey A-509, plat records of Brazoria Co., TX (16023 Aubrell)

Being a 2 ac. parcel, more or less, out of Lot 8. known as Tract 1, the SE ¼ of the Ne ¼, HT & B RR Co. survey A-509, plat records of Brazoria Co., TX (16023 Aubrell)

E. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 336

Request of F. L. & Arlene Henning, owner, for an amendment to the Land Use and Urban Development Ordinance of said City form Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

The S ½ of Lot 13, Blk. 6, Hickory Creek Place subdivision, Sect. 7, HT & B RR Co. survey, A-219, according to the plat recorded in Vol. 11, pg. 1 & 2, Plat records of Brazoria Co., TX

F. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 324

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

Lot 5 & 6, Blk. 8, Hickory Creek Place subdivision, HT & B RR Co., survey, Sect. 7, A-219, according to the plat recorded in Vol. 11, pg. 1, Brazoria Co., TX (5922 Marsha Ln.)

G. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 331

Request of Robert S. Pourchat, owner, of 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 7, Blk. 4, Wagon Wheel addition, Sect. 14, HT & B RR Co. survey, A-509, according to a plat recorded in Vol. 8, pg. 79, Plat Records of Brazoria Co., TX (6126 Beckey Lane)

H. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 314

Request of Michael D. Whittenburg, 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 5, Block 2, Hickory Creek Place subdivision, according to plat recorded in Vol. 11, pg. 1 & 2, Plat records of Brazoria Co., TX

I. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 330

Request of Roy Bloch, owner, for and 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:

Lots 7 & 8, Blk 4, Wagon Wheel addition, according to the plat recorded in Vol. 8, pg. 79, Plat Records of Brazoria Co., TX (6207 Beckey Lane)

IV. NEXT MEETING DATE: Monday, September 7, 1998 - HOLIDAY
Monday, September 14, 1998, 6:30 p.m. (JPH)
Monday, September 21, 1998 6:00 p.m. (Regular)

V. ADJOURNMENT

Posted: 21st day of August A.D., 1998

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

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 24, 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

Meeting of June 29, 1998
August 10, 1998

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 349

Request of Melvin Dilling, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development (SD) to General Business (GB) on the following described property, to wit:

Being 3.9507 ac. out of a 4.846 ac. tract recorded under BCCF 93-035649 out of the HT & B RR Co. survey, A-234, according to the plat records or Brazoria Co., TX (5327 W. Broadway)

B. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 322

Request of Bobby Thompson, agent for Jessie P.Scott, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business (GB) on the following described property, to wit:

Being lot 37, Westchester Subdivision, according to the HT & B RR Co. survey, A-242, recorded in the plat records of Brazoria Co., TX

C. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 64

Request of R. West Development Co., Inc., agent for Ravenwood section 2, J.V., owner, for a Specific Use Permit (SPU) for the following described property, to wit:

Being 38.6999 acres, out of the S ½ of the SE ¼, Sec. 16, HT & B RR Co. survey, A-546, as recorded in Vol. 84, pg. 313, Deed Records of Brazoria Co., TX

D. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 282

Request of H. Wayne Whitt, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Commercial District (C) on the following described property , to wit:

Being a 4 ac. Parcel out of Lot 8, the SE ¼ of the NE ¼ HT & B RR Co. survey A-509, plat records of Brazoria Co., TX (16023 Aubrell)

Being a 2 ac. parcel, more or less, out of Lot 8. known as Tract 1, the SE ¼ of the Ne ¼, HT & B RR Co. survey A-509, plat records of Brazoria Co., TX (16023 Aubrell)

E. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 336

Request of F. L. & Arlene Henning, owner, for an amendment to the Land Use and Urban Development Ordinance of said City form Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

The S ½ of Lot 13, Blk. 6, Hickory Creek Place subdivision, Sect. 7, HT & B RR Co. survey, A-219, according to the plat recorded in Vol. 11, pg. 1 & 2, Plat records of Brazoria Co., TX

F. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 324

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

Lot 5 & 6, Blk. 8, Hickory Creek Place subdivision, HT & B RR Co., survey, Sect. 7, A-219, according to the plat recorded in Vol. 11, pg. 1, Brazoria Co., TX (5922 Marsha Ln.)

G. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 331

Request of Robert S. Pourchat, owner, of 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 7, Blk. 4, Wagon Wheel addition, Sect. 14, HT & B RR Co. survey, A-509, according to a plat recorded in Vol. 8, pg. 79, Plat Records of Brazoria Co., TX (6126

H. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 314

Request of Michael D. Whittenburg, 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 5, Block 2, Hickory Creek Place subdivision, according to plat recorded in Vol. 11, pg. 1 & 2, Plat records of Brazoria Co., TX

I. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 330

Request of Roy Bloch, owner, for and 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:

Lots 7 & 8, Blk 4, Wagon Wheel addition, according to the plat recorded in Vol. 8, pg. 79, Plat Records of Brazoria Co., TX (6207 Beckey Lane)

- IV. NEXT MEETING DATE:** Monday, September 7, 1998 - HOLIDAY
Monday, September 14, 1998, 6:30 p.m. (JPH)
Monday, September 21, 1998 6:00 p.m. (Regular)

V. ADJOURNMENT

Posted: 21st day of August A.D., 1998

Removed: 25th day of August A.D., 1998

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JUNE 29, 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 8:25 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

- A. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 300, Request of Roy L. & Beatriz V. Smith, agents, for Claude M. Norman, 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:**

Lot 71 of the Somersetshire Estates subdivision, being approximately 14, 985 square feet. (3407 Camelot Court)

A discussion ensued regarding whether changing this zone to MH would allow the owners to move in more than one mobile home on the lot. Also discussed was amending the Land Use and Urban Development Ordinance to clarify mobile home park and mobile home subdivision.

Commissioner Jack Mathis made a motion, seconded by Vice Chairman Tommy Scott, to table Application No. 300 until further advised by the City Attorney.

Motion passed 4-0.

- B. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 276,** Request of Willie Hodge, Jr., 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:

A 0.424 ac. Tract known as lot 19 of an unrecorded subdivision of Tract 18, Allison-Richey Gulf coast Home co. Subdivision, A-544, Brazoria Co, TX (6103 Dee Street)

Director of Planning & Community Development Dennis Smith explained that this particular property is less than ½ acre, therefore, variances would be required for the parking, site coverage, lot size, etc..

Vice Chairman Tommy Scott made a motion, seconded by Commissioner Jack Mathis, to deny Application No. 276.

Motion passed 4-0.

- C. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 247,** Request of R. West Development, agent, for Frank D. Barringer, Trustee, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Commercial District (C) on the following described property, to wit:

Being a 1.6142 acre tract located in the H.T. & B. R.R. Co. Survey, A-241, same being out of 39.2484 acres conveyed in 96-015983 of the Official Records, Brazoria Co. Texas (6516 Broadway)

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis to approve Application No. 247.

Motion passed 4-0.

- D. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 259,** Request of James A. Hubbell, Jr., agent, 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-3) on the following described property, to wit:

Tract one being a parcel containing 72.809 ac. and being the N. ½ of the N.E. ¼, Section 16, H.T. & B. R.R. Co. Survey, A-546, deed records of Brazoria Co., TX and

Tract two being 40 ac., more or less, and being lot 6 and being the S.W. ¼, Section 16, H.T. & B. R.R. Co. Survey, A-546, Brazoria Co., TX and

Tract three being 20 ac., more or less, and the south ½ of the S.E. ¼ of the N.E. ¼, Section 16, H.T. & B. R.R. Co. Survey, A-546, Brazoria Co., TX, and

Tract four being 6.00 ac., more or less, and being the S.E. ¼ of the S.E. ¼ of the H.T. & B. R.R. Co. Survey 15, A-241 of the deed records, Brazoria Co., TX (15702 Harkey Rd)

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis, to approve Application No. 259.

Motion passed 4 to 0.

- E. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 307, Request of Dwain Evans, agent, for Flyma W. Thompson, Elliott Cage and Catherine Cage Burns, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Commercial (C) to Single Family Dwelling District (R-3) on the following described property, to wit:**

Approximately 60 ac. out of Section 12, H.T. & B. R.R. Co. Survey, A-508, according to deed records, Brazoria County, TX

Director of Planning & Community Development Dennis Smith explained that the comprehensive plan suggests this property remain Commercial because of the rail spur and several industrial businesses in the area.

Vice Chairman Tommy Scott made a motion, seconded by Commissioner Jack Mathis, to deny Application No. 307.

Motion passed 4-0.

- F. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 268**, Request of John Hernandez, agent for Guerro Family Ltd. Partnership, owners, 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 4, Block 1, Cas-Con Acres Subdivision, our of Tract B, Vol. 5, pg. 137, deed records of Brazoria Co., TX (6123 Willow)

Commissioner Tommy Scott made a motion, seconded by Commissioner Emil Beltz, to approve Application No. 268.

Motion passed 4 to 0.

- G. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 278**, Request of Randy L. & Mylinda Faircloth, owners, 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:

4.8517 ac., a part of Lot 26, Allison Richey Gulf Coast Home Co. Subdivision, Vol. 2, pg. 23 & Vol. 971, pg. 21 deed records of Brazoria Co. TX (13530 O'Day Rd.)

Commissioner Emil Beltz made a motion, seconded by Vice Chairman Tommy Scott, to approve Application No. 278.

Motion passed 4 to 0.

- H. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 285**, Request of Pierre and Anna Nys, 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:

The West ½ of the West ½ of the N.E. 1/4, Section 14, H.T. & B. R.R. Co. Survey, A-509 (Parkplace Subdivision)

Director of Planning & Community Development Dennis Smith stated that this project is in the platting process. He added that they are proposing a private, gated community with homes from

\$250,000.00 and up.

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis, to approve Application No. 285.

Motion passed 4-0.

- I. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 304**, Request of Joseph P. Murphy, agent for Merea Sandoval, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Multi-Family Dwelling District (MF) on the following described property, to wit:

A 0.2138 ac. tract out of the W. ½ of the N.W. 1/4 of the N.E. 1/4 of the Section 15, H.T. & B. R.R. Co. Survey, A-241, Brazoria Co., TX (2714 Morenci Dr.)

Director of Planning & Community Development Dennis Smith stated that several variances would be required.

A discussion ensued regarding the possibility of zoning this property to R-1 with a non-conforming use.

Vice-Chairman Tommy Scott made a motion, seconded by Commissioner Emil Beltz, to deny application No. 304.

Motion passed 4-0.

- J. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 303**, Request of R. West Development, agent for Elizabeth Alexander Nisbet, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to Single Family Dwelling District Planned Unit Development (R-4 PUD) on the following described property, to wit:

Being 76.79 acres of land, part of lots 16, 17, 18 & 25 of the Murdock subdivision of the A.C.H. & B. Survey, Section 2, A-507 according to the plat, Vol. 29, pg. 174 & part of Stevens survey, A-594 recorded in Vol. 1597, pg. 135, Brazoria Co., TX

A lengthy discussion ensued regarding the extension of Pearland Parkway and how it would, if it did, tie in to Shadycrest.

Commissioner Emil Beltz made a motion, seconded by Vice Chairman Tommy Scott, to deny Application No. 303.

Motion passed 3 to 1, with Chairman Mary Starr abstaining.

- K. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 287** Request of Ms. John E. Wooten, 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 the W. ½ of the S. ½ of Tract 29, Allison Richey Gulf Coast Home Suburban Gardens subdivision, Section 85, H.T. & B. R.R. Survey, A-304, Vol 2, pg. 107 of the Plat records of Brazoria Co., TX (2007 Wooten Rd.)

Director of Planning & Community Development Dennis Smith explained that this is an existing five acre mobile home park with fifteen mobile homes. He added that Ms. Wooten can continue to move mobile homes in and out of the existing park. However, she would not be able to upgrade the park without the appropriate zoning.

A discussion ensued regarding utilities for this mobile home park.

Commission Jack Mathis made a motion, seconded by Vice Chairman Tommy Scott, to table Application No. 287.

Motion passed 4-0.

- L. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 309**, Request of Mary A. Cole, REMAX South Belt, agent for Leroy & Betty Jeffries, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business District (GB) to Commercial District (C) on the following described property, to wit:

1.90516 acres of land out of Lots 20 & 21, George W. Jenkins subdivision in the W.D.C. Hall league, A-70, according to the plat as recorded in Vol. 16, pg. 145, Plat Records of Brazoria County, TX (1700 FM 518)

Vice Chairman Tommy Scott stated that most of the surrounding properties are zoned Commercial, therefore, he can see no reason not to approve this variance.

Vice Chairman Tommy Scott made a motion, seconded by Commissioner Emil Beltz, to approve Application No. 309.

Motion passed 4 to 0.

- M. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE PERMIT APPLICATION NO. SU62**, Request of George W. & Deborah L. Harrell, owners, for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use permit on the following described property, to wit:

The West ½ of Lot 12, Johnston Subdivision of the NW 1/4 of the NW 1/4 of H.T. & B. R.R. Co. survey, A-240, containing 4.21 acres, more or less according to the plat, Vol. 5, pg. 303 & deed record Vol. 1090, pg. 865, Brazoria Co., TX (14833 Harkey Rd)

Director of Planning & Community Development Dennis Smith explained that the owners had previously applied for General Business zoning on this property. However, the surrounding residence were concerned that another type of business might be put in if the daycare ever closed. He stated that this Specific Use would only allow a daycare.

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis, to approve Specific Use Application No. SU62.

Motion passed 4 to 0.

- N. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 262**, Request of R. West Development co., Inc., agent for Gallentine Associates, 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-4) on the following described property, to wit:

Being a 20.5591 acre tract located in the H.T. & B. R.R. Survey, A-241, Brazoria Co., TX (off Fite Rd)

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis, to approve Application No. 262.

Motion passed 4 to 0.

Commissioner Jack Mathis made a motion, seconded by Commissioner Emil Beltz, to consider and approve Applications No. 284, 293, 289, 277, 291, and 290 as one item.

Motion passed 4 to 0.

- O. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 284**, Request of Leonard H. & Kathleen Maartens, owners, 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 1, Block 7, of West Lea Subdivision, Section 2, in the H.T. & B. R. R. Co. Survey, as recorded in Vol. 11, pg. 69, a corrected map in the Plat Records of Brazoria Co., TX (3402 Skylark Way)

- P. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 283**, Request of William & Felicitas R. Gonzales, owners, 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:

Lots 11 & 12, Block 3, Hickory Creek Place Subdivision as recorded in the official records, Brazoria Co., TX

Commissioner Emil Beltz made a motion, seconded by Vice Chairman Tommy Scott, to table Application No. 283.

Motion passed 4 to 0.

- Q. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 293**, Request of Arthur O. & Eunice Davidson, owners, 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:
- 2.488 acres, being a part of Lot 5, Hickory Place Subdivision, situated in the H.T. & B. R. R. Co. Survey, A-310 according to the Plat recorded in Vol. 18, pgs. 334-335, Plat Records, Brazoria Co., TX (1325 Bryan Ct.)
- R. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 289**, Request of Steven R. & Susan G. Harvey, owners, 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, block of the Hickory Creek Place subdivision, being a subdivision of 100.9 acres & being lots 17 to 21 & 30 to 34, Section 7, H.T. & B. R.R. Co., Survey, A-218, as recorded on plat thereof, Vol. 11, pg. 1, Brazoria Co., TX (14211 Melanie Ln)
- S. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 277**, Request of Robert C. & Paula M. Bratz, owners, 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:
- A parcel of land known as Lot 7 out of West Lea Subdivision, Section 3, Block 9 of Section 16, H.T. & B. R. R. Co. Survey, A-546, Brazoria Co., TX (5518 Mockingbird Ln)
- T. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 291**, Request of Robert C. & Paula M. Bratz, owners, 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 2, Block 3, of the Garden Acres Subdivision,
Section 2, in the S. acres of the H.T. & B. R. R.
Survey, Section 7, A-219 in Vol. 595, pg. 63 of
the Deed Records of Brazoria Co., TX (2536
Lazy Bend St)

- U. **CONSIDERATION AND POSSIBLE ACTION - ZONING
APPLICATION NO. 290**, Request of Jorge Y. & Maria Teresa
Martinez, owners, 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:

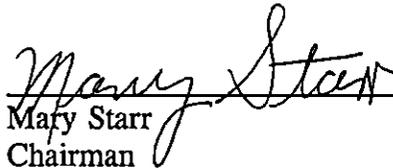
A tract of land called Lot 1-B of the unrecorded
Sharondale Subdivision, containing 0.505 acres
out of a 10 ac. tract in the S. ½ of the N.E. 1/4
of the S.E. 1/4 of the G.C. Smith survey, Section
16, A-546, Brazoria Co., TX (16314 CR 103)

IV. **NEXT MEETING DATE:** Monday, July 13, 1998, 6:30 PM

V. **ADJOURNMENT**

The meeting was adjourned at 9:37 PM.

Minutes approved as submitted and/or corrected this 24 day of August, A.D.,
1998



Mary Starr
Chairman

ATTEST:

Mona Ann Phipps, Secretary

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, AUGUST 10, 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 6:55 PM with the following present:

Chairman	Mary Starr
Vice-Chairman	Tommy L. Scott
Commissioner	Jack D. Mathis
Commissioner	Emil Beltz
Commissioner	Nghiem Doan
Planning & Zoning Secretary	Mona Ann Phipps

Commissioner Pat Lopez was absent.

II. APPROVAL OF MINUTES

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis, to approve the minutes as submitted.

Motion passed 5 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 312, Request of Mauris Hardcastle, agent for V.L. Jefford, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Neighborhood Services District (SD) to General Business District (GB) on the following described property, to wit:**

A 4.8705 acre tract out of reserve "B", replat of Corrigan Addition, Section 1, according to the plat in Vol. 11, pgs. 97-98, plat records of Brazoria Co., TX (5300 W. Broadway)

Commissioner Jack Mathis made a motion, seconded by Vice-Chairman Tommy Scott, to approve Application No. 312.

Motion passed 5 to 0.

Vice-Chairman Tommy Scott made a motion, seconded by Commissioner Jack Mathis, to consider Applications No. 320, 321, 323 and 328 as one item.

Motion passed 5 to 0.

B.- E. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATIONS NO. 320, 321, 323 and 328, Request of owners 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:

Application No. 320

Lots 23 & 24 of the Cas-Con Acres Subdivision, Section 2, H.T. & B. R.R. Co. Survey, A-504 as recorded on the plat records of Brazoria Co., TX (6102 Raza Street)

Owners, Joel and Linda Guerrero, 6102 Raza Street, Pearland, TX 77584

Application No. 321

1.1157 acres, known as tract 8C6-8K, H.T. & B. R.R. Co. Survey, A-509, Richland Acres Subdivision, as recorded in the plat records of Brazoria Co., TX (16020 Aubrell)

Owners, Joel Guerrero, Sr. & Joel Guerrero, Jr., 6102 Raza Street, Pearland, TX 77584

Application No. 323

Lot 5, Block 7 of Hickory Creek Place according to the plat thereof recorded in Vol. 11, pgs. 1-2, plat records of Brazoria Co., TX (14207 Melanie Lane)

Owners, Grover C. & Joy L. Atkins, 14207 Melanie Lane, Pearland, TX 77581

Application No. 328

Lot 3, Block 5, Hickory Creek Place Subdivision, part of Section 7, H.T. & B. R.R. Co. Survey, A-219, according to the plat recorded in Vol. 11, pgs. 1 & 2, plat records of Brazoria Co., TX (5811 Kelly)

Owner, Jack W. Bonds, 5811 Kelly, Pearland, TX 77581

Commissioner Jack Mathis, made a motion, seconded by Commissioner Emil Beltz, to approve Applications No. 320, 321, 323 and 328.

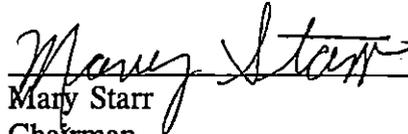
Motion passed 5 to 0.

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 7:02 PM.

Minutes approved as submitted and/or corrected this 24 day of August, A.D., 1998



Mary Starr
Chairman

ATTEST:

Mona Ann Phipps, Secretary

Planning and Zoning

Tom Sullivan objects to this development due inadequate drainage and retention for the wetlands area.

Tom Sullivan further asks for a delay in consideration of Zoning change due the number of people sick or passed away.

Tom Sullivan further objects to the area included is part of Westlea property owners. HL&P easement is included and is not shown.