

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 17, 1997, 6:00 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 November 10, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Villages of Edgewater Estates, Section One. Being 44.8 acres of land containing 101 lots, (75' X 120' and 60' X 115' typ.) And eight reserves containing 10.14 acres in six blocks, out of the H.T. and B.R.R. Co. Survey, A-309 Brazoria County, Texas.

Variance:

Use of 5 foot side building line with 10 feet between houses.

B. CONSIDERATION AND POSSIBLE ACTION - Discussion on update of Comprehensive Plan.

IV. NEXT MEETING DATE: Monday, November 24, 1997, 6:30 p.m.
Joint Public Hearing

V. ADJOURNMENT

Posted: 14th Day of November, A.D., 1997
3:00 A.M./P.M.

Removed: 18th Day of November, A.D., 1997

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, NOVEMBER 10, 1997, 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 7:50 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Nghiem Doan
Commissioner	Don Baker
Commissioner	Jack D. Mathis
Commissioner	Tommy L. Scott
Commissioner	Mary Starr
Director of Planning and Development	Dennis Smith
City Engineer	John Hargrove
Secretary	Judy Highburger

City Engineer John Hargrove and Project Coordinator Alan Mueller were absent.

II. APPROVAL OF MINUTES: November 3, 1997

A motion was made by Commissioner Jack D. Mathis, and seconded by Commissioner Mary Starr to approve the Minutes of November 3, 1997.

Motion passed to approve 7 to 0.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 229

Request of Mr. Trinh Dang Bui, 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 tract of 10.00 acres, and being known as Lot 24 of the Allison-Richey Gulf Coast Co. Subdivision, section 7, of the H.T. & B.R.R. survey, A-219 of the Deed Records, Brazoria Co., TX.

Commissioner Mathis made a motion to approve Application No. 229, and was seconded by Commissioner Don Baker.

Motion passed to approve 7 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 234

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling Unit (R-2) to General Business (GB) on the following described property, to-wit:

Being several tracts of land bordering F.M. 518 (Broadway) and Pearland Parkway as evidenced by the metes and bounds of the Deed Records, Brazoria Co. TX.

A 4.5925 acre tract of land out of a 44.7362 acre tract of land, recorded in the County Clerk's File No. 95-002978 of Brazoria County, Texas and being situated in the Thomas J. Green Survey, Abstract 198, Brazoria County, Texas.

A 9.883 acre tract (Called 9.8895) out of the Thomas J. Green Survey, Abstract 198, Brazoria County, Texas, being the same tract described in a Partition Deed known as Lot 3 and denoted as Tr. D-18 of the April 3, 1959 revised partition of the J.J. Settegast Estate.

A 9.883 acres tract (Called 9.8895) out of the Thomas J. Green Survey, Abstract 198, Brazoria County, Texas. Being the same tract described in a Partition Deed known as Lot 2 and designated as Tr. C-17 of the April 3, 1959 revised Partition of the J.J. Settegast Estate, recorded under C.C.F. No. 94-032640 of the official records of Brazoria County, Texas.

A 3.630 acre tract of land out of the A Called 5.8891 acre tract of land owned by Richard Simpson and wife recorded in Vol. 290, Pg. 45 of the official records of Brazoria County, Texas, situated in the Thomas J. Green Survey Abstract 198, Brazoria County, Texas.

Commissioner Emil Beltz made a motion to approve Application No. 234, and was seconded by Commissioner Tommy L. Scott.

Motion passed to approve 7 to 0.

C. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 235

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Multi-Family-Planned Unit Development (MF-PUD) on the following described

property, to-wit:

22.16 acres out of a subdivision of the West ½ of the northeast ¼ of Section 15, H.T. & B. R.R. survey, A-241, recorded in Volume 297, Pg. 98 Brazoria County, TX.

Commissioner Scott made a motion, that was seconded by Commissioner Beltz to approve Application No. 235.

The Commission discussed the site plan and a requirement to tie it to the approval.

Chairman Pat Lopez suggested requiring a dimensional site plan.

Mr. Dennis Smith said that approval of the PUD is the contract.

Commissioner Scott amended the motion to include a dimension plot plan to City Council, and the motion was seconded by Commissioner Beltz.

Motion passed to approve 7 to 0.

D. CONSIDERATION AND POSSIBLE ACTION - Zoning Application No. 237.

Request of Mr. Dave Miller, agent, for Mr. Robert Fournet, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Multi-Family Dwelling (MF) to Light Industrial (M-1) on the following described property, to-wit:

2.31671 acres out of a 3.322 acre tract of a portion of the H. Stevens survey, Abstract 594, adjacent to and east of State Highway 35, Brazoria Co., TX (16800 Block, South Main St.)

Commissioner Beltz made a motion to approve Application No. 237, that was seconded by Commissioner Baker.

Motion to approve passed 6 to 1 (Commissioner Starr abstained).

E. CONSIDERATION AND POSSIBLE ACTION - Specific Use No. 59.

Request of Peter Thompson, Agent, for Thomas P. Alexander, owner, for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit for a Telecommunications Remote Terminal Building on the following described property, to-wit:

Being a tract containing 2,000 square feet (0.0459 acres) in the W.D.C. Hall Survey, A-23, out of a 1.052 acre tract conveyed unto Thomas P. Alexander, et al, by deed Volume 156, pg 682 of the Deed Records, Brazoria Co. Texas (not assigned).

Commissioner Starr made a motion to approve Specific Use No. 59, and was seconded by Commissioner Scott.

Motion passed to approve 6 to 1 (Commissioner Baker abstained).

IV. NEXT MEETING DATE: November 17, 1997, 6:00 p.m.

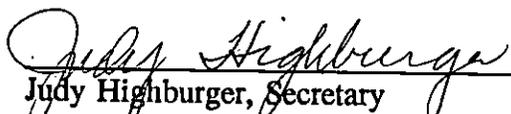
V. ADJOURNED: 8:15 p.m.

Minutes approved as submitted this 17 day of NOVEMBER
A.D., 1997.



Pat Lopez, Chairman

ATTEST:



Judy Highburger, Secretary



Ferro • Saylor, Inc.
Architecture • Engineering • Planning

RECEIVED NOV 07 1997

October 29, 1997

Mr. Dennis Smith
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Reference: Beazer Homes USA, Inc.
Villages of Edgewater Estates Section One
FSI JO 95010-31

Dear Mr. Smith:

On behalf of Beazer Homes USA Inc., we ask to be placed on the November 17, 1997 Planning Commission meeting agenda to request a variance to use a 10 foot side setback between houses in the Villages of Edgewater Estates, Section One. At the time the Preliminary plat for said section was approved at the October 6, 1997 Commission meeting, the side lot setback issue was not addressed. We want to clarify the side lot requirement prior to finalizing the construction plan and final plat for the section. The basis for using a 5 foot side building line with 10 feet between houses is as follows:

1. The surrounding developments of Southwyck/Silverlake, Countryplace and Southdown Subdivisions were all approved with a 5 foot side setback. The use of a 5 foot setback is consistent with the surrounding developments.
2. The overall lot density for the Villages of Edgewater Estates is only 2.82 units per acre since compensating open space is provided in the 8.81 acre lake.

Based on the above considerations, we ask that a 5 foot side setback be approved at the November 17, 1997 Planning Commission meeting.

If you have any questions or additional information is needed, please call.

Sincerely,

Steven P. Gardner
Project Manager

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