

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 1, 1997, 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** Minutes of November 24, 1997

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Pine Hollow Estates, Section One. Being 36.549 acres (1,592,053 S.F.) of land located in the W.D.C. Hall League A-70 Brazoria County, Texas.

**B. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of West Oaks Recreation Center Phase "A". Being a 0.8557 acre tract of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas and also being out of a called 160 acre tract as recorded in Vol. 708. Pg. 109 B.C.D.R., Brazoria County, Texas.

**C. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Southdown, Section Nine, 9.31 acres of land out of the H.T. & B.R.R. Co. Survey, Section One A-310, Brazoria County, Texas.

Variance:

Use a 20 foot building line on all lots.

**D. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Green Tee Terrace, Section 8. Being 2.811 acres of land in the W.D.C. Hall Survey, A-23, Harris County, Pearland, Texas.

Variance:

Requesting-use of 20' setback instead of 25' on Lots 4-7.

**E. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Green Tee Terrace, Section 8. Being 2.811 acres of land in the W.D.C. Hall Survey, A-23, Harris County, Pearland, Texas.

Variance:

Requesting minimum lot width of 70' instead of 80' on Lots 1-9.

**F. CONSIDERATION AND DISCUSSION** - Thoroughfare Plan and Comprehensive Plan.

**IV. NEXT MEETING DATE:** Monday, December 15, 1997, 6:00 p.m.

**V. ADJOURNMENT**

Posted: 26th Day of November, A.D., 1997  
9:00 (A.M./P.M.)

Removed: 2nd Day of December, A.D., 1997

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, NOVEMBER 24, 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 6:45 p.m. with the following present:

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

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

**II. APPROVAL OF MINUTES: November 17, 1997**

A motion was made by Commissioner Jack Mathis, and seconded by Vice Chairman Emil Beltz to approve the Minutes of November 17, 1997.

**Motion passed to approve 6 to 0.**

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 233**

Request of Mr. Alan Eddy, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Residential (R-1) on the following described property, to-wit:

Lot 6, Block 2 of Skyway Manor Subdivision, according to the map or plat thereof recorded in Volume 7, pg 67 of the Plat Records of Brazoria County, Texas (2824 Piper Road).

A motion was made by Chairman Beltz, and seconded by Commissioner Mary Starr to approve Application No. 233.

**Motion to approve passed 6 to 0.**

**B. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 236.**

Request of owners 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:

Lots 1 & 2, of Skyway Manor Subdivision, according to the map or plat thereof recorded in Volume 7, Pg. 67 of the Plat Records of Brazoria County, TX (FM 518 and Piper Road).

A motion was made by Commissioner Tommy L. Scott, and seconded by Commissioner Mathis to approve Application No. 236.

**Motion passed to approve 6 to 0.**

**C. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 119**

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

A 1.3068 acre of tract, more or less, out of Lot 5 of the partition of the East ½ of the Northwest ¼ of Section 15, HTBRR Co. Survey, A-241, Brazoria County, Texas, recorded in Volume 441, Page 265 and re-recorded in Vol. 593, P. 56 of the Deed Records (6826 Broadway).

**D. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 120**

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

A portion of the East ½ of the NW ¼ of Sec. 15, HTBRR Co. Survey A-241, Brazoria County, Texas; also being a portion of Lot 4 of the Plat recorded in V. 441, P. 265, of the Deed Records; also being referenced by a judgement of partition in V. 591, P. 56 (6816 Broadway).

**E. CONSIDERATION AND POSSIBLE ACTION - ZONING APPLICATION NO. 121**

Request of Arthur Partain, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District

(SD) to Commercial District (C) on the following described property, to-wit:

A portion of the East ½ of the NW ¼ of Sec. 15, HTBRR Co. Survey, A-241, Brazoria County, Texas; also being a portion of Lot 4 recorded in V. 441, P. 265 of the Deed Records; also referenced by judgement of partition in V. 591, P. 56, (6806 Broadway).

A motion was made by Commissioner Starr, and seconded by Commissioner Mathis to join Applications No. 119-121.

**Motion to join passed 6 to 0.**

Director of Planning and Development Dennis Smith informed the Commission that these applications were tabled previously due to the conditions of the property. He went on to say that Alan Mueller, Larry Steed and he visited the area and improvements have been made.

Mr. Smith said that although he favors General Business (GB), there are other properties along Hwy 518 frontage that are zoned Commercial.

A motion was made by Commissioner Starr, and seconded by Commissioner Mathis to approve Applications No. 119-121.

**Motion passed to approve 6 to 0.**

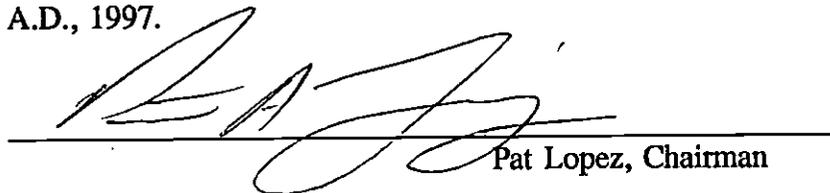
**F. CONSIDERATION AND POSSIBLE ACTION - Distribution of Major Thoroughfare Plan to be discussed further on December 1st. meeting.**

Mr. Smith distributed copies of the Thoroughfare Plan and informed the Commission that Mr. Peter Boecher will be at the next meeting to discuss it.

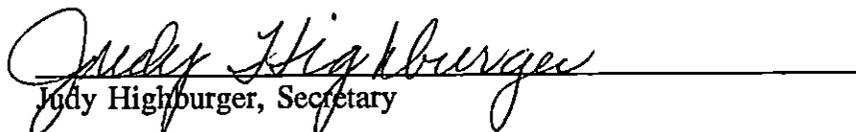
**IV. NEXT MEETING DATE: December 1, 1997, 6:00 p.m.**

**V. ADJOURNED: 7:08 p.m.**

Minutes approved as submitted this 1 day of DECEMBER  
A.D., 1997.

  
Pat Lopez, Chairman

ATTEST:

  
Judy Highburger, Secretary