

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 25, 1997, 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 August 18, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE PERMIT NO. 56

Request of Carolyn Smith, agent for All State Vacuum Service Inc., owner, for a Specific Use Permit for a manufactured home to be used as an office in a Light Industrial Zone (M-1) on the following described property, to-wit:

1.384 acres out of Lot 35, H.T. & B.R.R. Company Survey Number 4, A-545, Brazoria County, Texas. (4901 Shank Road)

B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 216

Request of Jō Maples, agent for Billy E. Holly, 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:

Lot 23 in the Allison-Richey Gulf Coast Home Co. Suburban Gardens Subdivision of Section 8 of the H.T. & B.R.R. Survey A-504, recorded in Volume 2, Page 23 of the plat records of Brazoria County, Texas. (5523 Broadway)

C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 217

Request of Glenn McDowell, Brooks, & Sparks, Inc., agent for Edwin H. Harris, Sr., Edwin H. Harris, Jr., and Matilyn Louise Bullard, 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:

All of Lots 28 and 30 and part of Lot 29 in the Westchester estates subdivision out of the H.T. & B.R.R. Company Survey, A-242, Brazoria County, Texas.

IV. NEXT MEETING DATE: September 8, 1997, 6:30 p.m.

V. ADJOURNMENT

Posted: 21st Day of August, A.D., 1997 11:00
P.M.

Removed: 26th Day of August, A.D., 1997

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, AUGUST 18, 1997, 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:20 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Tommy Scott
Commissioner	Mary Starr
City Director of Planning and Development	Dennis Smith
City Engineer	John Hargrove
City Project Coordinator	Alan Mueller
Secretary	Judy Highburger

Others in attendance: Councilmember William Berger, Advanced Intern Ruby Perez. Commissioners Don Baker and Jack D. Mathis were absent.

II. APPROVAL OF MINUTES: Minutes of August 11, 1997

Commissioner Mary Starr made a motion, seconded by Commissioner Tommy L. Scott to approve the Minutes of August 11, 1997.

Motion passed to approve 4 to 0.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Fairway Village, Section 2, Phase 1 at Silverlake.

A subdivision of 20.6233 acres of land out of the John W. Maxey Survey, Abstract No. 721, and the G.C. Smith Survey, Abstract No. 548, 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.

Chairman Pat Lopez asked if the requested variances are in line with the other lots in the area, and Director of Planning and Development Dennis Smith, said yes.

City Engineer John Hargrove said staff recommends approval of the plat as presented, with the following conditions:

1. Remove reference to Volume and Page of Brazoria County plat records under text on Sedgefield Section 1, at Silverlake.
2. Recordation information needed for the 8' UE.
3. Minutes reflect that the future Morgan Road will be completed under Section 2.

Ms. Mitchell said they were in the process of getting the old easements cleared up.

Mr. Hargrove asked when would Morgan Road be connected to County Road 90, and Ms. Mitchell said when the tract south of Sedgefield is constructed.

Lengthy discussion ensued into the future construction of Morgan Road and access into the subdivision. City Project Coordinator Alan Mueller referenced a wall map that showed the area in question.

Chairman Lopez asked what material County Road 90 (CR 90) is constructed of, and Ms. Mitchell said it was dirt. Mr. Hargrove said that an access to old CR 90 could be done when Sedgefield Section 2 is constructed, and that it might be appropriate to place a 911 gate at old CR 90.

Commissioner Starr made a motion, seconded by Commissioner Scott to approve the Final Plat of Fairway Village, Section 2, Phase 1 at Silverlake with the following conditions:

1. Remove reference to Volume and Page of Brazoria County plat records under text on Sedgefield Section 1, at Silverlake.
2. Recordation information needed for the 8' UE.
3. Minutes reflect that the future Morgan Road will be completed under Sedgefield Section 2.

Motion passed 4 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - Proposed changes to Permitted Use Chart.

City Director of Planning and Development Dennis Smith presented the Commissioners with copies from the Land Use and Urban and Development Ordinance Book that referenced the Zoning Symbols.

After a previous meeting with City Chief Building Official Don Guynes, Mr. Smith has suggestions for changes to various categories for clearer understanding of uses.

1. Page 80, Primary Residential Uses, Patio Homes: Needs a better definition, and MH and OP needs to be deleted.
2. Page 82, Radio or Television or Microwave Towers (Commercial): Under MF, change to "No"; under GB and Commercial, change to S.
3. Page 86, Signs (Billboards) Advertising: Under GB, C, M-1 and M-2, change to "No".
4. Page 86, Signs, Pole Types (On Premise): Under OP, NS, and GB, change to "No".
5. Page 87, Tavern: Under GB, change text narrative on Page 36, #8.
6. Page 87, Contractors, Storage or Equipment Yard: Under GB, change to "No", and under C, change to "S".
7. Page 88, Plumbing Shop: Under GB, change to "Yes", and change description to Contractor's Office/Shop with no outside storage.
8. Page 89, Light Manufacturing Process Class A: Needs better definition of "Class A".

Mr. Smith said he would have the update on the Zoning Symbols within the next three weeks.

End of discussion. No action taken.

C. CONSIDERATION AND POSSIBLE ACTION - Update on Comprehensive Plan.

Mr. Smith told the Commissioners he met with Peter Boecher of Vernon Henry & Associates, and referenced a memo from Mr. Boecher. In approximately 10 days to 2 weeks Mr. Boecher will meet with staff and Walsh Engineering to evaluate the gathered data in order to have preliminary information for the Commission.

Discussion ended. No action was taken.

IV. NEXT MEETING DATE:

Monday, August 25, 1997, 6:30 p.m.
Joint Public Hearing

V. ADJOURNED

7:07 p.m.

Minutes approved as submitted this

25

day of

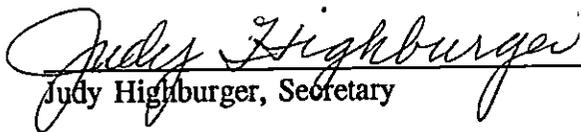
AUGUST

A.D., 1997.



Pat Lopez, Chairman

ATTEST:



Judy Highburger, Secretary