

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MAY 12, 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 May 5, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 124

Request of Louis A. Corte, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to-wit:

.3615 Ac. Out of Lot A, Westgate Park , a subdivision of 9.575 acres out of lots 47 and 48 of the Allison Richey Gulf Coast Home Co. Subdivision of Sec. 19, HTBRR Co. Survey, A-243, recorded in V. 16, P. 220 of Plat Records of Brazoria County, Texas. (7933 Broadway)

B. CONSIDERATION AND POSSIBLE ACTION - SPECIFIC USE PERMIT NO. 50

Request of Louis A. Corte, owner, for a Specific Use Permit, for a residential dwelling in a General Business (GB) district on the following described property, to-wit:

.3615 Ac. out of Lot A, Westgate Park, a subdivision of 9.575 acres out of lots 47 and 48 of the Allison Richey Gulf Coast Home Co. Subdivision of Sec. 19, H.T.B. R.R. Co. Survey, A-23, recorded in V. 16, P. 220 of the plat records of Brazoria County, Texas. (7933 Broadway).

C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 128

Request of Charles R. Savell, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to-wit:

1.798 acres out of Lot 60, Allison Richey Gulf Coast Co. Subdivision of the HTBRR Co. Survey 20 (F.B. Drake), A-506, Brazoria County, Texas . (8535 Broadway)

D. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 125

Request of Louis A. Corte, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to-wit:

Lot B of the Westgate Park Subdivision, recorded in Volume 16, Pages 320 and 321 of the Plat Records of Brazoria County, Texas. (2642 Westgate Drive)

E. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 126

Request of Ronnie P. Moeller, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Light Industrial (M-1) on the following described property, to-wit:

Lot D, Westgate Park Subdivision, Brazoria County, Texas (2622 Westgate Drive)

F. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 127

Request of John A. & Ronnie Moeller, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Light Industrial (M-1) on the following described property, to-wit:

Lot H, Westgate Park Subdivision, Brazoria County, Texas (2550 Westgate Drive)

G. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 196

Request of Emil Hrbacek, 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-1) on the following described property, to-wit:

A 188' x 523.9' tract out of the west 1/2 of lot 48, Allison Richey Gulf Coast Home Co. Subdivision, section 19, HTBRR Co. Survey, A-243, recorded in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas (8013 Broadway)

IV. NEXT MEETING DATE: May 19, 1997, 6:30 p.m., Joint Public Hearing

V. ADJOURNMENT

Posted: 9th Day of May, A.D., 1997
4:30 P.M.

Removed: 13th Day of May, A.D., 1997

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, MAY 5, 1997, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. with the following present:

| | |
|---------------------------|-----------------|
| Commissioner | Emil Beltz |
| Commissioner | Marshall Eggers |
| Commissioner | Jack D. Mathis |
| Commissioner | Randy Patro |
| Commissioner | Mary Starr |
| City Engineer | John Hargrove |
| City Projects Coordinator | Alan Mueller |
| Secretary | Judy Highburger |

Vice Chairman Pat Lopez was absent, and Assistant City Manager Richard Burdine arrived at 6:03 p.m.

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack D. Mathis to elect Commissioner Randy Patro as Acting Chairman.

Motion passed 4 to 1 (Commissioner Patro abstained).

II. APPROVAL OF MINUTES: Minutes of April 21, 1997 and

Minutes of April 28, 1997

Commissioner Beltz made a motion to approve the Minutes of April 21, 1997, with the correction on page 2 under Item A: "Commissioner Beltz amended his motion to include approval of the requested variances". The motion was seconded by Commissioner Mary Starr.

Motion passed 5 to 0.

Commissioner Beltz made a motion, seconded by Commissioner Marshall Eggers to approve the Minutes of April 28, 1997.

Motion passed 5 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Partial Replat of Cobblestone.** Being a subdivision of 10.0889 acres and a replat of Cobblestone, Reserves "A", "B", and "G" and Lots 1 through 7, Block 2, and a Partial Replat of Cobblestone Reserve "E", Block 2, as recorded in Volume 19, Pages 323 - 324 of the Brazoria County Plat Records, The Perry and Austin League A-111, Pearland, Brazoria County, Texas.

Mr. Manny De Pau was present and representing the owners, R. and S. Land Co., Inc.. Mr. De Pau was seeking approval of the Final Plat of the Partial Replat of Cobblestone.

City Engineer John Hargrove said staff recommends approval of the plat with the exception of removal of Rob Larsen's name in the signature block.

Commissioner Starr made a motion, seconded by Commissioner Mathis to approve the Final Plat of the Partial Replat of Cobblestone, with the removal of Chairman Robert Larsen's name on the signature block.

Motion passed 5 to 0.

- B. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Southdown, Section Seven, Brazoria County, Texas.** Being 13.5365 acres of land located in the F.B. Drake Survey (Section 20), Abstract No. 506.

Variance Request:

1. Use of 20 foot building line on all lots.
2. Use of 5 foot side building setback.

Mr. Hargrove said he recommends approval as presented with the following exceptions:

1. Removal of Chairman Robert Larsen's name on the signature block.
2. The PBM (permanent bench mark) shown on Northhampton Drive north of the subdivision be corrected with the elevation added to it.

Commissioner Starr made a motion, seconded by Commissioner Eggers to approve the Final Plat of Southdown, Section Seven, with the requested variances and the two exceptions listed above.

Motion passed 5 to 0.

C. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review Subdivision Ordinance proposed changes.

City Projects Coordinator Alan Mueller lead the discussion beginning with page 19, Section 27.4 - General Requirements and Minimum Design Standards. He explained there were minor corrections on page 20, and the following page contained a table that replaced the list format on page 22.

Mr. Burdine expressed inserting a caveat on thoroughfares that have open swale medians needing to have a minimum of right-of-way of 150 feet. Mr. Hargrove stated it was inappropriate to set minimums.

Mr. Mueller went on to highlight the minor changes on pages 22-24 which finished Section 27.4 through Alleys.

There was brief discussion regarding traffic lights and street lights. Mr. Hargrove said the purpose of street lights is the control of the subdivision regarding traffic, and not security of the homes.

There was no further discussion or action taken.

IV. NEXT MEETING DATE: Monday, May 12, 6:30 p.m., Joint Public Hearing.

V. ADJOURNED: 6:30 p.m.

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

Pat Lopez, Vice Chairman

ATTEST:

Judy Highburger, Secretary



City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416
(281) 485-2411 • Fax (281) 485-8764

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL
AND
THE PLANNING AND ZONING COMMISSION
OF THE CITY OF PEARLAND, TEXAS**

Notice is hereby given that on the 12th day of May, 1997, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Light Industrial District (M-1) on the following described property, to wit:

1. Application No. 125
Owner: Louis A. Corte
Agent: None
Legal Description: Lot B of the Westgate Park Subdivision, recorded in Volume 16, Pages 320 and 321 of the Plat Records of Brazoria County, Texas.
Address: 2642 Westgate Drive

2. Application No. 126
Owner: Ronnie P. Moeller
Agent: None
Legal Description: Lot D, Westgate Park Subdivision, Brazoria County, Texas.
Address: 2622 Wesgate Drive

3. Application No. 127
Owner: John A. & Ronnie P. Moeller
Agent: None
Legal Description: Lot H, Westgate Park Subdivision, Brazoria County, Texas.
Address: 2550 Wesgate Drive

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.


Wendy Standorf
Interim City Secretary