

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MAY 19, 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 12, 1997

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 134**

Request of Theodore M. Slafka, 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:

Lots 7 & 8, Block 3, Skyway Manor, Brazoria County, Texas. (2811 Manvel Road).

**B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 135**

Request of Theodore M. Slafka, 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:

Lots 12 & 13, Block 2 and Lots 15 & 16, Block 3, Skyway Manor, Brazoria County, Texas (2919 Manvel Road)

**C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 164**

Request of Gregory A. & Cynthia Collins, 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:

Tract 14, Westchester Estates, Brazoria County, Texas (2742 Westchester Circle)

**D. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 206**

Request of William J. Fielder, III, 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:

Tracts 1 & 2, Westchester Estates, Brazoria County, (2900 Manvel Road)

**E. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Pine Hollow Section 1-C, being a subdivision of 26.2912 acres and a partial replat of Lots 31, 32, 35, 36, and 42 of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20 of the B.C.D.R., located in the Perry and Austin League, A-111, Brazoria County, Texas.**

**IV. NEXT MEETING DATE:** June 2, 1997, 6:00 p.m.

**V. ADJOURNMENT**

Posted: 16th Day of May, A.D., 1997 3:00 P.M.

Removed: 20th 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 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**

The meeting was called to order at 7:15 p.m. with the following present:

Vice Chairman	Pat Lopez
Commissioner	Emil Beltz
Commissioner	Jack D. Mathis
Commissioner	Randy Patro
Commissioner	Mary Starr
City Engineer	John Hargrove
Secretary	Judy Highburger

Commissioner Marshall Eggers was absent. City Projects Coordinator Alan Mueller arrived at 7:25 p.m., and Assistant City Manager Richard Burdine arrived at 7:28 p.m.

**II. APPROVAL OF MINUTES: Minutes of May 5, 1997**

A motion was made by Commissioner Emil Beltz, and seconded by Commissioner Mary Starr to approve the Minutes of May 5, 1997.

**Motion passed to approve 5 to 0.**

**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)

A motion was made by Commissioner Starr, and seconded by Commissioner Jack D. Mathis to approve Application No. 124.

**Motion passed to approve 5 to 0.**

**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).

A motion was made by Commissioner Mathis, and seconded by Commissioner Starr to approve Specific Use Permit No. 50 with the legal description showing Survey No. A-23 being corrected to A-243.

**Motion passed to approve 5 to 0.**

**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)

Ms. Jeanie Savell was present representing Mr. Charles R. Savell, owner, and seeking approval of Application No. 128.

A motion was made by Commissioner Beltz, and seconded by Commissioner Mathis to approve Application No. 128.

**Motion passed to approve 5 to 0.**

**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)

Commissioner Randy Patro made a motion to deny Application No. 125.

Motion died for lack of a second.

A motion was made by Commissioner Beltz to approve Application No. 125.

Motion died for lack of a second.

Discussion followed with concerns that the category for the zone change was inappropriate, and Mr. Burdine stated that the City has few industrial spaces available, and this request is in a cul-de-sac that is secluded. He went on to say that this was a good use of the land, and he anticipates similar developments. The lessees have a low cost start up fee until the business grows and is able to move to larger, more expensive quarters.

Commissioner Patro expressed the opinion that Commercial zoning would better fit this application. Mr. Burdine said a machine shop requires a Specific Use in a Commercial zone, and the shop is allowed in M-1.

Commissioner Mathis made a motion, seconded by Commissioner Starr to approve Application No. 125.

**Motion to approve passed 4 to 1 (Commissioner Patro voted nay).**

**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)

Mr. Ronnie Moeller, owner, was present and seeking approval of Application No. 127.

Commissioner Beltz made a motion to join Application Nos. 126 and 127, that was seconded by Commissioner Starr.

**Motion to join passed 5 to 0.**

Commissioner Beltz made a motion, seconded by Commissioner Mathis to approve Application Nos. 126 and 127.

**Motion passed to approve 4 to 1 (Commissioner Patro voted nay).**

**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)

Mr. Emil Hrbacek, owner, was present and seeking approval of Application No. 196.

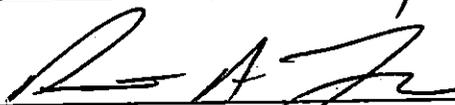
A motion was made by Commissioner Patro, seconded by Commissioner Starr to approve Application No. 196.

**Motion passed to approve 5 to 0.**

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

**V. ADJOURNED:** 7:45 p.m.

Minutes approved as submitted this 5 day of May  
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 19th 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 General Business (GB) on the following described property, to wit:

1. Application No. 134  
 Owner: Theodore M. Slafka  
 Agent: None  
 Legal Description: Lots 7 & 8, Block 3, Skyway Manor, Brazoria County, Texas.  
 Address: 2811 Manvel Road
  
2. Application No. 135  
 Owner: Theodore M. Slafka  
 Agent: None  
 Legal Description: Lots 12 & 13, Block 2 and Lots 15 & 16, Block 3, Skyway Manor, Brazoria County, Texas.  
 Address: 2919 Manvel Road
  
3. Application No. 206  
 Owner: William J. Fielder, III  
 Agent: None  
 Legal Description: Tracts 1 & 2, Westchester Estates, Brazoria County, Texas.  
 Address: 2900 Manvel Road

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

*Wendy Standiford Young Lorfine*  
 Wendy Standiford Young Lorfine  
 Interim City Secretary

Date Posted 5-7-97

Date Removed 5-16-97

*WHEN AGENDA  
WAS POSTED*



# City of Pearland

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

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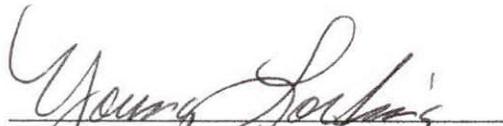
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Tract 14, Westchester Estates, Brazoria County, Texas. (2742 Westchester Circle)

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

  
Wendy Standorf *YOUNG LOREING*  
Interim City Secretary

Date Posted 5-7-97

Date Removed 5-16-97

*WHEN AGENDA*

*WAS POSTED*

APPLICATION NO. 164