

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JULY 21, 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 6:00 p.m. with the following present:

|  |               |
|--|---------------|
| Chairman                                     | Pat Lopez     |
| Vice Chairman                                | Emil Beltz    |
| Commissioner                                 | Jack Mathis   |
| Commissioner                                 | Tommy Scott   |
| City Director of Planning<br>and Development | Dennis Smith  |
| City Engineer                                | John Hargrove |
| City Projects Coordinator                    | Alan Mueller  |
| Secretary                                    | Karla Canada  |

Commissioner Mary Starr and Commissioner Don Baker were absent.

**II. APPROVAL OF MINUTES:**

Minutes of July 14, 1997

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Tommy Scott to approve the Minutes of July 14, 1997.

**Motion passed 4 to 0.**

**III. NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Southdown, Section Eight. 18.11 acres of land out of the H.T. & B.R.R. Co. Survey, Section One A-310 Brazoria County, Texas.

**Variance Request:**

1. Use a 20 foot building line on cul-de-sac and thumbnail lots.

City Engineer John Hargrove recommended approval as submitted.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Jack Mathis to approve the Preliminary Plat of Southdown, Section Eight.

**Motion passed 4-0.**

- B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Dixie Woods, Section Three.** Out of and a part of Lots 69, & 70 of the George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County Deed Records, in the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas.

Mr. Al Lentz, Lentz Engineering was present.

City Engineer John Hargrove questioned Mr. Lentz with regard to the 10' utility easement along Dixie Farm Road reflecting a 2' fence easement. It should be shown as a reserve outside of the 10' U.E., as well as existing utilities need to be shown on the plat.

Mr. Hargrove indicated that the contours need to be shown on the final plat as well. He feels that grading and drainage on boundary lots shown as type "A" grading could lead to a trespass and is not leaving sufficient room on the perimeter to leave drainage swales.

City Engineer John Hargrove recommended tabling until the next meeting when these issues have been addressed on the plat.

Commissioner Jack Mathis made the motion, seconded by Vice Chairman Emil Beltz to table the Preliminary Plat of Dixie Woods, Section Three.

**Motion passed 4-0.**

- C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Ravenwood Estates, Section One.** Being a 41.3692 Acre tract of land located in the H.T. & B. R.R. Company Survey, A-546, Pearland, Brazoria County, Texas.

Renee West, West Development and John English, Rehka Engineering were present.

City Engineer John Hargrove asked Mr. English about any comments Brazoria County Engineer had regarding "Reserve D". Mr. English said the County had no comments.

City Engineer John Hargrove recommended approval with corrections to be provided on the Final Plat as specified.

**Required Corrections:**

- (1) Correct city limits on vicinity map
- (2) Add what it is that is on power poles that constitutes temporary benchmark
- (3) Signatures of Brazoria Drainage District #4 Commissioners

- (4) Signatures of Owners
- (5) Dedicatory Statement
- (6) Randy Patro's name removed from P & Z signatures

Commissioner Jack Mathis made the motion, seconded by Vice Chairman Emil Beltz to approve the Final Plat of Ravenwood Estates, Section One, with the required corrections being provided.

**Motion passed 4-0.**

**D. CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review the CO - Corridor Overlay District.

Discussion was led by City Director of Planning and Development Dennis Smith and Peter Boecher. The following notations were made:

Page 2 - Building Facade Standards D. Lengthy discussion ensued regarding colors in this section. Commissioners feel that this section really needs to be looked at and possibly eliminated all together. If it is necessary, they suggest an Architectural Review Committee be formed for the Corridor Overlay District.

Page 3 - Lighting Standards A.4 Text prohibiting creosote treated wooden poles was added.

Page 5 - Screening Standards C.3 Text allowing surface painted or coated concrete was added.

Page 5 - Sidewalk Standards C.3 changed to: "(Exceptions: a. street intersections, b. bridge approaches, and c. where separated from a vehicular driving lane by a designated bikeway, in which case there shall be 0 separation between the curb and sidewalk)"

Page 6 - Sign Standards F. Omit the word "color" from sentence  
F.2 add "unless tenant occupies 10,000 square feet or more.

Page 6 - Utilities C. add the word "utility", as in: (16') wide utility easement

Discussion ended. No action was taken.

**E. CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review the proposed changes to Subdivision Ordinance.

Discussion was led by City Engineer John Hargrove beginning on page 33, Section 27-6, Private Streets through Exhibit A, page 40.

Corrections were made to page 36, Section 27-6.D No. 4 by removing the word "shall" and replace with "may" and adding: "Signing of private streets shall not resemble standard city street sign styles."

Discussion ended. No action was taken.

IV. NEXT MEETING DATE: Monday, July 28, 1997, 6:30 p.m.  
Joint Public Hearing

V. ADJOURNED 7:20 p.m..

Minutes approved as submitted this 28 day of July  
A.D., 1997.

  
\_\_\_\_\_  
Pat Lopez, Chairman

ATTEST:   
\_\_\_\_\_  
Karla Canada, Secretary

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 21, 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 July 14, 1997

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Southdown, Section Eight. 18.11 acres of land out of the H.T. & B.R.R. Co. Survey, Section One A-310 Brazoria County, Texas.

Variance Request:

1. Use a 20 foot building line on cul-de-sac and thumbnail lots.

**B. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Dixie Woods, Section Three. Out of and a part of Lots 69, & 70 of the George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County Deed Records, in the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas.

**D. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Ravenwood Estates, Section One. Being a 41.3692 Acre tract of land located in the H.T. & B. R.R. Company Survey, A-546, Pearland, Brazoria County, Texas.

**E. CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review the CO - Corridor Overlay District.

**F. CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review the proposed changes to Subdivision Ordinance.

**IV. NEXT MEETING DATE:** Monday, July 28, 1997, 6:30 p.m.  
Joint Public Hearing

**V. ADJOURNMENT**

Posted: 19th Day of July, A.D., 1997  
9:00 (A.M./P.M.)

Removed: 22nd Day of July, A.D., 1997

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, JULY 14, 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 7:25 p.m. with the following present:

|  |                 |
|--|-----------------|
| Vice Chairman                                | Emil Beltz      |
| Commissioner                                 | Don Baker       |
| Commissioner                                 | Randy Patro     |
| Commissioner                                 | Mary Starr      |
| City Director of Planning<br>and Development | Dennis Smith    |
| Secretary                                    | Judy Highburger |

Chairman Pat Lopez, Commissioner Tommy L. Scott, Commissioner Jack D. Mathis, City Engineer John Hargrove, and City Projects Coordinator Alan Mueller were absent.

**II. APPROVAL OF MINUTES:** Minutes of July 7, 1997

A motion was made by Commissioner Mary Starr, and seconded by Commissioner Don Baker to approve the Minutes of July 7, 1997.

**Motion passed to approve 4 to 0.**

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - 8 TRACTS IN WESTCHESTER ESTATES SUBDIVISION**

Request of owners 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 properties, to-wit:

Located in Westchester Estates Subdivision in the H.T.& B.R.R. Company Survey, A-242, Brazoria County, Texas, and being more particularly described as follows:

1. Application No. 165  
Owner: Chau Hong Phan & Anhngoc T. Phan  
Agent: None  
Legal Description: Tract 13  
Address: 2750 Westchester Circle

2. Application No. 166  
 Owner: Helen Loyce Pearce McGuff  
 Agent: None  
 Legal Description: Tracts 8 & 9  
 Address: 2846 Westchester Circle
  
3. Application No. 167  
 Owner: Billie Ruth Romano  
 Agent: None  
 Legal Description: Tract 4  
 Address: None
  
4. Application No. 168  
 Owner: Billie Ruth Romano  
 Agent: None  
 Legal Description: Tract 3  
 Address: None
  
5. Application No. 169  
 Owner: Lorene Llewellyn  
 Agent: None  
 Legal Description: Tract 23  
 Address: 2749 Westchester Circle
  
6. Application No. 170  
 Owner: Jack McGuff III & Lyn Honnila McGuff  
 Agent: None  
 Legal Description: Tracts 19, 20, 21, & 22  
 Address: 2811 Westchester Circle
  
7. Application No. 171  
 Owner: Betty & Kenneth McConnell  
 Agent: None  
 Legal Description: Tract 18  
 Address: 2845 Westchester Circle
  
8. Application No. 203  
 Owner: Charles Benjamin Organ  
 Agent: None  
 Legal Description: Tract 24  
 Address: 2745 Westchester Circle

A motion was made by Commissioner Randy Patro, and seconded by Commissioner Mary Starr to approve Applications No. 165-171, and Application No. 203.

**Motion passed to approve 4 to 0.**

**B. CONSIDERATION AND POSSIBLE ACTION - 3 TRACTS IN WESTCHESTER ESTATES SUBDIVISION**

Request of owners 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 properties, to-wit:

Located in Westchester Estates Subdivision in the H.T.& B.R.R. Company Survey, A-242, Brazoria County, Texas, and being more particularly described as follows:

1. Application No. 129  
Owner: Britton Ryan, Jr.  
Agent: Mauris Hardcastle  
Legal Description: Tract 16  
Address: None
2. Application No. 130  
Owner: PAM Properties, Inc.  
Agent: Mauris Hardcastle  
Legal Description: Tract 17  
Address: None
3. Application No. 131  
Owner: Hardcastle Family Limited Partnership  
Agent: Mauris Hardcastle  
Legal Description: Tract 27  
Address: None

Mr. Mauris Hardcastle was present and seeking approval of his zone change requests.

A motion was made by Commissioner Patro and seconded by Commissioner Starr to approve Application No. 129, with the exception of installing an 8' privacy fence across the back of Lot 16, adjacent to Lot 15.

**Motion passed to approve 4 to 0.**

Commissioner Starr questioned Mr. Hardcastle regarding any objections he may have to an 8' privacy fence; to which Mr. Hardcastle replied he did not, but could not speak for the owners.

Mr. Dennis Smith made a point of clarification regarding the category chosen for this request (General Business), and stated that it does not allow for outside storage, as the application states the proposed use is for a plant nursery or dirt yard.

Commissioner Patro suggested restricting a driveway opening onto Westchester Circle. Commissioner Starr answered that is not in P&Z's authority, but it controlled by the State Highway Department. Vice Chairman Beltz said P&Z could require a privacy fence be erected, but could not impose restrictions on the street. Discussion revolved around ingress and egress to the property.

Commissioner Don Baker asked Mr. Smith if he would research the ingress and egress possibilities and report back to the Commission at a later date. Mr. Smith he would have the requested information at a future meeting.

A motion was made by Commissioner Patro and seconded by Commissioner Starr to table Application No. 130.

**Motion passed to table 3 to 1 (Vice Chairman Emil Beltz voted nay).**

Mr. Hardcastle informed the Commission that Application No. 131 was to become a franchise.

Commissioner Patro asked for an 8' privacy fence between Lot 26 and Lot 27.

A motion was made by Commissioner Patro and seconded by Commissioner Starr to approve Application No. 131, with the exception of erecting an 8' privacy fence on the west side of Lot 26, and the south side of Lot 25.

**Motion passed to approve 4 to 0.**

- C. CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review the CO - Corridor Overlay District.

As Mr. Mueller was absent, there was no discussion.

- D. CONSIDERATION AND POSSIBLE ACTION** - Discussion item to review the proposed changes to Subdivision Ordinance.

Discussion will resume at a future date.

**IV. NEXT MEETING DATE:** July 21, 1997, 6:00 p.m.

**V. ADJOURNED:** 8:05 p.m.

Minutes approved as submitted this 21<sup>st</sup> day of July A.D., 1997.

Emil Beltz  
Emil Beltz-Pat Lopez, <sup>Vice</sup> Chairman

ATTEST: Karla S. Canada  
~~Judy Highburger, Secretary~~  
Karla S. Canada

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| Vice Chairman                                | Emil Beltz    |
| Commissioner                                 | Jack Mathis   |
| Commissioner                                 | Tommy Scott   |
| City Director of Planning<br>and Development | Dennis Smith  |
| City Engineer                                | John Hargrove |
| City Projects Coordinator                    | Alan Mueller  |
| Secretary                                    | Karla Canada  |

Commissioner Mary Starr and Commissioner Don Baker were absent.

**II. APPROVAL OF MINUTES: Minutes of July 14, 1997**

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Tommy Scott to approve the Minutes of July 14, 1997.

**Motion passed 4 to 0.**

**III. NEW BUSINESS**

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Commissioner Jack Mathis made the motion, seconded by Vice Chairman Emil Beltz to approve the Final Plat of Ravenwood Estates, Section One, with the required corrections being provided.

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Discussion ended. No action was taken.

**IV. NEXT MEETING DATE: Monday, July 28, 1997, 6:30 p.m.  
Joint Public Hearing**

**V. ADJOURNED 7:20 p.m.**

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

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Pat Lopez, Chairman

ATTEST:

*Judy Highburger*

~~Karla Canada, Secretary~~

*Judy Highburger, Secretary*