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AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 28, 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 July 21, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - 16 TRACTS IN SKYWAY MANOR 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 residential (R-1) on the following described property, to-wit:

Located in Skyway Manor Subdivision, a part of Section 15 of the H.T. & B.R.R. Co. Survey, Abstract 241 in Brazoria County, Texas:

1. Zoning Application No. 172
Legal Description: Lot 11, Block 3
Address: 2845 Manvel Road
Owner: Clarence D. Fillman

2. Zoning Application No. 173
Legal Description: Lot 13, Block 3
Address: 2901 Manvel Road
Owner: Claude J. & Margaret R. Bird

3. Zoning Application No. 175
Legal Description: Lot 1, Block 2
Address: 2736 Piper Road
Owner: Richard A. Wells

4. Zoning Application No. 176
Legal Description: Lot 2, Block 2
Address: 2740 Piper Road
Owner: William W. & Marsha M. Ebeling

5. Zoning Application No. 177
Legal Description: Lot 8, Block 2
Address: 2852 Piper Road
Owner: Mrs. Grover S. Moore, Jr.
6. Zoning Application No. 178
Legal Description: Lot 11, Block 2
Address: 2918 Piper Road
Owner: W.J. Farmer, Jr.
7. Zoning Application No. 179
Legal Description: Lot 19, Block 2
Address: 3018 Piper Road
Owner: E.D. Hays, Jr.
8. Zoning Application No. 180
Legal Description: Lot 4, Block 1
Address: 2751 Piper Road
Owner: August L. Schank, Jr.
9. Zoning Application No. 181
Legal Description: Lot 6, Block 1
Address: 2813 Piper Road
Owner: Robert & Maria Santana
10. Zoning Application No. 182
Legal Description: Lot 7, Block 1
Address: 2825 Piper Road
Owner: Bert Withers & Ginger Wilhelm
11. Zoning Application No. 183
Legal Description: Lot 10, Block 1
Address: 2809 Piper Road
Owner: John H. Storrie, Jr.
12. Zoning Application No. 184
Legal Description: Lot 11, Block 1
Address: 2913 Piper Road
Owner: Merlin & Betty Vollman
13. Zoning Application No. 185
Legal Description: Lot 14, Block 1
Address: 2943 Piper Road
Owner: Ernesto Abel Morales

14. Zoning Application No. 200
Legal Description: Lot 9, Block 3
Address: 2825 Manvel Road
Owner: James W. Cooper, Sr.
15. Zoning Application No. 201
Legal Description: Lot 10, Block 3
Address: 2841 Manvel Road
Owner: Nolen R. & Delois J. Glaze, Sr.
16. Zoning Application No. 202
Legal Description: Lot 17, Block 1
Address: 3013 Piper Road
Owner: Jeffrey W. & Bonnie Davison

B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 186

Request of Donald R. & Opal Cote, 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:

Lot 18, Mahanay Subdivision, a part of Section 15, H.T.& B.R.R. Co. Survey, A-241, Brazoria County, Texas. (6919 Fite Road)

C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 218

Request of Horace W. Price, 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:

Lot Q, Section 1, Garden Acres Subdivision of the H.C. Johnston 99 Acre Tract, also being the south 99 acres of Section 7 of the H.T.& B.R.R. Company Survey, A-219, Brazoria County, Texas. (2447 Gardens Road)

D. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 220

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

Lot 5, Block 3, Section 2 of the Gardens Acres Subdivisdion of the H.C. Johnston 99 Acre Tract, also being the south 99 acres of Section 7 of the H.T.& B.R.R. Company Survey, A-219 in Brazoria County, Texas. (2608 Lazy Bend Street)

E. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 219

Request of Rudolph J. Stepan, 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:

Tract 35 in Westchester Estate Subdivision in the H.T.& B.R.R. Co: Survey, A-242, Brazoria County, Texas. (2816 Marvel Road)

**F. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 130
(tabled at previous meeting)**

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 property, to wit:

Tract 17 in Westchester Estates Subdivision in the H.T. & B. R. R. Company Survey, A-242, Brazoria County, Texas

IV. NEXT MEETING DATE: August 4, 1997, 6:00 p.m.

V. ADJOURNMENT

Posted: _____ Day of _____, A.D., 1997
_____ P.M.

Removed: _____ Day of _____, A.D., 1997

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 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 _____ day of _____
A.D., 1997.

Pat Lopez, Chairman

ATTEST:

Karla Canada, Secretary

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IV. NEXT MEETING DATE: August 4, 1997, 6:00 p.m.

V. ADJOURNMENT

Posted: 25th Day of July, A.D., 1997
8:15 P.M. A.M.

Removed: 29th Day of July, A.D., 1997