

Development Ordinance of said City from Classification Suburban
Development District (SD) to Single Family Dwelling (R-1) on the following
described property, to-wit:

Located in the Sandoval Subdivision, a part of Section 15 in the H.T.&B.R.R.
Co. Survey, A-241, Brazoria County, Texas:

Zoning Application No. 187
Legal Description: Tract 4
Address: 2740 Morenci Street
Owner: Orlando & Ann M. Ramirez

Zoning Application No. 188
Legal Description: .310 acres
Address: 2750 Morenci Street
Owner: Juan M. & Juana F. Vega

Zoning Application No. 189
Legal Description: Tract 8
Address: 2842 Morenci Street
Owner: Fidel Sandoval, Jr.

Zoning Application No. 190
Legal Description: Tract 20
Address: 6606 Broadway Street
Owner: Paul J. Gutierrez & Alice Sandoval Gutierrez

Zoning Application No. 191
Legal Description: Tract 19
Address: 2725 Morenci Street
Owner: Jose G. Flores III

Zoning Application No. 192
Legal Description: Tract 12
Address: 2819 Morenci Street
Owner: Sandra F. Martinez

Zoning Application No. 193
Legal Description: Tract 11
Address: 2823 Morenci Street
Owner: Ruben B. Martinez

Zoning Application No. 194
Legal Description: Tract 9
Address: 2841 Morenci Street
Owner: Jose G. Flores III

B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 123

Request of Fidel Sandoval, Jr., 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:

.213 acres in the west 1/2 of the northwest 1/4 of the northeast 1/4 of
Section 15, H.T.&B.R.R. Co. Survey, A-241, Brazoria County, Texas (2714
Morenci Street)

IV. NEXT MEETING DATE: August 18, 1997, 6:00 p.m.

V. ADJOURNMENT

Posted: 7th Day of August, A.D., 1997
11:00 P.M.

Removed: 12th Day of August, A.D., 1997

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 11, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

8 TRACTS IN THE SANDOVAL SUBDIVISION

I. CALL TO ORDER

II. PURPOSE OF HEARING

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 (R-1) on the following described property, to-wit:

Located in the Sandoval Subdivision, a part of Section 15 in the H.T.&B.R.R. Co. Survey, A-241, Brazoria County, Texas:

Zoning Application No. 187
Legal Description: Tract 4
Address: 2740 Morenci Street
Owner: Orlando & Ann M. Ramirez

Zoning Application No. 188
Legal Description: .310 acres
Address: 2750 Morenci Street
Owner: Juan M. & Juana F. Vega

Zoning Application No. 189
Legal Description: Tract 8
Address: 2842 Morenci Street
Owner: Fidel Sandoval, Jr.

Zoning Application No. 190
Legal Description: Tract 20
Address: 6606 Broadway Street
Owner: Paul J. Gutierrez & Alice Sandoval Gutierrez

Zoning Application No. 191
Legal Description: Tract 19
Address: 2725 Morenci Street
Owner: Jose G. Flores III

Zoning Application No. 192
Legal Description: Tract 12
Address: 2819 Morenci Street
Owner: Sandra F. Martinez

Zoning Application No. 193
Legal Description: Tract 11
Address: 2823 Morenci Street
Owner: Ruben B. Martinez

Zoning Application No. 194
Legal Description: Tract 9
Address: 2841 Morenci Street
Owner: Jose G. Flores III

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUESTS

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUESTS

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-485-2411 prior to the meeting so that appropriate arrangements can be made.

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: R1

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 2740 MORENCI ST

Lot: _____

Block: _____

Subdivision: N/A

Metes & Bounds Description: .310 ACRES KNOWN AS TRACT 4 SANDOVAL SUB.
(unplatted property only; attach survey) SEE ATTACHED DEED OF TRUST

Tax I.D. number: N/A

Proposed use of land within requested designation: residence

Record owner's name: ORLANDO + ANN M. RAMIREZ

Owner's mailing address: 2740 MORENCI ST

Owner's telephone number: 713 485-2979

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: [Signature]

Agent's signature: N/A

Fees paid: \$ N/C

Date paid: N/A

Received by: K Canada 12/27/96

Application number: 189

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: R1

Change in Regulations in Section #: N.A.

Specific Use for: * N.A.

Property address: 2750 MORENCI

Lot: NA Block: NA

Subdivision: NA

Metes & Bounds Description:
(unplatted property only; attach survey) SEE ATTACHED EXHIBIT.

Tax I.D. number: N.A.

Proposed use of land within requested designation: RESIDENCE

Record owner's name: MR & MRS JUAN M. VEGA

Owner's mailing address: 2750 MORENCI

Owner's telephone number: 281-485-4785

Agent's name: NA

Agent's mailing address: NA

Agent's telephone number: NA

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Juan M. Vega

Agent's signature: NA

Fees paid: \$ N/C

Date paid: 12/18/96

Received by: J. Highburger

Application number: 188

Change in Zoning Classification from: SD to: R1

Change in Regulations in Section #: _____

Specific Use for: _____

Property address: ^{CR 2842} ~~2714~~ MORENEI

Lot: 8 Block: _____

Subdivision: SANDOVAL

Metes & Bounds Description: SEE WARRANTY DEED attached Exhibit
(unplatted property only; attach survey)

Tax I.D. number: 7443 0007 000

Proposed use of land within requested designation: RESIDENTIAL

Record owner's name: Fidel Sandoval, Jr

Owner's mailing address: P O Box 1771, Pearland, TX 77588

Owner's telephone number: 281-485-2744

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

Owner's signature: Fidel Sandoval, Jr

Agent's signature: N/A

Fees paid: \$ N/C

Date paid: 12-6-96

Received by: Mona Phipps

Variance number: 189

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: R1

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 6606 W. Broadway, St.

Lot: 20 Block: _____

Subdivision: Sandoval Subdivision

Metes & Bounds Description:
(unplatted property only; attach survey) see attached Exhibit "A"

Tax I.D. number: 71A

Proposed use of land within requested designation: 71A

Record owner's name: Alice Sandoval Gutierrez - Paul J. Gutierrez

Owner's mailing address: 6606 W. Broadway, St.

Owner's telephone number: (281) 485-1665

Agent's name: 71A

Agent's mailing address: 71A

Agent's telephone number: 71A

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Alice S. Gutierrez

Agent's signature: 71A

Fees paid: \$ N/A

Date ²⁴ paid: 12-16-96

Received by: Judy Hightberger

Application number: 190

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: R-1

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: 2725 MORENCI ST

Lot: 19 Block: 241 HTSB Subdivision: _____

Metes & Bounds Description:
(unplatted property only; attach survey)

Tax I.D. number: _____

Proposed use of land within requested designation: RESIDENTIAL

Record owner's name: JOSE G. FLORES III

Owner's mailing address: 2725 MORENCI ST PEARLAND TX 77584

Owner's telephone number: (281) 485-3057

Agent's name: _____

Agent's mailing address: _____

Agent's telephone number: _____

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Jose G. Flores III

Agent's signature: _____

Fees paid: \$ 0

Date paid: 11-1-96

Received by: J. Highberger

Application number: 191

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: R1

Change in Regulations in Section #: N/A

Specific Use for: * N/A

Property address: 2819 Morenci

Lot: see attachment
Block:

Subdivision: N/A

Metes & Bounds Description:
(unplatted property only; attach survey) see attached exhibit "A"

Tax I.D. number: N/A

Proposed use of land within requested designation: Residential

Record owner's name: SANDRA F. MARTINEZ

Owner's mailing address: 2823 Morenci

Owner's telephone number: 281-997-6262

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Sandra Martinez

Agent's signature: N/A

Fees paid: \$ N/C

Date paid: 12-23-96

Received by: Mona Phipps

Application number: 192

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SP to: R1
Change in Regulations in Section #: N/A
Specific Use for: * N/A

Property address: 2823 Morenci

Lot: See ATTACHMENT
Block:

Subdivision: NP

Metes & Bounds Description:
(unplatted property only; attach survey) see attached exhibit "A"

Tax I.D. number: N/A

Proposed use of land within requested designation: Residence

Record owner's name: Ruben B Martinez

Owner's mailing address: 2823 Morenci

Owner's telephone number: 281-997-6262

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Ruben B Martinez

Agent's signature: N/A

Fees paid: \$ N/C

Date paid: 12-23-96

Received by: Memo Phipps

Application number: 193

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: S.D to: R-1
Change in Regulations in Section #: _____
Specific Use for: * _____

Property address: 2841 MORENCI ST

Lot: 9 Block: 241 HT: B Subdivision: SANDAVOL S.D.

Metes & Bounds Description:
(unplatted property only; attach survey)

Tax I.D. number: 7443/0002/110

Proposed use of land within requested designation: RESIDENTIAL

Record owner's name: JOSE G. FLORES III

Owner's mailing address: 2841 MORENCI ST PEARLAND 77584

Owner's telephone number: (281) 997-2043

Agent's name:

Agent's mailing address:

Agent's telephone number:

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Jose G. Flores III

Agent's signature:

Fees paid: \$ N/A

Date paid: 11-1-96

Received by: Mona Ann Pappas

Application number: 194

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 11, 1997, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

APPLICATION NO. 123

I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 123

Request of Fidel Sandoval, Jr., 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:

.213 acres in the west 1/2 of the northwest 1/4 of the northeast 1/4 of Section 15, H.T.&B.R.R. Co. Survey, A-241, Brazoria County, Texas (2714 Morenci Street)

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 485-2411 prior to the meeting so that appropriate arrangements can be made.

✓ Change in Zoning Classification from: SD to: GB

Change in Regulations in Section #: _____

Specific Use for: _____

Property address: 2714 MORRIS

Lot: 152 Block: _____ Subdivision: SANDOVAL

Metes & Bounds Description: (unplatted property only; attach survey) DESCRIPTION ON SURVEY ATTACHED Exhibit "A"

Tax I.D. number: 2443 0001 000

Proposed use of land within requested designation: GB; future business

Record owner's name: FIDEL SANDOVAL JR & MARIA F.

Owner's mailing address: PO-Box 1221

Owner's telephone number: PEARLAND, TX 281-485-2744 77588

Agent's name: N/A

Agent's mailing address: N/A

Agent's telephone number: N/A

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

Owner's signature: [Signature] Agent's signature: N/A

Fees paid: \$ N/C Date paid: 12-6-96

Received by: Mona Phipps Variance number: 123

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, AUGUST 4, 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 6:12 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Don Baker
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

Mr. William Berger, City Council Member, arrived at 6:30 p.m.

II. APPROVAL OF MINUTES:

Minutes of July 28, 1997

Commissioner Mary Starr made the motion, seconded by Commissioner Tommy Scott to approve the Minutes of July 28, 1997.

Motion passed to approve 5 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Dixie Woods, Section Three, 17.5576 Acres (764,810 Sq. Ft.), 71 Lots, 3 Blocks, 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 was present and representing the owners, Dixie Group, Inc.

Chairman Pat Lopez stated this item had been tabled. City Engineer, John Hargrove recommended approval with a note for the inclusion of Mr. Lentz's signature on the survey block; Detail No. 2 final plat will need more definitive dimensioning on the Final Plat, and correct the spelling of Commissioner Emil Beltz's last name in the signature block.

Commissioner Starr made a motion that was seconded by Commissioner Emil Beltz to approve the Preliminary Plat of Dixie Woods, Section Three, with the above-stated changes.

Motion passed to approve 5 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - Review Office-Professional PUD Preliminary Development Plan - 3 acres on Scarsdale Blvd.

City Project Coordinator, Alan Mueller, led the discussion by referencing the PUD category in the Land Use and Urban Development Ordinance Book. He went on to say that this was an extra step required by the PUD chapter to give the Commissioners a look at the proposed plan. He explained that with an Office and Professional (OP) zone category, property owners can have any use of the land allowed within the zone; however, with a Planned Unit Development (PUD), the property is tied into a specific site plan and use. The applicants in this case have prepared a site plan and a comprehensive booklet explaining in detail their intentions. City staff met with the applicants and had reviewed the site plan. The minimum size for PUD's is three acres and to accomplish this, the lines of the PUD need to be to the middle of Scarsdale Boulevard for compliance.

Mr. Marc Bentley, P.E., was present representing Peak Analytical, Inc. (the purchaser) and Ayshire Corporation (the owners), and gave a presentation to the Commission. Mr. Bentley stated that they had met with various property owners in Green Tee Subdivision. He distributed several letters to the Commissioners pertaining to those meetings.

Mr. Bentley informed the Commission of NASA Volleyball Association's purpose, which is to train girls between the ages of 12-18 for junior olympic volleyball. They currently have 73 girls that train in two hour blocks. There are 8-10 members on each team and there are four courts, so they are not all there at one time. Also, these are young girls who do not drive and are conveyed there by their parents usually in vans, so there should not be a large number of vehicles parked at the facility at one time.

Mr. Bentley said that Peak Analytical, Inc. handles water soluble liquids. The business is located on the north side of the building.

Mr. Bentley said that they want to work with the homeowners to address the homeowner's concerns (drainage, lighting, and parking). He said that the volleyball building will not operate after 10:00 p.m., training goes on during the week and tournaments are held on the weekends. Peak Analytical, Inc. operates Monday through Friday, 8:00 a.m.- 5:00 p.m. There will not be a lot of noise or disruption to the neighbors.

Vice Chairman Beltz asked if the volleyball facility would have other uses, and Mr. Bentley said it was primarily for volleyball. However, there was some discussion concerning the use of the facility by area residents.

Chairman Lopez asked Mr. Mueller about the July 27th date stated in the letter from Ms. Juren dated August 4, 1997. Mr. Mueller said that was the date for the first Public Hearing when the applicants were trying to obtain an OP without a PUD. Notices were sent out and later cancelled when the applicants chose to change their category to OP/PUD which has an August 25th Public Hearing date.

Chairman Lopez asked if the facility would start up full blast, and Mr. Bentley said November would be the start date. Chairman Lopez also had a concern about adequate parking, and Mr. Bentley said they have met the requirements for parking.

Chairman Lopez questioned the distance to the back of the homes in Green Tee. Mr. Bentley said from the property line north and south from Scarsdale, it was approximately 350 feet. Vice Chairman Beltz asked the distance to the First Home Assisted Living facility, to which Mr. Bentley replied that it was across the street (Scarsdale Boulevard).

Mr. Mueller commented on the drainage easement and said it was platted property; therefore, it is maintained by the City. The fence on the back side of the property is an issue that was talked about in Development Meetings. The preferred fencing would be to use the existing fence, plus a new line landscape visual buffering. Chairman Lopez asked if a landscape plan would be submitted, and Mr. Bentley said, yes.

Commissioner Starr asked if the parking area could be extended at a later date, and Mr. Bentley said the requirements have met code with 50 spaces. Ms. Sherry Applewhite was present and representing Ayshire Corporation, said there are 10 girls and two teams, which equal 20 girls in 50 parking spaces. Mr. Jeff Brewer also was present, representing NASA Volleyball Association, said that the volleyball tournaments have to be cleared a year in advance, so the facility will be a practice facility for a year, and then tournaments will begin. If the parking area needs to be redesigned, they will make adjustments. Vice Chairman Beltz asked if the majority of the traffic will come down Scarsdale Blvd., and Mr. Brewer replied the traffic would come off Hwy 45 and down Scarsdale Blvd..

Commissioner Don Baker asked if the facility would be available to residents, and Mr. Brewer replied there would be a weight room and a room for aerobics; and that offer was made available to residents at the meeting held with them on July 30th. He went on to say that the facility was a membership organization.

Mr. Muller re-capped the discussion with issues to be addressed further (parking, landscape buffing, drainage, and choice of building materials). He stated that the issue of lighting will be designed so there would not be any spillover to residents.

Chairman Lopez said he approved of the facility and felt there was a need for such an organization for youth; however, he was concerned about adequate parking. Mr. Mueller said that now was the time to address the issue. He said that if four courts were used at one time, there could be 80 members and spectators at one time. Mr. Brewer said there is a 6 to 1 ratio, and Mr. Bentley said on weekends there could be more. Chairman Lopez asked if gravel or some type of temporary surface could be used for spill-over parking. Mr. Bentley said that could be an option. Mr. Mueller asked how many total spaces could be added, and Mr. Bentley said the spaces could be more than

doubled, and then they could provide a 3-1 ratio.

Commissioner Baker asked if tickets would be sold to the public to watch the events, and Mr. Brewer replied tickets would not be sold as the spectators would be parents of the girls playing volleyball. Commissioner Baker asked if there would be a lot of traffic from the spectators, and Mr. Brewer said no. Mr. Bentley said the events are not open to the public for viewing, as this is a membership facility.

Commissioner Baker asked how many employees would be at each facility, and Mr. Brewer said there would be four lab employees at Peak Analytical, Inc., and two employees at the volleyball facility, with perhaps a few part-time employees.

There was no further discussion.

C. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review the proposed changes to Subdivision Ordinance, Exhibits A & B.

Discussion was led by City Engineer John Hargrove, who said the purpose of the revision was to bring the Ordinance in line with existing practices. He began on page 40, Exhibit A, Design Standards for Street Construction. The following notations were made:

Page 40 - Section 1.1 Scope Text added "Unless revised by action of City Council", "Unless in a large lot subdivision (larger than R-1), "Minimum gradient of curb and gutter streets shall be 0.30% unless approved otherwise by the City Engineer". Text stricken: "...shall be constructed on a minimum of 6" of stabilized subgrade"....

Page 40 - Section 1.2 Minimum Section for Major Thoroughfare Text struck "...throughout a length of at least 2 miles"... Wordage was included to make more clear some of the abbreviations, and some of the nomenclature was changed to be consistent with the text. Text added regarding divided boulevard streets requirements. Mr. Hargrove agreed to study whether a maximum distance should be included for crossover medians.

Page 40 - Section 1.3 Minimum Sections for Collectors Text struck that was unnecessary, and vehicles per day changed to 2,000. ROW width changed from 70' to 80'. Minimum subgrade thickness for Collectors changed from 6" to 8" of stabilized subgrade.

Page 40 - Section 1.4 Minimum Section for Secondary Collectors Section stricken.

Page 41 - Section 1.5 changed to 1.4 Minimum Sections for Residential Streets in Standard R-1, R-2, and R-3, Zones; Residential Streets, Etc; Stabilized subgrade changed to 8".

Page 41 - Section 1.5 Minimum Sections for Residential Streets With Roadside Ditch in Large Lot Subdivisions no change.

Page 41 - Section 1.5 No. 1-3 Minor additions/deletions.

Discussion ended. No action was taken.

IV. NEXT MEETING DATE: Monday, August 11, 1997, 6:30 p.m.
Joint Public Hearing

V. ADJOURNED 7:15 p.m.

Minutes approved as submitted this 11 day of AUGUST
A.D., 1997.



Pat Lopez, Chairman

ATTEST:


Judy Highburger, Secretary

Fax Transmission

To: *Judy*
Company: *City Hall*
Fax No: *281/485-8764*

From: *Cindy Lynn*
Date: *8/11/97*
Pages: *2* (including this page)

Hines

Would you please zerox the attached letter & put one (1) copy in each Planning & Zoning Board member's weekly package.

Thank you very much for your help & assistance.

NOTICE OF CONFIDENTIALITY: The information contained in this FAX is confidential and/or privileged. This FAX is intended to be reviewed initially by only the individual named above. If the reader of this TRANSMITTAL PAGE is not the intended recipient or representative of the intended recipient, you are hereby notified that any review, dissemination, or copying of this FAX or the information contained herein is prohibited. If you receive this FAX in error, please immediately notify the sender by telephone and return this FAX to the sender at the address below. Thank you.

An original hard copy of this transmission will will not be sent separately.

If you do not receive all pages, please call (713) 966-7800-Houston Office

TO: CITY COUNCIL

**FROM: WALTER & CINDY LYNN
RESIDENTS OF GREEN TEE**

DATE: AUGUST 11, 1997

RE: REZONING ISSUE

We want to request that the property in Green Tee (Lots 1-9, Block 1, Green Tee Subdivision, Sec. 8) be rezoned to R-1. We request that this area would be residential zoning just like the rest of Green Tee is.

As Homeowners in Green Tee Subdivision, we want to let you know how very disappointed we are that Mr. Brewer is considering building a 350+ seat, 35' foot tall gym in our neighborhood along with his commercial business building.

One of the reasons we bought in this neighborhood was because it was a quiet residential neighborhood; one that would not lose its' value like so many other neighborhoods. We went ahead and paid the extra money to live in a nice quiet neighborhood like Green Tee that would not deteriorate. We could have paid about \$40,000 less if we had wanted to live in a normal noisy neighborhood. We have invested much of our money into our house so that we might be able to enjoy a nice quiet environment - one that we could come home to every evening after working hard at work all day and enjoy!

Our Concerns:

#1. **This building/gym would create more traffic.** We do not care to have any more traffic in our neighborhood. As it is, there is already too much traffic on Scarsdale. As you are well aware, we already have cars that don't live in Green Tee cutting through our streets in order to get to Highway 518.

#2. **This building/gym would create more flooding.** We do not care to have more streets flooding than what we already have in our neighborhood. As you know we already have flooding in our neighborhood without the addition of a building and a 350+ seat gym.

#3. **This building/gym would create more noise.** We do not need any more road traffic noise or people noise in our neighborhood. With a 350+ seat gym that would create a lot more noise and nuisance. Like we've stated above, at the end of a hard day at work and on the weekends we want to enjoy a quiet, non-chaotic lifestyle in our neighborhood. Why clutter it with noise and nuisance? Remember that this is a quiet neighborhood and that's how we wish for it to remain.

45A-1

CITY LIMIT LINE

GARDE

23

C
(68)

46

ZONE SD

ZONE SD

QB(8)
(145,146)



QB (123)

4

3

2A

C
(70)

2C-1

2B

2A

ZONE SD

ZONE SD

1

MORENCI STREET

R-1 (190)

R-1 (191)

R-1 (187)

R-1 (188)

10B

10

10A

MF (137)

MF (138)

R-1 (192)

R-1 (193)

10D

11

11A

R-1 (194)

11C

2D

2

2F

14B

14

14A

R-1 (189)

ZONE SD



- JPH HELD



- APPROVED ZONE



- APPLICATION FILED



- FIRST READING ADOPTED

(68)

- ORDINANCE NUMBER



- PROPOSED ZONE

(190)

- APPLICATION NUMBER

DATE: AUG. 7, 1997

SCALE: 1"=300'

JOB NO.: ZONE6.DWG

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 11, 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 4, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION -

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 (R-1) on the following described property, to-wit:

Located in the Sandoval Subdivision, a part of Section 15 in the H.T.&B.R.R. Co. Survey, A-241, Brazoria County, Texas:

Zoning Application No. 187
Legal Description: Tract 4
Address: 2740 Morenci Street
Owner: Orlando & Ann M. Ramirez

Zoning Application No. 188
Legal Description: .310 acres
Address: 2750 Morenci Street
Owner: Juan M. & Juana F. Vega

Zoning Application No. 189
Legal Description: Tract 8
Address: 2842 Morenci Street
Owner: Fidel Sandoval, Jr.

Zoning Application No. 190
Legal Description: Tract 20
Address: 6606 Broadway Street
Owner: Paul J. Gutierrez & Alice Sandoval Gutierrez

Zoning Application No. 191
Legal Description: Tract 19
Address: 2725 Morenci Street

Owner: Jose G. Flores III

Zoning Application No. 192

Legal Description: Tract 12

Address: 2819 Morenci Street

Owner: Sandra F. Martinez

Zoning Application No. 193

Legal Description: Tract 11

Address: 2823 Morenci Street

Owner: Ruben B. Martinez

Zoning Application No. 194

Legal Description: Tract 9

Address: 2841 Morenci Street

Owner: Jose G. Flores III

B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 123

Request of Fidel Sandoval, Jr., 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:

.213 acres in the west 1/2 of the northwest 1/4 of the northeast 1/4 of Section 15, H.T.&B.R.R. Co. Survey, A-241, Brazoria County, Texas (2714 Morenci Street)

IV. NEXT MEETING DATE: August 18, 1997, 6:00 p.m.

V. ADJOURNMENT

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

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