

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 13, 1997, 6:30 P.M. 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 January 6, 1997

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 106**

Request of Bobby F. Pearce, 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:

Being Lot 3 in Block 2 of Garden Acres Subdivision, Section 2, an addition in Brazoria County, Texas (2549 Garden Rd.)

**B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 107**

Request of Michael J. and Susan J. Mutina, 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 property, to-wit:

A parcel of land being 150.0 feet x 350.0 feet out of Tract "E", a 300.0 foot x 350.0 foot portion of the H.C. Johnston 99.0 acre tract, being the South 99.0 acres of the H.T.&B.R.R. Co. Survey, Section 7, Abstract 219, Brazoria County, Texas, as described in Deed recorded in Volume 595, Page 63 of the Deed Records of Brazoria County, Texas, and being known as Garden Acres, Section One, an unrecorded subdivision in Brazoria County, Texas (6211 Laurie St.).

**C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 108**

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

Lot 5, Block 3, of Skyway Manor of the H.T.&B.R.R. Co. Survey (2751 Manvel Rd.)

**D. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 109**

Request of H. L. Hebert, 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 4, Block 3, Garden Acres Subdivision, Section 2, an unrecorded subdivision out of the South 99 acres of Section 7, H.T.&B. R.R. Co. Survey, Abstract 219, Brazoria County, Texas (2554 Lazy Bend St.)

**E. CONSIDERATION AND POSSIBLE ACTION** - Discussion or review of ways and means available to present zone change applications in group format, and to provide current zoning information of land surrounding parcels under consideration.

**IV. NEXT MEETING DATE: Monday, January 20, 1997, 6:00 p.m.**

**V. ADJOURNMENT**

Posted: 9<sup>th</sup> Day of January, A.D., 1997  
8:30 (A.M./P.M.)

Removed: 14<sup>th</sup> Day of January, A.D., 1997

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

**I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. in the First Floor Conference Room as the Council Chambers were preoccupied, and with the following present:

Chairman	Robert Larsen
Vice Chairman	Pat Lopez
Commissioner	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Randy Patro
Commissioner	Jack D. Mathis
City Engineer	John Hargrove
Secretary	Judy Highburger

Commissioner Mary Starr came in at 6:02 p.m.. Assistant City Manager Richard Burdine was absent.

**II. APPROVAL OF MINUTES: Minutes of December 9, 1996**

A motion was made by Commissioner Emil Beltz and seconded by Commissioner Jack D. Mathis to approve the Minutes of December 9, 1996.

**Motion Passed 6 to 0.**

**III. NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION - Application No. 102. Request of Joe and Frances Soria, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described property, to-wit:**

TRACT B- A 0.249 acres of land out of Tract 6, 0878 acres of land out of a 5.910 acre tract out of the West ½ of Lots 31 & 32 of the Allison Richey Gulf Coast Home Co. Subdivision of Section 9, H.T. & B. R.R. Co. Survey, A-234, Brazoria County, Texas (2641 Max Rd.).

There was no representative present.

A motion was made by Vice Chairman Pat Lopez, and seconded by Commissioner Marshall Eggers to approve Application No. 102.

**Motion passed 5 to 1 to approve Application No. 102 (Commissioner Randy Patro abstained).**

**B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Sagemont First Home. Being 6.092 acres of land in the W.D.C. Hall Survey, A-23, Harris County, Texas.**

Mr. Steve Nichols and Ms. Nussbaum were present representing the Kirkglenn Corporation, and seeking approval of the Preliminary Plat of Sagemont First Home.

Mr. John Hargrove, City Engineer, recommended approval, with a 16 foot utility easement at the back of Reserve A shown on the final plat.

A motion was made by Commissioner Starr, and seconded by Vice Chairman Lopez to approve the Preliminary Plat of Sagemont First Home, with the above-stated requirement by Mr. Hargrove.

**Motion passed 7 to 0.**

**C. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Garner Estates, 1.6821 acres out of Tract 7-1/2 H. Masterson Subdivision, Vol. 28, Pg. 6 BCPR Subdivision of Section 5, H.T. & B. R.R., Co. Survey, A-237, Pearland, Brazoria County, Texas.**

There was no representative present.

Mr. Hargrove recommended approval of the Preliminary Plat with a note that the existing house is placed within the 25 foot building line by reason of the 20 foot addition to R.O.W. for Orange Street; also, an approved drainage plan is required when the final plat is submitted.

A motion was made by Vice Chairman Lopez, and seconded by Commissioner Eggers to approve the Preliminary Plat of Garner Estates.

**Motion passed 7 to 0.**

**D. CONSIDERATION AND POSSIBLE ACTION - Landscape Planting Plan of Pearland 9/10 High School, PISD, Pearland, Texas.**

A motion was made by Commissioner Beltz, and seconded by Commissioner Starr to approve the Landscape Planting Plan.

**Motion passed 7 to 0.**

**E. CONSIDERATION AND POSSIBLE ACTION - Validity of the Excuse of Commissioner Marshall Eggers for Absence from Three Consecutive Planning and Zoning Commission Meetings (November 18, 1996; November 25, 1996; and December 9, 1996).**

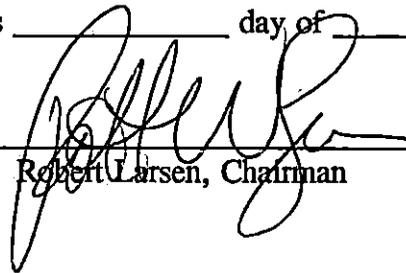
Commissioner Beltz made a motion, seconded by Commissioner Starr to excuse Commissioner Eggers on the above-stated dates.

**Motion passed 6 to 1 (Commissioner Eggers abstained).**

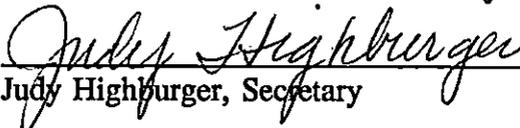
**IV. NEXT MEETING DATE: Monday, January 13, 1997, 6:30 p.m. (Joint Public Hearing).**

**V. ADJOURNED: 6:20 p.m.**

Minutes approved as submitted this \_\_\_\_\_ day of \_\_\_\_\_  
A.D., 1996.

  
\_\_\_\_\_  
Robert Larsen, Chairman

ATTEST:

  
\_\_\_\_\_  
Judy Highburger, Secretary