

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 20, 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 January 13, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - The Lakes at Countryplace, Section 1. A Preliminary Plat of 31.6 Acres out of the F.B. Drake A-503, F.B. Drake A-510 and H.T. & B.R.R. Co. A-310 Surveys, Brazoria County, Texas.

Variance Request:

1. Front building setback line of 20 feet on cul-de-sac lots.
2. Side setbacks with an aggregate of 10 feet between houses.
3. Block length exceeding 1,200 feet.

B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Partial Replat of Cobblestone. Being a subdivision of 10.0889 acres and a replat of Cobblestone, Reserves "A", "B", and "G", and Lots 1 through 7, Block 2, and a partial replat of Reserve "E", Block 2, as recorded in Volume 19, Pages 323-324 of the Brazoria County Plat Records, the Perry and Austin League A 111, Pearland, Brazoria County, Texas.

Variance Request:

20 foot front building line.

C. CONSIDERATION AND POSSIBLE ACTION - Review of type and location of pending zone change requests and consideration of combining applications.

IV. NEXT MEETING DATE: Monday, February 3, 1997, 6:00 p.m.

V. ADJOURNMENT

Posted: 17th Day of January, A.D., 1997
9:30 (A.M./P.M.)

Removed: 21st 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 13, 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 6:55 p.m. with the following present:

Chairman	Robert Larsen
Commissioner	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Randy Patro
Commissioner	Jack D. Mathis
Commissioner	Mary Starr
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Secretary	Judy Highburger

Vice Chairman Pat Lopez was absent.

II. APPROVAL OF MINUTES: Minutes of January 6, 1997.

A motion was made by Commissioner Marshall Eggers and seconded by Commissioner Mary Starr to approve the Minutes of January 6, 1997.

Motion Passed 6 to 0.

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.)

A motion was made by Commissioner Starr and seconded by Commissioner Eggers to join Application No. 106, No. 107, and No. 109 under one motion, due to the Applications' similarity.

Motion passed to join Applications 6 to 0.

A motion was made by Commissioner Randy Patro and seconded by Commissioner Starr to approve Application Nos. 106, 107, and 109.

Motion passed 6 to 0.

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.)

Motion passed under Item A.

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.)

Mr. and Mrs. Jesse Gallegos were present and seeking approval of Application No. 108.

Commissioner Patro made a motion that was seconded by Commissioner Emil Beltz to approve Application No. 108.

Motion passed 6 to 0.

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.).

Motion passed under Item A.

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.

Mr. John Hargrove, City Engineer, presented the Commission with four maps showing the current zoning at close of business Friday. He proposes to provide each Commissioner a map of parcels to be acted on at the night of the P&Z meeting, but does not have a group format at this time.

Mr. Richard Burdine, Assistant City Manager, stated that under state law the City can initiate a zone change, and any changes City Council acts on must have P&Z's recommendation first. He went on to say, in other cities he has seen zoning and annexations approved concurrently, and would notify residents within the area. The PISD Tax Office has most of the area in their records; however, the annexation towards Hwy 288 in Alvin ISD would not be. We would notify everyone within 200 feet of the proposed zone change, but if an adjacent area was not in the City limits, we would not notify them.

Mr. Michael Cotter, 2549 Lazy Bend, spoke to the Commission regarding a past zone change application, Rudy's Carpets on Hwy 518 and Max Road. He attended that meeting and knew that P&Z declined the application, and City council tabled the issue because the property next to it was zoned Commercial. He went on to speak about the new sign ordinance approved by City Council for a master planned community, and asked what was the master plan for this community?

Mr. Burdine stated that Pearland is working to update its master plan, but just because there is a master plan does not mean the time is right for all properties to be zoned for their ultimate use. We do not have a plan on the newly annexed area, and it could be 20 years. He will try to have a map and game plan at the next meeting. Chairman Robert Larsen asked if the Commission could approve several chunks at one time, in hopes of freeing up the Commissioner's schedules.

Mr. H. L. Hebert, 2554 Lazy Bend, was concerned that if more than one subdivision was approved at one time would cause problems. Mr. Burdine said that that would be risky, and that would not happen.

No action was taken.

IV. NEXT MEETING DATE: Monday, January 20, 1997.

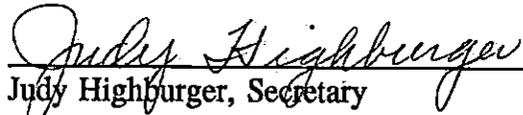
V. ADJOURNED: 7:20 p.m.

Minutes approved as submitted this 20th day of January
A.D., 1996.



Robert Larsen, Chairman, VICE
Patrick Lopez

ATTEST:



Judy Highburger, Secretary

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Vernon G. Henry and Associates, Inc.
Planning Consultants & Landscape Architects

January 10, 1997

Planning and Zoning Commission
City of Pearland
P.O. Box 2068
Pearland, TX 77588-2068

Re: Variance Request for
The Lakes at Countryplace Section One

Gentlemen:

On behalf of U.S. Home Corporation, the developer of Countryplace, we request a variance from the following subdivision ordinance requirements.

1. *Section 27-4(D)(1)(a)(c). Minimum front setback of 25' on lots 105' or greater in depth.*

In order to allow the lots that front on the cul-de-sac bulbs to have buildable depths comparable to the typical size lots, we request a variance to allow these lots to have a front building line of 20'. Four cul-de-sac bulbs with a total of 21 lots are affected by this request.

2. *Section 27-4(D)(1)(a). Minimum 7' side building line with an aggregate of 15' between houses.*

Single family detached lots will have side setbacks with an aggregate of 10' between houses. Side yard fences are not permitted in Countryplace which promotes maximum views to common landscape areas, lakes and the golf course. The absence of fences creates a sense of open space and also reduces the cost of maintenance to the homeowner. The lot widths and side setbacks proposed in this section are the same as previously approved for earlier sections in Countryplace.

Vice Presidents:

Mary Lou Henry, A.I.C.P.

Michael L. Ilse, A.S.L.A.

515 D. ... 205 ... Texas 77007 (713) 607-8666 Fax: 607-7666

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Vernon G. Henry and Associates, Inc.

3. *Section 27-4(A)(4)(B)(2)(b). The maximum block length for residential streets, one thousand, two hundred feet (1,200'), measured along the center of the block.*

At Countryplace, residents who live south of McHard Road are provided extra security by limiting access to the subdivision to only one entry. The entry is manned 24 hours a day by a security guard. Two access easements at both the east and the west end of the development provide additional emergency access. We are proposing to provide the future residents north of McHard Road the same type of limited access and extra security. We will also provide two access easements at each end of the development for emergency access. In addition, Countryplace Boulevard will have a divided paving section from the intersection of McHard Road all the way to River Birch Drive. The divided paving section will reduce the possibility that access to the subdivision will ever be blocked for emergency response vehicles. The access arrangements for the entire subdivision were discussed with and approved by the Planning Commission in 1978 at the time of the MUD creation and the first subdivision plat. The existing golf course was constructed at the time based on the agreed security arrangements. The Lake of Countryplace, Section One requires a variance to the maximum block length standard along East Cedar Hollow Drive as a result of the existing golf course.

Stub streets to the north are not necessary due to the existing golf course and Clear Creek. The expense of crossing Clear Creek makes it very unlikely that any government agency would ever build a bridge for any street other than a major thoroughfare.

Sincerely,



Stan Winter, AICP
Senior Planner

SW/bp