

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 3, 1997, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

APPLICATION NO. 111

I. CALL TO ORDER

II. PURPOSE OF HEARING - APPLICATION NO. 111

Request of Sherry L. Applewhite, agent, for Ayrshire Corporation, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Multi-Family Dwelling District-Planned Unit Development (MF-PUD) on the following described property, to-wit:

Being 5.015 acres of land in the W.D.C. Hall Survey, A-23, Harris County, Texas, and being out of a 38.360 acre tract of land conveyed to Ayrshire Corporation by deed filed under Harris County Clerk File No. K-436255 of the Official Public Records of Real Property of Harris County.

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, such as the need for interpreters for the deaf or braille materials, please call Wendy Standorf at 485-2411 prior to the meeting so that appropriate arrangements can be made.



City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

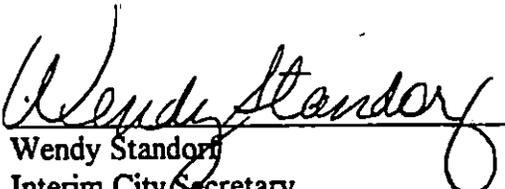
THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 3rd day of March, 1997, at 7:00 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Sherry L. Applewhite, agent for Ayrshire Corporation, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Multi-Family Dwelling District-Planned Unit Development (MF-PUD) on the following described property, to wit:

Being 5.015 acres of land in the W.D.C. Hall Survey, A-23, Harris County, Texas, and being out of a 38.360 acre tract of land conveyed to Ayrshire Corporation by deed filed under Harris County Clerk File No. K-436255 of the Official Public Records of Real Property of Harris County.

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.


Wendy Standorf
Interim City Secretary

APPLICATION NO. 111

ZONE CHANGE APPLICATION
revised 3/5/96

Change in Zoning Classification from: SD to: MF-717
 Change in Regulations in Section #: N/A
 Specific Use for: * N/A

Property address: Not yet assigned

Lot: N/A Block: N/A Subdivision: N/A

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

Tax I.D. number: 74--1025421

Proposed use of land within requested designation: Assisted Care Living Center
and adjacent right-of-way for Scarsdale Blvd.

Record owner's name: Ayrshire Corporation

Owner's mailing address: 2028 Buffalo Terrace, Houston, Texas 77019

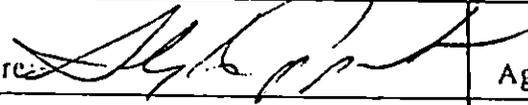
Owner's telephone number: (713) 524--4676

Agent's name: Sherry L. Applewhite

Agent's mailing address: 2028 Buffalo Terrace, Houston, Texas 77019

Agent's telephone number: (713) 524--4676

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: 

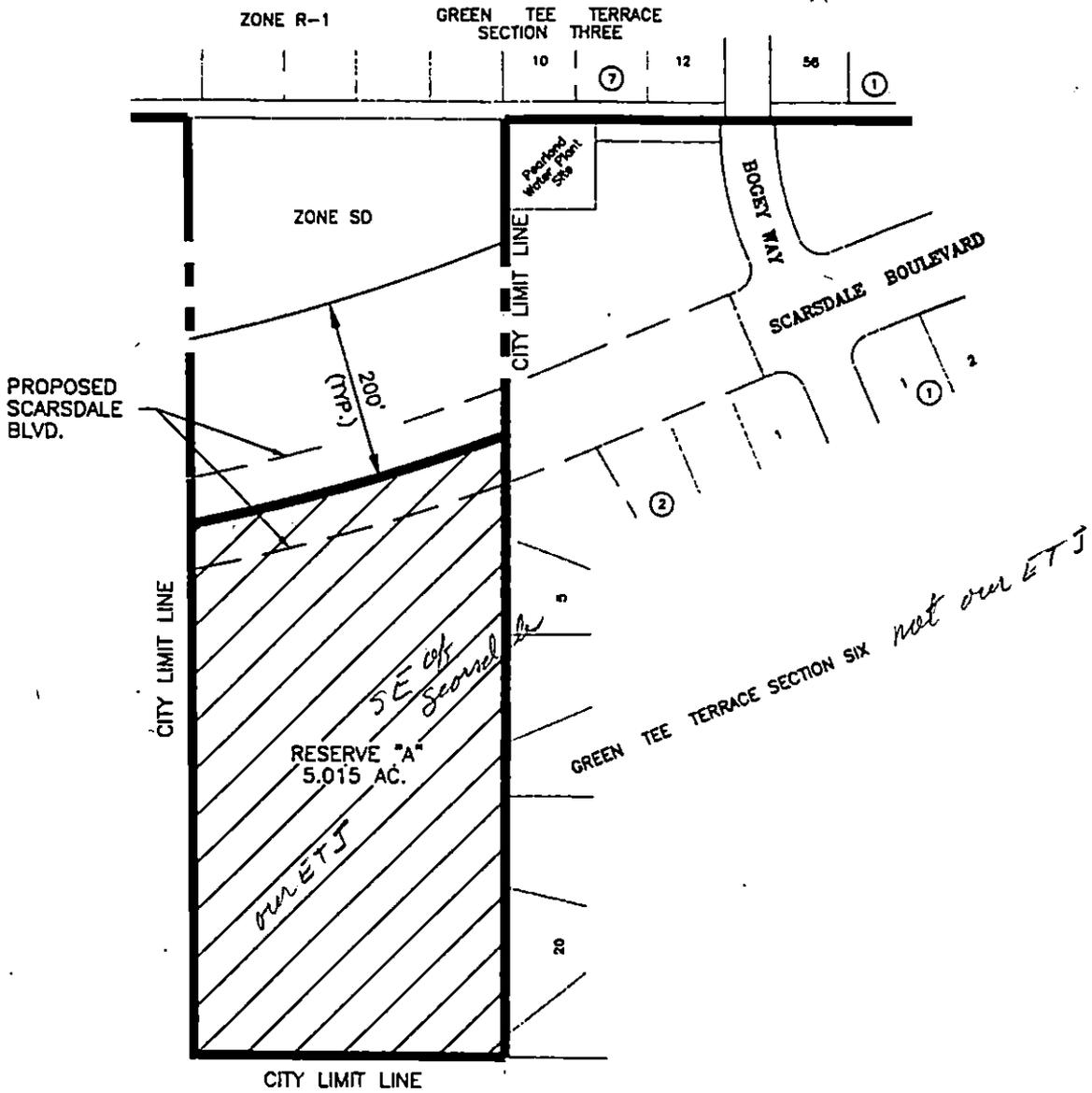
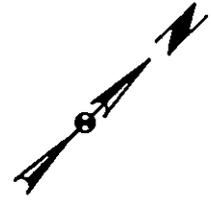
Agent's signature:

Fees paid: \$ Waived, new annexation

Date paid:

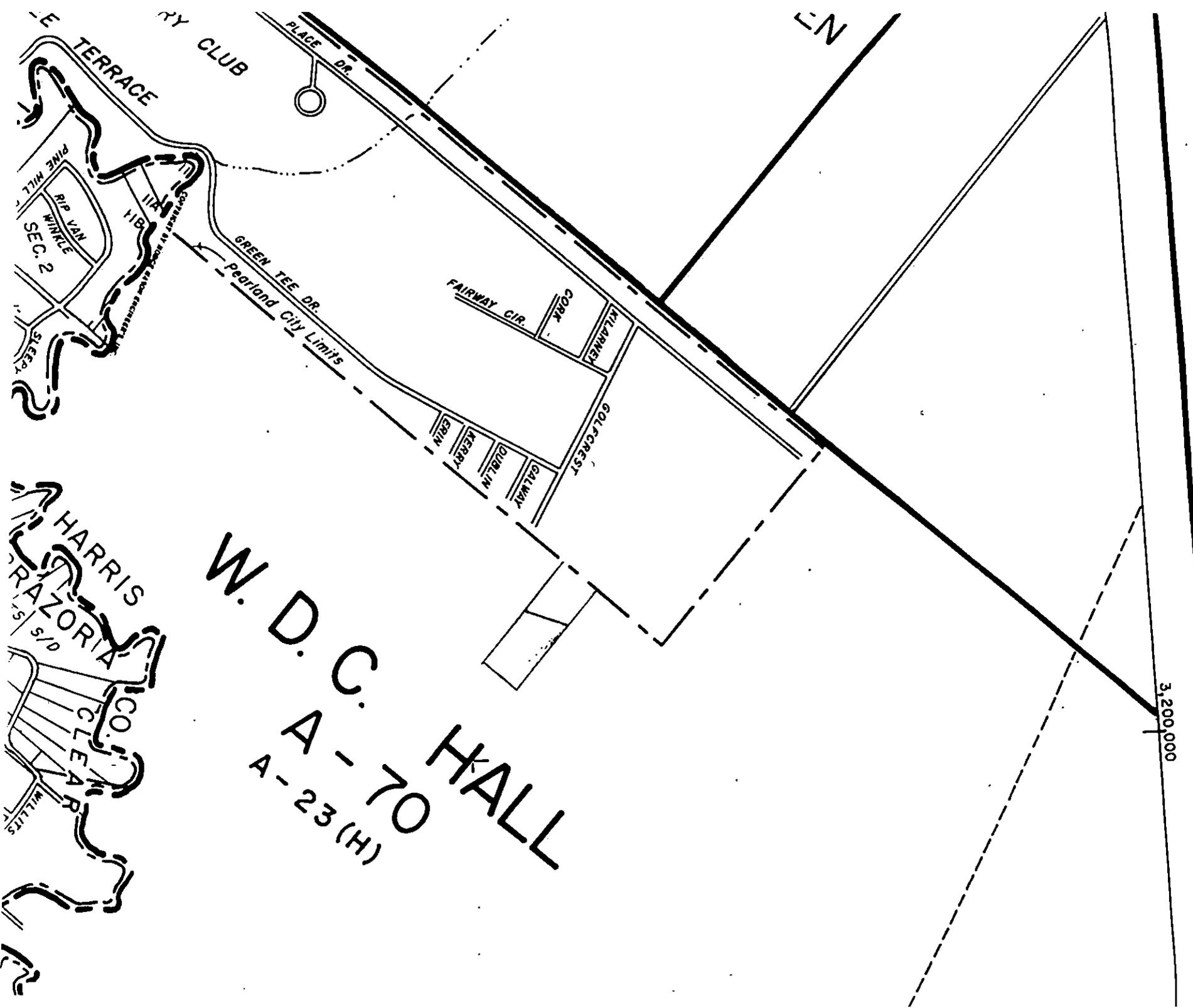
Received by

Application number:



- SD SUBURBAN DISTRICT
- R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
- MF MULTI - FAMILY DWELLING DISTRICT
- PUD PLANNED UNIT DEVELOPMENT DISTRICT

		
City of Pearland, Texas		
AYRSHIRE CORPORATION		
ZONE CHANGE FROM SD TO MF (PUD)		
Job No.:	Scale:	SHEET 1 OF 1
Date: FEB. 1997	HORIZ: 1" = 200'	
Drawn By: J.E.B.	CAD FILE:	
Check By: C.R. LONG	87-1016	



3,200,000

W. D. C. A - 70 HALL
A - 23 (H)

CLUB
TERRACE

PINE MILL
RIP VAN WINKLE
SEC. 2

GREEN TEE DR.
Pearland City Limits

FAIRWAY CIR.
CORK
KILBURN
GOLF FOREST
ERIN
KERRY
DUBLIN
GALWAY

HARRIS
RAZORIA
CO. CLEAR
WILLIAMS

MEMORANDUM

Date: February 27, 1997

To: Tom Reid
Staff, City of Pearland
Planning and Zoning Commission

From: Rob Larsen



Re: Resignation

Effective immediately, I regret to inform you that I am resigning from the Pearland Planning and Zoning Commission. I have accepted a new position with Dell Computer Corporation in Austin, Texas, and am leaving immediately.

I would like to thank the Mayor and city staff for their outstanding work with the commission. The staff has worked diligently to provide the commission and citizens with accurate and timely information and support.

I also want to thank the commissioners for their time, effort and commitment to make Pearland a master planned community.

Thank you!

Variations by Ordinance Reference

Number	Date	Address	Ord. Ref	Category	Variance
V96-15	04/02/96	2324 Augusta	5.4 2A	R1 FY SB	5' encroachment into 25' FY SB
V95-1	02/02/95	2304 Eagles Way	5.4 2B	R1 RY SB	8'-3" encroachment into 20' RY SB
V96-35	07/11/96	2510 Green Tee Dr	5.4 2B	R1 RY SB	4' encroachment into 20' RY SB
V95-46	11/02/95	2409 Country Club	5.4 2B	R1 RY SB	5' encroachment into 20' RY SB
V96-16	04/02/96	2409 Country Club	5.4 2B	R1 RY SB	8' encroachment into 20' RY SB
V95-43	11/02/95	2609 George	5.4 2C	R1 SY SB	1' encroachment into 3' SY SB for garage
V96-13	03/07/96	4102 Buckholt	5.4 4	R1 Acc Bldg	1512 sf over allowable 30% of the primary use area
V95-16	05/17/95	2411 Galveston	6.4 2A	R2 FY SB	7' encroachment into 25' FY SB to enclose existing patio with brick screening wall
V96-32	06/06/96	2603 McLean	6.4 2A	R2 FY SB	Unspecified encroachment for FY carport
V96-19	04/18/96	1504 Ash Run Ct	6.4 2A	R2 FY SB	1.3' encroachment into 20' FY SB
V95-44	11/02/95	4502 Stonebridge	6.4 2B	R2 RY SB	1' encroachment into 20' RY SB
V95-24	07/20/95	2904 Knsgrn Park	6.4 2B	R2 RY SB	1' aerial encroachment into 20' RY SB for patio cover
V95-3	02/02/95	2907 Knsgrn Park	6.4 2B	R2 RY SB	6' encroachment into 20' RY SB
V96-18	04/02/96	2710 Lady Leslie	6.4 2B	R2 RY SB	5' encroachment into 20' RY SB
V96-17	04/02/96	2917 Knsgrn Park	6.4 2B	R2 RY SB	4.5' encroachment into 20' RY SB
V95-20	06/15/95	1806 Oak Tree Cr.	6.4 2B	R2 RY SB	8' encroachment into 20' RY SB
V96-27	05/02/96	2909 Linda	6.4 2B	R2 RY SB	10' encroachment into 20' RY SB
V96-38	07/11/96	4003 Hazelwood	6.4 2B	R2 RY SB	8' encroachment into 20' RY SB
V96-39	07/11/96	2913 Piccadilly Circus	6.4 2B	R2 RY SB	3' encroachment into 20' RY SB
V95-21	06/15/95	4002 Spring River	6.4 2B	R2 RY SB	1'-6" encroachment into 20' RY SB
V95-18	05/17/95	Lot 3, Block 5; Lots 23,24,25, Block 2, Dixie Woods Phase I Section 1	6.4 2B	R2 RY SB	2' encroachment into 20' RY SB
V95-15	05/04/95	2403 Colony Lane	6.4 2C	R2 SY SB	1'-10" encroachment into 15' aggregate separation.
V96-36	06/20/96	2305 Dixie Woods Drive	6.4 2C	R2 SY SB	7" encroachment into the 5' SY SB on one side and 8" encroachment into the 5' SY SB on the other side
V96-24	05/02/96	5616 Megan	6.4 2C	R2 SY SB	1' encroachment into 5' SY SB
V96-47	08/22/96	2507 Lynn Drive	6.4 4	R2 Acc Bldg	350 sf over allowable 30% of the primary use area
V95-34	09/19/95	Lots 8-10 & 16-20 of Block 2; Lots 8-12 of Block 5, Cobblestone	7.4 2B	R3 RY SB	2' encroachment or 2.5' encroachment into 20' RY SB, depending on the plan selected and built on the various lots.
V95-9	04/06/95	4903 Campbell Dr.	7.4 2B	R3 RY SB	10' encroachment into 20' RY SB
V96-55	10/17/96	3811 Sunset Meadows	7.4 2C	R3 SY SB	3' encroachment into 15 aggregate SY Separation
V96-54	10/17/96	3704 Sunset Meadows	7.4 2C	R3 SY SB	2.8' encroachment into 15 aggregate SY Separation
V95-39	10/16/95	2231 Austin	9.4 F	MF SY SB	10' encroachment into 15' SY SB for 2nd story
V95-39	10/16/95	2219 Austin	9.4 F	MF SY SB	5' encroachment into 10' SY SB
V96-60	11/07/96	2411 Pearland	9.4 F	MF SY SB	5' encroachment into 10' SY SB
V95-39	10/16/95	2221 Austin	9.4 F	MF SY SB	5' encroachment into 10' SY SB
V95-32	08/17/95	2139 Austin	9.4 F	MF SY SB	Extend existing 6' encroachment into 25' SY SB for addition
V95-31	08/17/95	2546 Austin	9.4 F	MF SY SB	10' encroachment into 25' SY SB for 2nd story. 2nd story requires 5' addl SB from var granted by
V96-43	08/01/96	2215 Austin	9.4 F	MF SY SB	5' encroachment into 10' SY SB

Variations by Ordinance Reference

Number	Date	Address	Ord. Ref	Category	Variance
V95-25	07/20/95	2546 Austin	9.4 F	MF SY SB	Extend existing 5' encroachment into 25' SY SB for addition
V96-43	08/01/96	Lots 7-18, Block 32 and west 1/2 of Lots 19-24, Block 32, Old Pearland Townsite	9.4 F	MF SY SB MF RY SB	5' encroachment into 10' SY SB and 15' encroachment into 25' RY SB
V96-12	03/07/96	2700 Main	13.4 3	GB FY SB	12.5' encroachment into 25' FY SB
V96-34	06/06/96	NW corner of FM 518 and Houston	13.4 3	GB SY SB	20' encroachment into 25 SY SB
V96-22	04/18/96	2502 Broadway	14.4 3	C RY SB	25' encroachment into 25' RY SB
V95-36	09/19/95	3414 Swenson Dr	14.4 3	C RY SB	15' encroachment into 25' RY SB
V96-22	04/18/96	2502 Broadway	14.4 3	C SY SB	15' encroachment into 25' SY SB
V96-53	09/05/96	8521 Industrial	15.4 2B	M1 SY SB	15' encroachment into 25' SY SB
V96-58	10/17/96	1706 Mykawa	15.4 2B	M1 SY SB	12' encroachment into 25' SY SB
V96-30	05/16/96	1722 Main	15.4 2C	M1 RY SB	20' encroachment into 25' RY SB
V96-5	02/01/96	3632 Main	15.5 3	Out. Storage	Relocation of an existing use
V96-1	01/16/96	2414 Country Club	19.2	Parking	Portion of required driveway in ROW
V95-2	02/02/95	3325 Main	19.2	Parking	Six months to meet requirement
V96-56	10/17/96	4004 Jasmine	19.3 2B	Parking	One year to meet paving requirements
V95-28	08/03/95	4704 Shank Rd	19.4 3A	Driveway	61' over allowed 35'; 1 driveway in lieu of allowed 3
V95-19	06/01/95	1601 Broadway	19.4 3A	Driveway	5' encroachment into 25' separation
V95-17	05/17/95	2601 Briarglen	19.4 3A	Driveway	Unspecified encroachment into 25' separation
V95-7	03/02/95	2501 N. Rachael Ct	19.4 3A	Driveway	12' encroachment into 25' separation
V96-11	02/22/96	5616 Megan	19.4 3A	Driveway	25' encroachment into 25' curb return
V95-51	12/14/95	3419 Veterans	19.4 3A	Driveway	25' encroachment into 25' curb return
V96-37	07/11/96	1702 Mykawa	19.4 3A	Driveway	10' width over allowable 35'
V95-19	06/01/95	1601 Broadway	19.4 3A	Driveway	15' width over maximum 35'
V95-23	07/20/95	2132 Westminster	19.4 4A	Parking Space width	2.5' less than required 20' for two spaces
V96-44	08/01/96	2535 Broadway	20.1 1	Landscape	No landscaping for temporary (3-4 years) building
V96-56	10/17/96	4004 Jasmine	20.1 2	Bldg Facade	One year to meet facade requirements
V96-62	11/07/96	1416 Main	20.1 2	Bldg Facade	Existing bldg exempted from requirements
V95-26	08/03/95	2411 Old Alvin	20.1 2	Bldg Facade	Minutes refer to metal patio cover
V95-25	07/20/95	2546 Austin	20.1 2	Bldg Facade	Extend existing facade style to addition
V95-33	09/19/95	1001 Broadway	20.1 2	Bldg Facade	Side facade of addition to match existing
V96-20	04/18/96	2224 Austin	20.1 2	Bldg Facade	New home behind existing home (MF zoning)
V95-38	10/16/95	3404 Walnut	20.1 2	Bldg Facade	Brick on front of garage only.
V96-51	09/05/96	3810 Magnolia	20.3	Landscaping	Required landscaping for existing parking lot transferred to new parking lot.
V95-2	02/02/95	3325 Main	20.6	Bldg Facade	Property owner requested complete variance; Variance required 3' brick on front and side
V96-33	06/06/96	2119 Austin	20.6	Bldg Facade	Less than 75% approved materials on side walls
V96-44	08/01/96	2535 Broadway	20.6	Bldg Facade	No facade requirements for temporary (3-4 yrs) bldg
V95-53	12/14/95	3419 Swenson	20.6	Bldg Facade	Existing metal building matches surrounding area
V95-40	10/16/95	3901 Magnolia	20.6	Bldg Facade	Unspecified variance from facade requirements
V96-4	02/01/96	1603 Main	20.6	Bldg Facade	Side facade of rear addition to match existing
V96-5	02/01/96	3632 Main	20.6	Bldg Facade	Additions to existing bldgs to match existing
V95-10	04/06/95	2423 Houston	20.6	Bldg Facade	90 days to brick front; side to remain as is
V96-8	02/22/96	2403 Galveston	20.6	Bldg Facade	90 days to complete brick front facade
V95-5	02/02/95	4214 Broadway	20.6	Bldg Facade	12 months to meet requirement

Variances by Ordinance Reference

check

Number	Date	Address	Ord. Ref	Category	Variance
V95-13	04/06/95	1159 Glenda	21.2 B	FY Fence	25' encroachment into 25' FY SB; 5' ht. max.
V95-42	11/21/95	1855 Main	22.4 1	Sign Height	33' over allowed 15' for free standing sign
V96-28	05/16/96	2603 CR 93	22.4 1	Sign Height	16.5' over allowable 15' for free standing sign
V95-35	09/19/95	3407 Broadway	22.4 1	Sign Height	Free standing sign in GB and 1'-6" over allowed 15' for free standing sign.
V96-14	03/07/96	Oakbrook Estates	22.4 4	Sign Height	4' over allowed 10' for ground sign (Subdivision sign)
V96-21	04/18/96	2201 Main	22.4 4	Sign Height	5' over allowable 10' for ground sign; remove existing
V95-8	04/06/95	2337 Galveston	22.4 4	Sign Height	4' in excess of 10' for ground sign
V96-6	02/22/96	3205 Broadway	22.4 4	Sign Height	10' over allowed 15' for ground sign; Existing 33' sign removed
V95-22	06/15/95	1000 Broadway	22.4 4	Sign Height	5' over 10' maximum.
V95-29	08/03/95	3604 Broadway	22.11 7	Sign Spacing	13' encroachment on required 75' spacing
V95-47	11/21/95	2120 Main	22.15 1	Sign Area	Wall sign unspecified size larger than allowable
V95-38	10/16/95	3404 Walnut	26.6	non-conf use	Addition to a residence in a commercial zone
V96-61	11/07/96	1560 Hastings Friendswood Rd	Table III	MH Temp.	Six month placement of mobil home for security during construction of home
V96-42	08/01/96	8210 Broadway	Table III	Sign	Change face of sign in SD before rezoning
V95-11	04/06/95	3287 Broadway	Table VI-9	Parking	4.79/1000sf vs required 5/1000sf; addl landscaping
V96-52	09/05/96	6035 Broadway	Table VII	Sign Area	35 sf over allowable 300 sf for building sign
V96-50	09/05/96	3205 Broadway	Table VII	Sign Area	120 sf over allowable 150 sf
V95-30	08/17/95	3287 Broadway	Table VII	Sign Area	330.75 sf over allowed area for total signs
V95-30	08/17/95	3287 Broadway	Table VII	Sign Area	23.5 sf over allowed area for ground sign
V96-40	08/01/96	4110 Broadway	Table VII	Sign Area	38 sf over allowable area, contingent on removal of existing non-conforming exempt free standing sign.
V95-26	08/03/95	2411 Old Alvin	Table VII	Sign Area	Unspecified area; sign moved from another location
V95-19	06/01/95	1601 Broadway	Table VII	Sign Area	Wall sign: 75 sf over max.; Ground sign: 135 sf over max
V96-21	04/18/96	2201 Main	Table VII	Sign Area	14 sf over allowable area