

AGENDA—REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 21, 2000 AT 6:30 P.M. IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: August 7, 2000 (Regular Meeting minutes)

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 935

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

1. Zoning Application No. 935

Legal Description: 11.423 acres out of 27.056 acre tract, out of a 48.035 acre tract out of the Easterly part of 94.243 acre tract, F.B. Drake Survey, A-1181, and the H. T. & B. R.R. Co. survey, A-413, as recorded in Vol. 1288, pg 299, deed records of Harris County, TX (3250 South Sam Houston Parkway East)

Owner: Industrial Polymers Corporation
3250 South Sam Houston Parkway East
Houston, TX 77047

Agent: David E. Boddie
15427 Driftwood Oak Court
Houston, TX 77059

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 938

Request of 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:

1. Zoning Application No. 938

Legal Description: Tract I: 6 acres and Tract II: 0.216 acres both being part of 6.62671 acre tract and a part of 6.1264 acre tract, in Lots 5 & 6, James Hamilton Survey, A-881, Harris Co., TX, Vol. 83, pg 342, deed records of Harris Co., TX (14011 South Freeway)

Owner: Southway Community Church
14011 South Freeway
Houston, TX 77047

Agent: Linda Greeson

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 936

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 District (GB) on the following described property, to wit:

1. Zoning Application No. 936

Legal Description: 2.289 acre tract of land in Section 21, H. T. & B. R.R. co. survey, A-309, Brazoria Co., TX, as recorded in Vol. 2, pg. 23, plat records of Brazoria Co., TX (Southwest corner of Broadway St and Cullen Blvd)

Owner: Methodist Board of Missions of Houston Districts, Inc.
5215 Main
Houston, TX 77002

Agent: Peacock Properties, Inc.

D. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 937

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 District (R-3) on the following described property, to wit:

1. Zoning Application No. 937

Legal Description: A 10.00 acre tract of land out of Lot 28 & 29, Allison Richey Gulf Coast Home Co. Subdivision, Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., TX (Sunrise Lake "East")

Owner: Amvest Properties, Inc.
7676 Woodway, Ste 238
Houston, TX 77063

Agent: Ken Caffey

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Professional Plaza, a subdivision of 1.9347 acres out of Tract 40, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision in the H.T.&B. R.R. Co. Survey Section 85, Abstract No. 304, Pearland, Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Park Village Estates Section Two, A subdivision plat of 9.5803 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Magnolia Estates Section 2, 4.7702 acres out of lot 1, O.W. Willits Subdivision (Vol. 03, pg. 65 B.C.P.R.) W.D.C Hall league, A-70, Pearland, Brazoria County, Texas.

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Crestwood Cove at Silverlake, a subdivision of 21.1201 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Variance Request:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Hoang Subdivision, 1 block, 2 lots, 1.683 acres.

J. CONSIDERATION & POSSIBLE ACTION – Amending Plat of Alexander Landing Section 6, being a 6.0139 acre tract of land out of the Thomas J. Green Survey Abstract – 198 in the City of Pearland, Brazoria County, Texas. Recorded in Vol. 21, page 143-144, B.C.P.R.

K. DISCUSSION ITEM – 527.1 Acres Planned Unit Development, Pearland, Texas.

IV. NEXT MEETING DATE: August 28, 2000 (Joint Public Hearing)
September 4, 2000 – No Meeting

V. ADJOURNMENT

Posted: 18th Day of August, 2000, A.D.
Removed: 27th Day of August, 2000, A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, AUGUST 21, 2000 IN THE COUNCIL CHAMBERS OF THE CITY
HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

I. CALL TO ORDER

The meeting was called to order at 6:30 P.M. with the following present:

Chairperson	Mary Starr
Commissioner	Emil A. Beltz
Commissioner	Donald Glenn
Commissioner	Todd Iocco
Commissioner	Russ Selemon
Director of Community Development & Services	Gene Tumlinson
Manager of Administrative Support	Tobin Maples
City Engineer	John Hargrove
P & Z Secretary	Jennifer Gonzales

II. APPROVAL OF MINUTES:

Commissioner Iocco stated that on page 4, the first paragraph, and the last sentence needs to read "20-foot side lot building lines".

Commissioner Iocco recommended approval of the August 7, 2000 regular meeting minutes with the correction, and Commissioner Selemon seconded the motion.

Motion to approve passed 5 to 0.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 935

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**Owner: Industrial Polymers Corporation
3250 South Sam Houston Parkway East
Houston, TX 77047**

**Agent: David E. Boddie
15427 Driftwood Oak Court
Houston, TX 77059**

Commissioner Iocco made a motion to forward Zoning Application No. 935 to City Council for approval, and Commissioner Beltz seconded the motion.

Motion to approve 5 to 0.

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 938

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**Owner: Southway Community Church
14011 South Freeway
Houston, TX 77047**

Agent: Linda Greeson

Commissioner Iocco stated that he had a concern because in the Comprehensive Plan this area is zoned "Village District".

Director of Community Development & Services Tumlinson stated that the intent is for low and medium density residential uses, however, the current zoning is Multi-family, General Business, Commercial and Office Professional.

Commissioner Beltz made a motion to forward Zoning Application No. 938 to City Council for approval, and Commissioner Selemon seconded the motion.

Motion to approve passed 5 to 0.

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 936

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 District (GB) on the following described property, to wit:

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**Owner: Methodist Board of Missions of Houston Districts, Inc.
5215 Main
Houston, TX 77002**

Agent: Peacock Properties, Inc.

Commissioner Iocco made a motion to forward Zoning Application No. 936 to City Council for approval, and Commissioner Beltz seconded the motion.

Motion to approve passed 5 to 0.

D. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 937

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**Owner: Amvest Properties, Inc.
7676 Woodway, Ste 238
Houston, TX 77063**

Agent: Ken Caffey

Commissioner Glenn made a motion to forward Zoning Application No. 937 to City Council for approval, and Commissioner Iocco seconded the motion.

Commissioner Seimon stated that he has a question for staff and asked if it is okay now because he recalls that City Council denied it previously and he believes it had something to do with the survey.

Director of Community Development & Services Tumlinson explained that Pulte Homes, the builder, did have to come in for a variance on the corner lots, and it was

then that they discovered the problem with the survey. He then stated that the problem has been resolved.

Motion to approve passed 5 to 0.

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Professional Plaza, a subdivision of 1.9347 acres out of Tract 40, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision in the H.T.&B. R.R. Co. Survey Section 85, Abstract No. 304, Pearland, Brazoria County, Texas.

City Engineer Hargrove stated that he has two comments and listed them as:

1. The driveway into the site must be considered to align with the existing driveway.
2. The vicinity map is wrong and needs to be corrected.

Mr. Hargrove then stated that he recommends approval with the comment that he would like to call in the Chairperson to sign the plat after the corrections are made.

Commissioner Glenn made a motion to approve the Preliminary Plat of Pearland Professional Plaza with the two corrections outlined by the City Engineer, and Commissioner Selemon seconded the motion.

Motion to approve passed 5 to 0.

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Park Village Estates Section Two, A subdivision plat of 9.5803 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

City Engineer Hargrove stated that he has several comments and listed them as:

1. They will need to apply for a variance from the 20-foot building requirement for side lot lines on the corner lots, and they will need to go to the Zoning Board of Adjustments for this.
2. There are not enough contours and he can not read them.
3. There is no floodplain information on the plat and the corner of the subdivision is in the floodplain.
4. There was no drainage plan turned in with submittal.

Mr. Hargrove stated that he recommends this plat be tabled.

Commissioner Beltz made a motion to table the Preliminary Plat of Park Village Estates Section 2, and Commissioner Iocco seconded the motion.

Motion to table passed 5 to 0.

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Magnolia Estates Section 2, 4.7702 acres out of lot 1, O.W. Willits Subdivision (Vol. 03, pg. 65 B.C.P.R.) W.D.C Hall league, A-70, Pearland, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval as presented.

Commissioner Iocco made a motion to approve the Final Plat of Magnolia Estates Section 2, and Commissioner Glenn seconded the motion.

Motion to approve passed 5 to 0.

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Crestwood Cove at Silverlake, a subdivision of 21.1201 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Variance Request:

- 1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.**
- 2. Use of 5-foot side lot building line setbacks.**

City Engineer Hargrove stated that he has comments and listed them as:

1. There needs to be a drainage easement recordation number.
2. Tommy Scott's name needs to be removed.
3. The vicinity map needs to be on the second sheet.
4. They need to update the plat.

Mr. Hargrove stated that Jones and Carter, Inc. continually chooses not to put the vicinity map on the second page and the next plat submitted this way will be rejected.

Cathy Mitchell of Jones and Carter, Inc. stated this is an older plat they have been trying to get approved for some time now.

Commissioner Glenn made a motion to approve the Final Plat of Crestwood Cove at Silverlake with the variances and the City Engineer's comments, and Commissioner Beltz seconded the motion.

Motion to approve passed 4 to 1.

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Hoang Subdivision, 1 block, 2 lots, 1.683 acres.

Commissioner Iocco asked why does someone with this small of property have to plat, and City Engineer Hargrove stated that the ordinance requires it for any splitting of land for ownership.

Mr. Hargrove then stated that staff recommends approval as presented.

Commissioner Iocco made a motion to approve the Final Plat of Hoang Subdivision, and Commissioner Beltz seconded the motion.

Motion to approve passed 5 to 0.

J. CONSIDERATION & POSSIBLE ACTION – Amending Plat of Alexander Landing Section 6, being a 6.0139 acre tract of land out of the Thomas J. Green Survey Abstract – 198 in the City of Pearland, Brazoria County, Texas, Recorded in Vol. 21, page 143-144, B.C.P.R.

City Engineer Hargrove stated that staff recommends approval with the comment that the detailed drawing with the circle needs to have a scale.

Commissioner Glenn made a motion to approve the Amending Plat of Alexander Landing Section 6 with staff's one comment, and Commissioner Selemon seconded the motion.

Motion to approve passed 5 to 0.

K. DISCUSSION ITEM – 527.1 Acres Planned Unit Development, Pearland, Texas.

Commissioner Beltz asked what the angle drawn through the land represents and Mr. Hargrove replied that it means someone else owns it.

Commissioner Iocco stated that in the overall plan in the middle of the book it stated that the total number of lots is not to exceed 850.

Randy Riley with Kerry Gilbert & Associates introduced himself and Dan Olson, and stated that they are there to answer any questions or go over the entire project in detail. He then showed a full size drawing to the Commissioners and briefly went over the details.

Dan Olson then stated that their goal with the City is to have Pearland Parkway extended to the Beltway in the time span of 1.5-2 years. He then stated that there is 50% open space and other amenities such as the town ditch that will be enhanced, a park/walkway, and some gated communities. He stated that he feels this will have a lot to offer Pearland. He stated that the beautification will be upscale.

Chairperson Starr asked if the golf course will be open or private, and Mr. Olson replied that it will be a course that will be open to the public who have memberships.

Commissioner Selemon asked with if the 850 lots and the private golf course will coordinate with the parkland ordinance. Mr. Olson pointed out that there will be pocket parks, and they will provide a path system, and he hopes to provide more amenities according to how much open space there will be left.

IV. NEXT MEETING DATE: August 28, 2000 (Joint Public Hearing)
September 4, 2000 – No Meeting

V. ADJOURNMENT

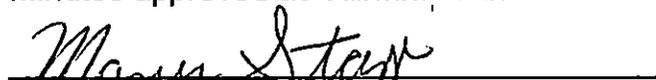
The meeting adjourned at 7:25 p.m.

These minutes respectfully submitted by:



Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 18th day of September 2000.



Mary Starr, Planning & Zoning Chairperson

