

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, APRIL 16, 2001, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: April 2, 2001

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 976 AND SPECIFIC USE NO. 93

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 with a Specific Use for a model home park (GB(S)) on the following described property, to wit:

1. Zoning Application No. 976 and Specific Use Nos. 93

Legal Description: 2.2055 acres out of the J. Crowley Survey, A-174, Brazoria Co., TX, on the easterly side of State Highway 288, Brazoria Co., TX (South Highway 288 frontage road)

Owner: Powers/Parker, L.L.C.
5323 Caroline
Houston, TX 77004

Agent: Lou Corte

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Brazoria County M.U.D. 21 Detention Reserve & Wastewater Treatment Plant, being 21.3 acres of land containing two reserves in one block, out of the A.C.H.&B. Survey, A-403 & J.S. Talmadge Survey, A-562 & also being a partial replat of Iowa Colony (Vol. 2, Pg. 81, B.C.P.R.), Brazoria County, Texas.

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Park Village Estates Section Three, a subdivision of 13.581 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Parks at Walnut Bend Section One, being a subdivision containing 85.7470 acres located in the H.T.&B. R.R. Survey, A-239, City of Pearland, Brazoria County, Texas.

E. DISCUSSION ITEM – Discussion with staff regarding a date to meet with the City Attorney regarding Powers and Duties of the Planning and Zoning Commission.

F. DISCUSSION ITEM – Discussion with staff regarding the new schedule for Joint Public Hearing and Regular P&Z Meetings.

IV. NEXT MEETING DATE: May 7, 2001 (JPH & Regular Meeting)
 May 14, 2001 (JPH & Regular Meeting)
 May 21, 2001 (Regular Meeting)

V. ADJOURNMENT

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, APRIL 16, 2001 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:55 p.m. with the following present:

Chairman	H. Charles Viktorin
Vice-Chairman	Donald Glenn
P&Z Commissioner	Emil A. Beltz
P&Z Commissioner	Randy Patro
P&Z Commissioner	Russ Selemon
P&Z Commissioner	Robert Scherrer
P&Z Commissioner	Richard Tetens
Manager of Administrative Support	Tobin Maples
City Engineer	John Hargrove
P&Z Secretary	Jennifer Gonzales

P&Z Commissioner Todd Iocco was absent.

II. APPROVAL OF MINUTES April 2, 2001 (Regular Meeting)

Commissioner Selemon stated that he has a few corrections he would like made. He first of all pointed out that on Item G regarding the parkland acquisition, Mr. Caffey commented on the acreage and how the price would not be over a certain amount. He asked that this be researched and added to the minutes. Commissioner Selemon also stated that on page 12 under the motion for Item C there is an error with the votes. He stated that he and Commissioner Viktorin were against the motion to table the amendments and Commissioner Beltz's name is listed twice.

Commissioner Patro made a motion to approve the April 2, 2001 minutes with the corrections listed, and Vice-Chairman Glenn seconded the motion.

**Motion to approve passed 4 to 0 (1 abstention).
(Commissioner Patro, Commissioner Selemon, Chairman Viktorin, and Vice-Chairman Glenn were for the motion to approve, and Commissioner Tetens abstained from voting due to his absence)**

III. NEW BUSINESS

F. DISCUSSION ITEM – Discussion with staff regarding the new schedule for Joint Public Hearing and Regular P&Z Meetings.

Manager of Administrative Support Tobin Maples briefly explained that there will be a new schedule that has been created to minimize the number of times that the citizens have to come up to City Hall. He explained that the Commissioners would continue to have their regular meetings on the first and third Mondays, and on the second Monday they will have a Joint Public Hearing that will be followed with a regular meeting where they will make a recommendation on the zoning applications.

E. DISCUSSION ITEM – Discussion with staff regarding a date to meet with the City Attorney regarding Powers and Duties of the Planning and Zoning Commission.

Manager of Administrative Support Tobin Maples stated that with the new Commissioner Robert Scherrer, and then possible another new one, if Commissioner Tetens is re-elected to City Council, it would be a good time for another training session with the City Attorney. He stated that it would probably be after May. Mr. Maples stated that if there are any items that the Commissioners would like to discuss then they need to let staff know ahead of time.

Chairman Viktorin reminded the Commissioners that if there is anything they would like to discuss then they need to contact him and he will contact staff.

Chairman Viktorin called for a brief recess to swear in the new Commissioner.

Chairman Viktorin recovered the meeting at 7:15 p.m. with an official welcome to P&Z Commissioner Robert Scherrer.

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 976 AND SPECIFIC USE NO. 93

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 with a Specific Use for a model home park (GB(S)) on the following described property, to wit:

1. Zoning Application No. 976 and Specific Use Nos. 93

Planning and Zoning Commission

Legal Description: 2.2055 acres out of the J. Crowley Survey, A-174, Brazoria Co., TX, on the easterly side of State Highway 288, Brazoria Co., TX (South Highway 288 frontage road)

Owner: Powers/Parker, L.L.C.
5323 Caroline
Houston, TX 77004

Agent: Lou Corte

Manager of Administrative Support Tobin Maples requested that the Commissioners skip this item until the Joint Public Hearing is rescheduled.

Commissioner Patro asked if the application would be approved after 30 days if no action is taken before then, and Mr. Maples replied that that is only with plats.

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Brazoria County M.U.D. 21 Detention Reserve & Wastewater Treatment Plant, being 21.3 acres of land containing two reserves in one block, out of the A.C.H.&B. Survey, A-403 & J.S.. Talmadge Survey, A-562 & also being a partial replat of Iowa Colony (Vol. 2, Pg. 81, B.C.P.R.), Brazoria County, Texas.

City Engineer Hargrove stated that he recommends approval as presented.

Commissioner Tetens made a motion to approve the Preliminary Plat of Brazoria County M.U.D. 21 Detention Reserve & Wastewater Treatment Plant, and Vice-Chairman Glenn seconded the motion.

Motion to approve passed 6 to 0.

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Park Village Estates Section Three, a subdivision of 13.581 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 staff recommends approval and he would like to make it conditional upon the second reading of the amendments to the Land Use and Urban Development Ordinance which will be held on April 23, 2001.

Commissioner Tetens made a motion to approve the Final Plat of Park Village Estates Section Three conditional upon the second reading of the Land Use amendments, and Vice-Chairman Glenn seconded the motion.

Planning and Zoning Commission

**Motion to approve passed 5 to 0 (1 abstention).
Commissioner Patro abstained.**

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Parks at Walnut Bend Section One, being a subdivision containing 85.7470 acres located in the H.T.&B. R.R. Survey, A-239, City of Pearland, Brazoria County, Texas.

City Engineer Hargrove stated that this plat has about the same lot sizes as the previous plat. He stated that staff recommends approval contingent upon the results of the second reading of the Land Use amendments, and also contingent on whether or not the engineer has responded to all of the comments from the staff review mark-up. He stated that he would get the mark-up in the morning from the engineer. Mr. Hargrove also stated that a 6' sidewalk requirement needs to be added to the plat, and they need to correct the names of the Commissioners.

Vice-Chairman Glenn made a motion to approve the Final Plat of Parks at Walnut Bend Section One with the comments made by the City Engineer, and Commissioner Selemon seconded the motion.

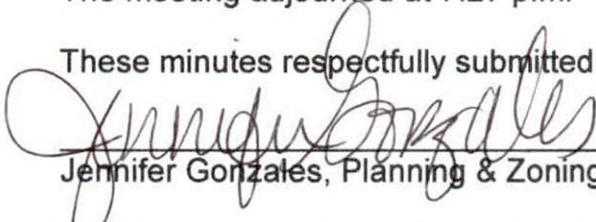
**Motion to approve passed 4 to 0 (2 abstentions).
Commissioner Patro and Commissioner Scherrer abstained.**

- IV. NEXT MEETING DATE:** **May 7, 2001 (JPH & Regular Meeting)**
 May 14, 2001 (JPH & Regular Meeting)
 May 21, 2001 (Regular Meeting)

V. ADJOURNMENT

The meeting adjourned at 7:27 p.m.

These minutes respectfully submitted by:



Jennifer Gonzalez, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 7 day of May, 2001.



Charles Viktorin, Planning & Zoning Chairman

Memo

To: Tobin Maples
From: Alan Mueller
Date: 4/4/01
Re: Proposed JPH schedule

We have tried various formats for the zoning hearings, none of which seem to make everyone happy. For any applications that have not already been advertised, please implement the following schedule:

Second Monday: Joint Public Hearings
 Planning Commission Recommendation

Fourth Monday: First reading of zoning ordinances
 Draft minutes to be included with agenda.

This schedule has several benefits including:

- When P&Z recommends on the same night as the hearing, it gives the applicant and neighbors immediate feedback and reduces the number of trips applicants and neighbors must make to City Hall for the same topic.
- It leaves the fourth Monday open for Council workshops, if needed.
- Two weeks between the P&Z recommendation and the first reading provides adequate time for staff to write up the P&Z action for the agenda and have the draft minutes of the JPH and P&Z deliberations available.
- It leaves the regular P&Z meetings on the first and third Mondays open strictly for platting issues.

Please share memo with those who will be affected by this change.

CC: Darrin Coker
 Young Lorfing
 John Hargrove