

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

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. 316

Legal Description: Lot 6, Block 1, Buena Vida Subdivision, H. T. & B. R.R. Co. survey, A-240, Brazoria Co., TX (5725 Cantu)

Owner: Rafael Salazar and George Salazar  
5725 Cantu  
Pearland, TX 77584

2. Zoning Application No. 970

Legal Description: .285 acres of land in Lot 26, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. Survey, A-240, Brazoria Co., TX, according to the plat recorded in Vol. 3, pg 77, plat records of Brazoria Co., TX (Fite Road)

Owner: Julian Bejarano  
5625 Fite Road  
Pearland, TX 77581

Agent: Yolanda Bejarano

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

Posted: 30<sup>th</sup> day of March, 2001

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2001

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

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Consider amendments to the following sections of the Land Use and Urban Development Ordinance:

Section 2.1.1), Zoning Map  
Section 2.3., Zoning Changes  
Chapter 3, Definitions  
Section 6.4.2.(c), Section 7.4.2.(a), Section 8.4.2.(a), Section 9.4.2., Yard Requirements  
Section 11.3.2, Minimum Dwelling Unit Size  
Section 15.4.2.(a), Outdoor Activities and Uses  
Section 22.1., Landscape and Building Facade Regulations  
Section 22.6, Building Facades  
Section 23.2(f), Use Regulations  
Section 24.1.(3)(f)2., Section 24.1.(3)(j), Section 24.1.(3)(M), Signs requiring permits  
Section 24.4.(1), Height Restrictions  
Section 24.15, Replacement or Repair of Sign  
Section 24.17(5), Builder/Subdivision and Subdivision Identification Signs  
Section 24.18(6), Section 24.18(7), Use of Banners  
Section 24.20, Offense  
Section 29.2.D, Powers  
Section 29.3, Hearing  
Section 29.5, Posting Property for Variance Requests  
Section 33.4, Public Hearing-City Council  
Section 33.7, Posting Property for Zoning Changes  
Table III, Schedule of Uses  
Table VI, Schedule of Off-Street Parking Standards  
Exceptions 2  
Exceptions 4  
Special Provisions

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

Posted: 30<sup>th</sup> day of March, 2001

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2001

**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.**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

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 with a Specific Use for a machine shop and a Specific Use for an RV/Boat storage (C(S)(S)) on the following described property, to wit:

1. Zoning Application No. 977 and Specific Use Nos. 91 & 92

Legal Description: 9.743 acres being a part of Lot 18, Allison Richey Gulf Coast Co. Subdivision, F.B. Drake Survey, H. T. & B. R.R. Co. Survey No. 8, A-504, Brazoria Co., TX, according to the plat records in Vol. 2, pg 23, plat records of Brazoria Co., TX (2413 Roy Road)

Owner: Bobby Earl Hopper  
3002 Piper Road  
Pearland, TX 77584

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

Posted: 30<sup>th</sup> day of March, 2001

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2001

**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.**

Advertised in newspaper for 4-2-01 Joint Public Hearing.

Applications no. 316 (SD-R3) 970 (SD-R3)  
977 + SU 91:92 (SD-C(S))

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

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 with a Specific Use for a machine shop and a Specific Use for an RV/Boat storage (C(S)(S)) on the following described property, to wit:

1. Zoning Application No. 977 and Specific Use Nos. 91 & 92

Legal Description: 9.743 acres being a part of Lot 18, Allison Richey Gulf Coast Co. Subdivision, F.B. Drake Survey, H. T. & B. R.R. Co. Survey No. 8, A-504, Brazoria Co., TX, according to the plat records in Vol. 2, pg 23, plat records of Brazoria Co., TX (2413 Roy Road)

Owner: Bobby Earl Hopper  
3002 Piper Road  
Pearland, TX 77584

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

**Posted:** \_\_\_\_\_ day of \_\_\_\_\_, 2001

**Removed:** \_\_\_\_\_ day of \_\_\_\_\_, 2001

**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.**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

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. 316

Legal Description: Lot 6, Block 1, Buena Vida Subdivision, H. T. & B. R.R. Co. survey, A-240, Brazoria Co., TX (5725 Cantu)

Owner: Rafael Salazar and George Salazar  
5725 Cantu  
Pearland, TX 77584

2. Zoning Application No. 970

Legal Description: .285 acres of land in Lot 26, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. Survey, A-240, Brazoria Co., TX, according to the plat recorded in Vol. 3, pg 77, plat records of Brazoria Co., TX (Fite Road)

Owner: Julian Bejarano  
5625 Fite Road  
Pearland, TX 77581

Agent: Yolanda Bejarano

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

**Posted:** \_\_\_\_\_ day of \_\_\_\_\_, 2001

**Removed:** \_\_\_\_\_ day of \_\_\_\_\_, 2001

**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.**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Consider amendments to the following sections of the Land Use and Urban Development Ordinance:

Section 2.1.1), Zoning Map  
Section 2.3., Zoning Changes  
Chapter 3, Definitions  
Section 6.4.2.(c), Section 7.4.2.(a), Section 8.4.2.(a), Section 9.4.2., Yard Requirements  
Section 11.3.2, Minimum Dwelling Unit Size  
Section 15.4.2.(a), Outdoor Activities and Uses  
Section 22.1., Landscape and Building Facade Regulations  
Section 22.6, Building Facades  
Section 23.2(f), Use Regulations  
Section 24.1.(3)(f)2., Section 24.1.(3)(j), Section 24.1.(3)(M), Signs requiring permits  
Section 24.4.(1), Height Restrictions  
Section 24.15, Replacement or Repair of Sign  
Section 24.17(5), Builder/Subdivision and Subdivision Identification Signs  
Section 24.18(6), Section 24.18(7), Use of Banners  
Section 24.20, Offense  
Section 29.2.D, Powers  
Section 29.3, Hearing  
Section 29.5, Posting Property for Variance Requests  
Section 33.4, Public Hearing-City Council  
Section 33.7, Posting Property for Zoning Changes  
Table III, Schedule of Uses  
Table VI, Schedule of Off-Street Parking Standards  
Exceptions 2  
Exceptions 4  
Special Provisions

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

**VI. ADJOURNMENT**

**Posted:** \_\_\_\_\_ day of \_\_\_\_\_, 2001

**Removed:** \_\_\_\_\_ day of \_\_\_\_\_, 2001

**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.**

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> 04-23-01	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> 04-12-01	<b>DEPARTMENT OF ORIGIN:</b> Planning/Permits
<b>PREPARED BY:</b> Jennifer Gonzales	<b>PRESENTOR:</b> Tobin E. Maples
<b>SUBJECT:</b> Zoning Application No. 977	
<b>EXHIBITS:</b> Ordinance, Application, Map, and P&Z Recommendation Letter	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

Zoning Application No. 977 is a request to change zoning classification from Suburban Development District (SD) to Commercial District with a Specific Use Permit for a machine shop and Specific Use for RV/Boat Storage (C(S)(S)).

**RECOMMENDED ACTION**

Consider Request

April 3, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 977 AND SPECIFIC USE NOS. 91 & 92**

**Request of Bobby Earl Hopper, owner for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development District (SD) to Commercial District with a Specific Use for a machine shop and Specific Use for an RV/Boat Storage (C(S)(S) on the following described property, to wit:**

**9.743 acres being a part of Lot 18, Allison Richey Gulf Coast Co. Subdivision, F.B. Drake Survey, H. T. & B. R.R. Co. Survey No. 8, A-504, Brazoria Co., TX, according to the plat records in Vol. 2, pg 23, plat records of Brazoria Co., TX (2413 Roy Road)**

Honorable Mayor and Council Members:

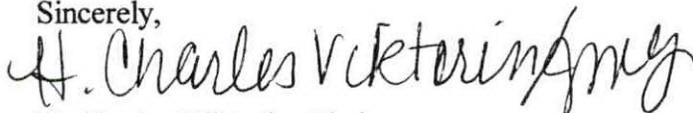
At a regular meeting held on April 2, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Vice-Chairman Donald Glenn and seconded by Commissioner Emil Beltz to recommend approval of Zoning Application No. 977 and Specific Use Nos. 91 & 92. The Commissioners showed concern about the boat storage being "open" and Mr. Maples reassured that the City does have regulations that will prevent this area from becoming a "junkyard".

**Motion to approve passed 5 to 1.**

This is submitted for your consideration.

Sincerely,



H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

**AGENDA OF:** 04-23-01

**ITEM NO.** \_\_\_\_\_

**DATE SUBMITTED:** 04-12-01

**DEPARTMENT OF ORIGIN :** Planning/Permits

**PREPARED BY:** Jennifer Gonzales

**PRESENTOR:** Tobin E. Maples

**SUBJECT:** Zoning Application No. 316

**EXHIBITS:** Ordinance, Application, Map, and P&Z Recommendation Letter

**EXPENDITURE REQUIRED:** None

**AMOUNT BUDGETED:** N/A

**ACCOUNT NO.** N/A

**ADDITIONAL APPROPRIATION REQUIRED:** N/A

**ACCOUNT NO.** N/A

**FUNDS AVAILABLE** \_\_\_\_\_ (Finance Department Approval)

**EXECUTIVE SUMMARY**

Zoning Application No. 316 is a request to change zoning classification from Suburban Development District (SD) to Single Family Dwelling District (R-3).

**RECOMMENDED ACTION**

Consider Request

April 3, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 316**

**Request of Rafael Salazar and George Salazar, owners for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development District (SD) to Single Family Dwelling District (R-3) on the following described property, to wit:**

**Lot 6, Block 1, Buena Vida Subdivision, H. T. & B. R.R. Co. survey, A-240, Brazoria Co., TX (5725 Cantu)**

Honorable Mayor and Council Members:

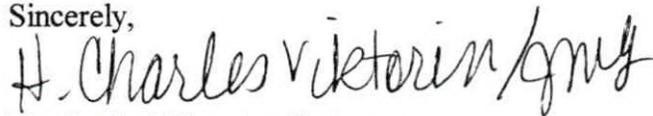
At a regular meeting held on April 2, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Randy Patro and seconded by Commissioner Todd Iocco to recommend approval of Zoning Application No. 316.

**Motion to approve passed 6 to 0.**

This is submitted for your consideration.

Sincerely,



H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> 04-23-01	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> 04-12-01	<b>DEPARTMENT OF ORIGIN :</b> Planning/Permits
<b>PREPARED BY:</b> Jennifer Gonzales	<b>PRESENTOR:</b> Tobin E. Maples
<b>SUBJECT:</b> Zoning Application No. 970	
<b>EXHIBITS:</b> Ordinance, Application, Map, and P&Z Recommendation Letter	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.</b> N/A	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

Zoning Application No. 970 is a request to change zoning classification from Suburban Development District (SD) to Single Family Dwelling District (R-3).

**RECOMMENDED ACTION**

Consider Request

April 3, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION  
NO. 970**

**Request of Yolanda Bejarano, agent for Julian Bejarano, owner for an amendment to the Land Use and Urban Development Ordinance of said City from Suburban Development District (SD) to Single Family Dwelling District (R-3) on the following described property, to wit:**

**.285 acres of land in Lot 26, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. Survey, A-240, Brazoria Co., TX, according to the plat recorded in Vol. 3, pg 77, plat records of Brazoria Co., TX (Fite Road)**

Honorable Mayor and Council Members:

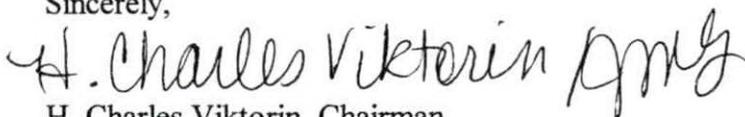
At a regular meeting held on April 2, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Randy Patro and seconded by Commissioner Todd Iocco to recommend approval of Zoning Application No. 970.

**Motion to approve passed 6 to 0.**

This is submitted for your consideration.

Sincerely,

A handwritten signature in black ink that reads "H. Charles Viktorin" followed by a stylized monogram or initials.

H. Charles Viktorin, Chairman  
Planning & Zoning Commission

April 4, 2001

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON THE AMENDMENTS TO  
THE LAND USE AND URBAN DEVELOPMENT ORDINANCE**

**Request for amendments to the Land Use and Urban Development Ordinance:**

Section 2.1.1), Zoning Map  
Section 2.3., Zoning Changes  
Chapter 3, Definitions  
Section 6.4.2.(c), Section 7.4.2.(a), Section 8.4.2.(a), Section 9.4.2., Yard Requirements  
Section 11.3.2, Minimum Dwelling Unit Size  
Section 15.4.2.(a), Outdoor Activities and Uses  
Section 22.1., Landscape and Building Facade Regulations  
Section 22.6, Building Facades  
Section 23.2(f), Use Regulations  
Section 24.1.(3)(f)2., Section 24.1.(3)(j), Section 24.1.(3)(M), Signs requiring permits  
Section 24.4.(1), Height Restrictions  
Section 24.15, Replacement or Repair of Sign  
Section 24.17(5), Builder/Subdivision and Subdivision Identification Signs  
Section 24.18(6), Section 24.18(7), Use of Banners  
Section 24.20, Offense  
Section 29.2.D, Powers  
Section 29.3, Hearing  
Section 29.5, Posting Property for Variance Requests  
Section 33.4, Public Hearing-City Council  
Section 33.7, Posting Property for Zoning Changes  
Table III, Schedule of Uses  
Table VI, Schedule of Off-Street Parking Standards  
Exceptions 2  
Exceptions 4  
Special Provisions

Honorable Mayor and Council Members:

At a regular meeting held on April 2, 2001, after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

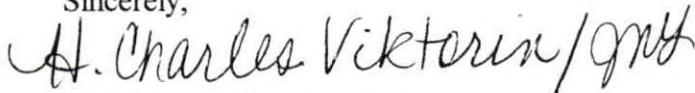
A motion was made by Commissioner Randy Patro and seconded by Commissioner Todd Iocco to recommend tabling of the proposed Land Use and Urban Development Ordinance Amendments. Commissioner Randy Patro made the recommendation to table the proposed amendments until a Joint Workshop is held between City Council and the Planning and Zoning Commission. The Commissioners also had concerns about allowing and "Batching" under "Commercial" zoning. Commissioner Patro stated that he wanted to meet with City Council regarding the Commission's previous discussions on making changes to the "PUD" Section of the Land Use and Urban Development Ordinance before letting these proposed amendments go through so that they are not making amendments at different times.

**Motion to table passed 3 to 2**

**(Commissioners Randy Patro, Russ Selemon, and Emil Beltz voted for tabling the request, and Chairman Charles Viktorin and Vice-Chairman Donald Glenn voted against tabling, and Commissioner Todd Iocco abstained.)**

This is submitted for your consideration.

Sincerely,

Handwritten signature of H. Charles Viktorin in cursive script.

H. Charles Viktorin, Chairman  
Planning & Zoning Commission

**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants

**TRANSMITTAL LETTER**

**Fax No. (281) 579-8212**

15810 Park Ten Place  
Suite 160  
Houston, Texas 77084  
(281) 579-0340  
Fax (281) 579-8212

**To:** MR. TOBIN MAPLES **Date:** 04/02/01

**Company:** CITY OF PEARLAND

**Fax No.:** 281-652-1702 **Job No.:** \_\_\_\_\_

**Subject:** City of Pearland Zoning Ordinance

**No. of Pages Including This Page:** 5

**REMARKS:**

For your information. Mr. David Tinney, LJA Engineering, will deliver the original letter and Exhibits, including 2-24" x 36" and 2-8.5" x 36" Exhibits at tonight's hearing.

**SENDER:** KERRY R. GILBERT

Please call (281) 579-0340 to report transmittal problems.

K E R R Y R . G I L B E R T & A S S O C I A T E S , I N C .

Land Planning Consultants

10810 Park Ten Place  
Suite 160  
Houston, Texas 77084  
(281) 579-0340  
Fax (281) 579-8212

April 2, 2001

Mr. Tobin Maples  
Mgr. Of Administrative Support  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Dear Tobin:

Thank you for briefing me on the proposed amendment to the City of Pearland zoning ordinance relative to building setback lines on corner lots. We sincerely appreciate the opportunity to comment on the proposed changes. Due to a schedule conflict, I will be unable to attend the public hearing on this important issue and, therefore, I would appreciate your including the written comments below in the record.

First of all, let me say that we fully support the attempt to establish a practical alternative to the current requirement of twenty-feet. As you know, our firm represents numerous developers and builders that are active in the Pearland area. The corner lot setback requirements have a significant impact on the design of subdivisions, affecting lot sizes, yield and overall efficiency.

We understand that the twenty-foot corner lot setback was intended to ensure that garages with driveways to the side street were set back a sufficient depth so that vehicles parked on the driveway were not in the public right-of-way and did not block sidewalks. This is a valid concern and we concur that if a garage is constructed on a corner lot with its driveway access to the side street, it should set back twenty-feet. However, we see no reason for the entire home to be set back the same distance. The ten-foot side setback line has proven appropriate for providing sufficient separation from homes across the street and allows for adequate sight distance for vehicular traffic.

It is our understanding that the proposed ordinance would indeed allow a ten-foot setback line on a corner lot when the garage access is from the front street. We fully support this amendment. Additionally, we would recommend that consideration be given to the following scenarios:

- When a garage is proposed to have access to a side street, the garage shall setback twenty-feet (20'), but the remainder of the home would be allowed to setback the standard ten-feet (10'). (This could be handled with a note on the subdivision plat or a dual setback line, one specific to the garage).
- When a garage is proposed to have access to a side street and the orientation of the garage doors are to the rear of the lot, then a ten-foot (10') setback line would be required. (This orientation ensures a sufficient driveway depth to allow for vehicles to park outside of the public street right-of-way).

Finally, with respect to the proposal to require a fifteen-foot (15') setback on corner lots whose rear lot line is coincident with the side lot line of the abutting lot (not back to back), we would recommend that the rules discussed above be maintained. The combined rear and side yards on lots situated in this manner provide sufficient separation and transitional space. It should be noted that in most instances where this occurs, a six-foot high fence is constructed along the common lot lines, eliminating any presumed transitional benefits.

K E R R Y R G I L B E R T & A S S O C I A T E S , I N C .

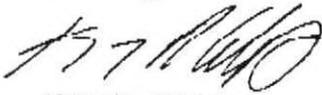
Land Planning Consultants

We have enclosed exhibits illustrating both the current proposed amendments, as well as, our recommendations for comparison purposes.

Once again, we appreciate the opportunity to comment on the proposed revisions to the setback requirements on corner lots. This is an important issue to our clients inasmuch as it has a significant impact on subdivision design, lot yield and consequently, home prices.

If you have any questions regarding the above comments and suggestions or would like additional information, please do not hesitate to contact me.

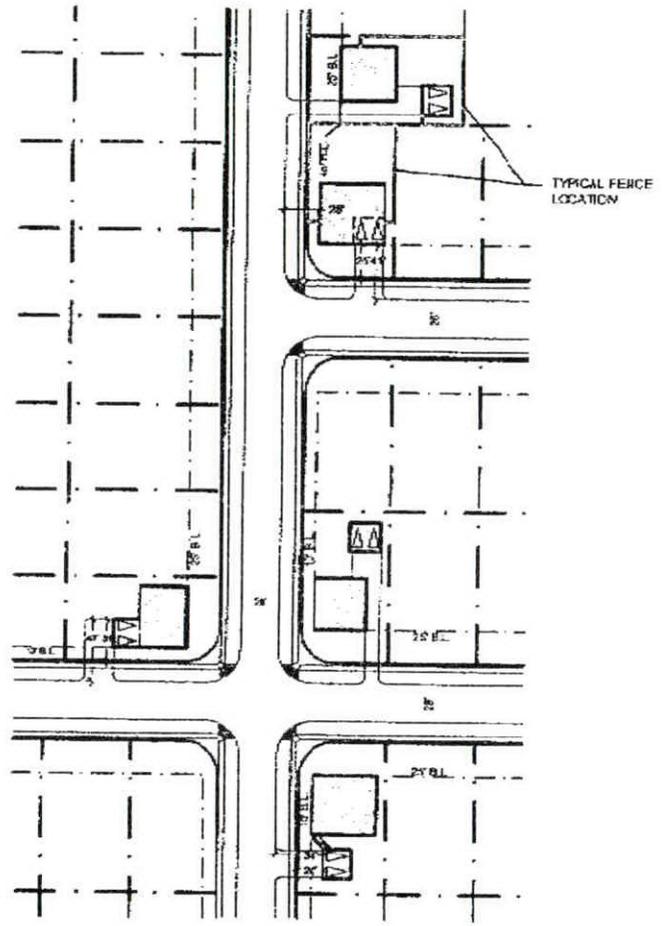
Sincerely,



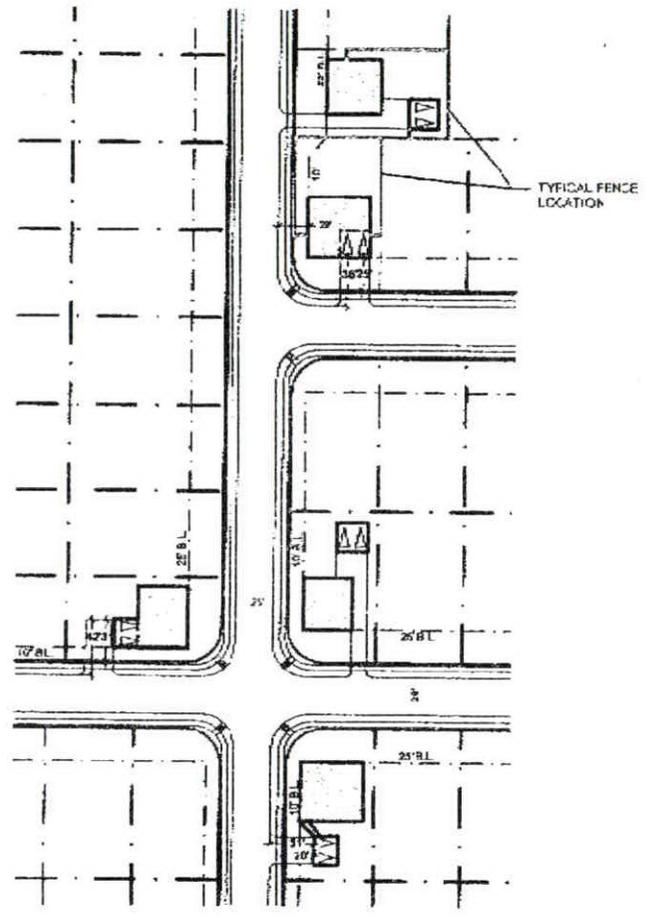
Kerry R. Gilbert  
President

KRG:lms

Enclosures



TYPICAL 60' RIGHT-OF-WAY STREET



TYPICAL 50' RIGHT-OF-WAY STREET

### RECOMMENDED ZONING ORDINANCE MODIFICATIONS

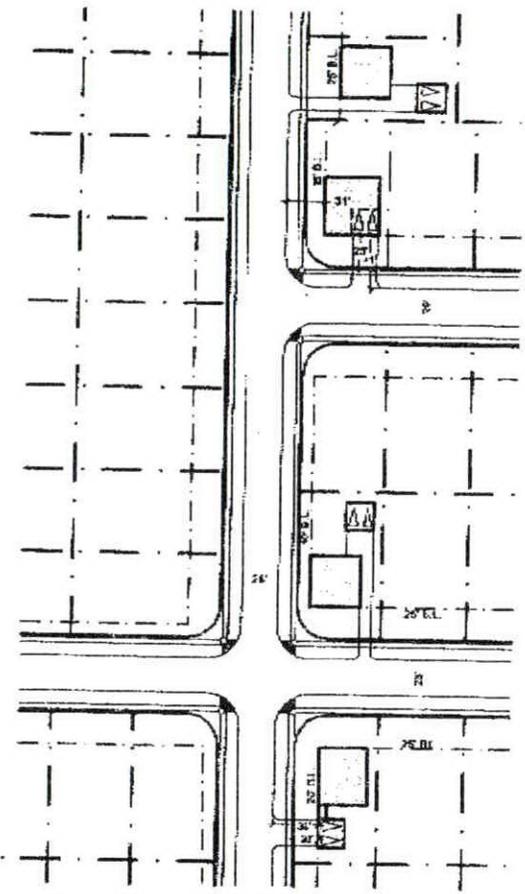
KERRY GILBERT & ASSOCIATES, INC.

Land Parcel No. 100-2-2714  
 100'0 Feet Tar Pace  
 Site 100  
 Houston, Texas 77064  
 (281) 579-8212

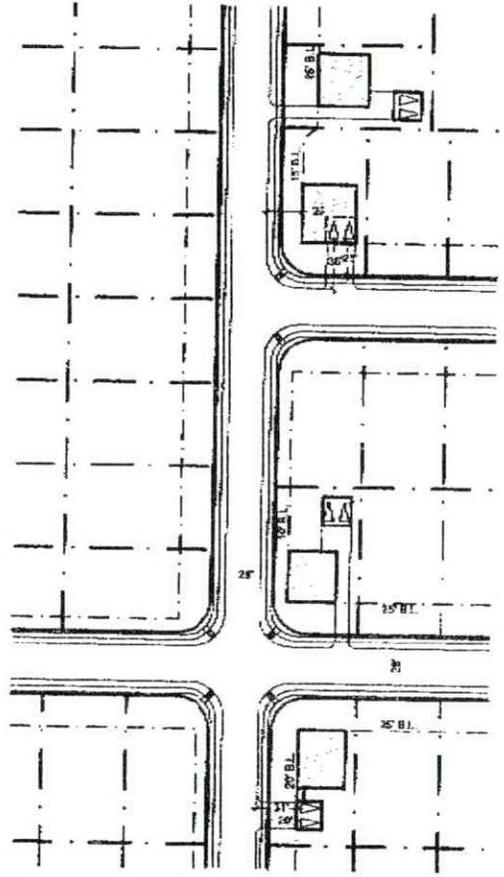


SCALE  
 1" = 10'  
 MARCH 30, 2001  
 KGA/EGW

THIS PLAN IS A PLANNED DRAWING ONLY AND IS NOT FOR CONSTRUCTION OF CONSTRUCTION PURPOSES. ALL DRAWING IS A PROFESSIONAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED BY THE REPRESENTATIVE OF THE PROPERTY OWNER CONCERNING THE ACTUAL SIZE AND LOCATION OF CHARACTER OF THE FACTS BE SHOWN ON THIS PLAN. ANY INFORMATION PRESENTED HEREIN IS THE PROPERTY OF KERRY GILBERT & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ALL RIGHTS ARE RESERVED. © 2001 KERRY GILBERT & ASSOCIATES, INC.



TYPICAL 60' RIGHT-OF-WAY STREET



TYPICAL 50' RIGHT-OF-WAY STREET

THIS MAP IS A PLANNED GRADING PLAN AND IS NOT FOR CONSTRUCTION OR  
 CONTRACT OF IMPROVEMENTS. THIS DRAWING IS A PICTORIAL REPRESENTATION  
 ONLY AND IS SUBJECT TO CHANGE. NECESSARILY NO WARRANTIES OR  
 REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN,  
 LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE  
 INTENDED. THIS PICTORIAL REPRESENTATION IS PROVIDED FOR INFORMATION  
 ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE OR PRODUCT.  
 KERRY GILBERT & ASSOCIATES, INC.

**CITY OF PEARLAND  
 PROPOSED  
 ZONING ORDINANCE  
 MODIFICATIONS**

KERRY GILBERT & ASSOCIATES, INC.

15590 PLYMOUTH PLACE  
 DULLES, VA 20146

SCALE  
 1" = 20'

DATE: 04/02/01  
 DRAWN BY: JG

PROJECT: 01-0001  
 SHEET: 01-0001

## *Memorandum*

To: Tobin Maples  
From: Ed Hersh   
Date: March 22, 2001  
Subject: Potential Park Land Acquisition

---

In January 2000, Council adopted an ordinance requiring developers to donate \$350.00 per dwelling unit or one (1) acre of land for every one hundred (100) dwelling units.

Mr. Clinton Wong, (Amvest, Inc.) has proposed establishing a 56-acre land bank for future development. The proposed site (see map) is surrounded by an industrial zone, thus negating potential problems caused by increased traffic and lighting. The developer will deed the appropriate acreage as his plats are approved.

Staff will negotiate a contract establishing a time period whereby all land must be dedicated to the City or the City can purchase the remaining land at a pre-agreed upon price. The developer will not be able to sell interest in the land bank to other developers.

At the March 19, 2001 Park Board meeting, the Board unanimously voted to approve this proposal. Upon approval by P&Z, we will prepare a contract for Council approval.

EDH/ba  
Potential Park Land Acquisition



