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AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, JUNE 18, 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: May 21,2001

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 981

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. 981

Legal Description: 23.846 acres, Lot 1-2, Block 20 and part Lot 4, Block 20: and 43.34 acres being Lots 1 and 3 and part Lots 2 and 4, Block 22 and all of Lot 1 and part of Lots 2 and 3, Block 23: and 19.22 acres being Lots 3 and 4, Block 21: all within the Allison Richey Gulf Coast Home Co. Suburban Gardens Subdivision, T.C.R.R., Section 4, A-675, Brazoria Co., Tx (Northwest corner of SH 288 and Broadway Street)

Owner: Pearland Freeway Partners, LTD/F. Carrington Weems II
909 Fannin Strret, Suite 3205
Houston, Tx 77010

Agent: Wellington Stevens, III

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Springbrook Section 2 at Silverlake.

A subdivision of 86 Lots, 7 Reserves (3.0869 acres), 4 Blocks, 28.5529 acres of land out of the R.B. Lyle Survey, A-539, and the A.C.H.&B. R.R. Co. Survey, Section 87, A-415, City of Pearland, Brazoria County, Texas.

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cabot Cove Section One

A subdivision of 36.007 acres located in the H.T.& B.R.R. Co. Survey A-508, 100 Lots, 10 Reserves (8.457 acres) and 5 Blocks in the City Of Pearland, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Park Village Estates Section Five

A subdivision of 63 Lots, 3 Blocks, 2 Reserves (0.558 acres), 13.343 acres of Land out of the H.T.&B.R.R. Co. Survey, A-509, City of Pearland Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of D A S Group, L.L.C. Subdivision.

Being a subdivision containing 2.5000 acres, 2 Lots, 1 Block located in the H.T.&B.R.R. Co. Survey, A – 242, City of Pearland, Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Sunrise Lakes Section Four.

A subdivision of 34.94 acres of land being a partial replat of Allison Richey Gulf Coast Home Company Subdivision, Section 20, (Being part of lots 11,12,13,26 & all of lot 27) out of the H.T.&B.R.R. Co. Survey, A -506 & the John Maxey Survey, A-721, City of Pearland, Brazoria County, Texas.

IV. NEXT MEETING DATES:

June 25, 2001 (Regular Meeting)

V. ADJOURNMENT

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.

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JUNE 18, 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 6:37 PM with the following present:

Chairperson	Charles Viktorin
Vice-Chairperson	Donald Glenn
Commissioner	Russ Selemon
Commissioner	Todd Iocco
City Engineer	John Hargrove
Secretary	Mona Ann Phipps

II. APPROVAL OF MINUTES: **May 21, 2001**

The minutes will be considered at the next regular meeting. Copies of the minutes were mistakenly left out of the packets.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 981

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Owner: Pearland Freeway Partners, LTD/F. Carrington
Weems II
909 Fannin Street, Suite 3205
Houston, Tx 77010

Planning and Zoning Commission

Agent: Wellington Stevens, III

Chairperson Charles Viktorin explained that this item is being pulled from the agenda due to an incomplete submittal by the applicant.

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Springbrook Section 2 at Silverlake.

A subdivision of 86 Lots, 7 Reserves (3.0869 acres), 4 Blocks, 28.5529 acres of land out of the R.B. Lyle Survey, A-539, and the A.C.H.&B. R.R. Co. Survey, Section 87, A-415, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) Final plat must have 100' strip zoned or de-annexed to 1' strip.
- 2) Add NAD 83 coordinates to boundary corners on final plat.
- 3) County Road 90 and Southfork Drive are to be completed with this plat.

Commissioner Donald Glenn made a motion, seconded by Commissioner Todd Iocco, to recommend approval with staff comments.

Motion passed 4 to 0.

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cabot Cove Section One

A subdivision of 36.007 acres located in the H.T.& B.R.R. Co. Survey A-508, 100 Lots, 10 Reserves (8.457 acres) and 5 Blocks in the City Of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) Detention pond outfall must be complete with Section One.
- 2) Traffic Impact Analysis must be approved before final plat approval.
- 3) Show all exterior easement recordation numbers.
- 4) Park fees due before final plat approval.

Commissioner Todd Iocco made a motion, seconded by Commissioner Russ Seimon, to recommend approval with staff comments.

Motion passed 4 to 0.

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Park Village Estates Section Five

A subdivision of 63 Lots, 3 Blocks, 2 Reserves (0.558 acres), 13.343 acres of Land out of the H.T.&B.R.R. Co. Survey, A-509, City of Pearland Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) Show external easement recordation numbers on final plat.
- 2) Correct the street name "Nelson Road" on vicinity map to "Fite Road on final plat.

Vice-Chairperson Donald Glenn made a motion, seconded by Commissioner Russ Selemon, to recommend approval with staff comments.

Mr. Hargrove explained that they also need to add Temporary Bench Mark data on the final. He also stated that park fees are due before final plat approval.

Motion passed 4 to 0.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of D A S Group, L.L.C. Subdivision.

Being a subdivision containing 2.5000 acres, 2 Lots, 1 Block located in the H.T.&B.R.R. Co. Survey, A – 242, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval as submitted. He explained that this copy of the plat does not have owners signatures, but the final plat will.

Vice-Chairperson Donald Glenn made a motion, seconded by Commissioner Todd Iocco, to recommend approval.

Motion passed 4 to 0.

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Sunrise Lakes Section Four.

Planning and Zoning Commission

A subdivision of 34.94 acres of land being a partial replat of Allison Richey Gulf Coast Home Company Subdivision, Section 20, (Being part of lots 11,12,13,26 & all of lot 27) out of the H.T.&B.R.R. Co. Survey, A -506 & the John Maxey Survey, A-721, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) The last sentence of Note 9 must be removed.
- 2) Letter of map revision must be submitted prior to the City Engineer and City Attorney signing the plat.

Commissioner Todd Iocco made a motion, seconded by Vice-Chairperson Donald Glenn, to recommend approval with staff comments.

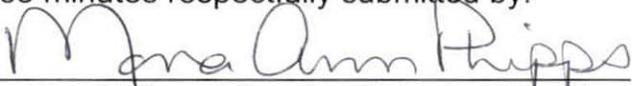
Mr. Hargrove explained that in addition, Note 19 must show the land was zoned R-3 at the time of platting.

Motion passed 4 to 0.

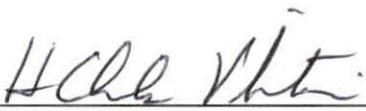
V. ADJOURNMENT

The meeting adjourned at 6:55 PM.

These minutes respectfully submitted by:


Mona Ann Phipps, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 23 day of July, 2001.


H. Charles Viktorin, Planning & Zoning Chairman

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IV. NEXT MEETING DATES:

June 25, 2001 (Regular Meeting)

V. ADJOURNMENT

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Posted 15th Day of June, 2001, A.D.

Removed 21st Day of JUNE, 2001, A.D.





Zoning Case No. 981

City Council and Planning and Zoning Commission Joint Public Hearing: June 11, 2001
Planning and Zoning Commission Recommendation: Tabled
Planning and Zoning Commission Regular Business Meeting June 18, 2001

Owner: Pearland Freeway Partners, Ltd. and F. Carrington Weems, II

Applicant/Agent: Wellington Stevens, III

Location: Northwest corner of South Highway 288 and Broadway Street

Existing Zoning: Suburban Development District (SD)

Requested Zoning: Commercial District (C)

Summary:

The applicant is requesting a zone change on approximately 86.41 acres in order to develop a business park. The property to the North is vacant land zoned for Suburban Development (SD) uses. The property to the West is vacant land zoned for Planned Unit Development (PUD) uses as a part of the Shadow Creek Ranch development. The property to the South is primarily vacant land zoned for Suburban Development uses with a small portion being zoned for General Business (GB) uses and developed with "Cutter's Stockyards Saloon". The property is bordered on the East by South Highway 288.

Public Notice/Comment Forms were mailed to fourteen (14) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends Business Park uses for this area. Therefore, the proposed use is in compliance with the Comprehensive Plan.

Planning and Zoning Commission Update:

- The Planning and Zoning Commission tabled this item at their June 11, 2001 meeting in order to allow the applicant an opportunity to consider a more restrictive zoning classification along the western boundary of the subject property. Specifically, the Commission asked the applicant to consider an OP (Office Professional) zoning classification along the western boundary in order to provide a buffer between the proposed development and the future residential uses within the Shadow Creek Ranch Development.
- Please note the applicant will present their revised request at tonight's meeting. Specifically, the applicant and staff are still working on the proposal and, therefore, could not incorporate the proposed revisions within your packets. Said information will be provided at the meeting.

Staff Recommendation:

Approval

Attachments:

Public Hearing Notice
Zoning Change Application
Location Map
Property Owner Notification list

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

Change in Zoning Classification from: SD to: Commercial

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: Northwest corner of SH 288 and Broadway

Lot: See Attached
Block: See Attached

Subdivision: See Attached

Metes & Bounds Description:
(unplatted property only; attach survey) See Attached

Tax I.D. number: 0675-0029-000 & 0675-0031-000

Current use of land: Agricultural - Cattle

Proposed use of land within requested designation: Business Park

Record owner's name: F. Carrington Weems, II

Owner's mailing address: 909 Fannin Street, Suite 3205 Houston, Texas 77010

Owner's telephone number: 713-658-0442

Agent's name: Wellington Stevens III

Agent's mailing address: 920 Echo Lane, Suite 100 Houston, Texas 77024

Agent's telephone number: 713-468-6700 Ext. 133

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: F. Carrington Weems

Agent's signature: Wellington Stevens III

Fees paid: \$ 250.

Date paid: 5-17-01

Received by: Memo Phipps
via mail

Application number: 981 (1 of 2)

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

Change in Zoning Classification from: SD to: Commercial

Change in Regulations in Section #: _____

Specific Use for: * _____

Property address: Northwest corner of SH 288 and Broadway

Lot: See Attached
Block: _____

Subdivision: See Attached

Metes & Bounds Description:
(unplatted property only; attach survey) See Attached

Tax I.D. number: 0675-0038-000

Current use of land: Agricultural - Cattle

Proposed use of land within requested designation: Business Park

Record owner's name: Pearland Freeway Partners, Ltd.

Owner's mailing address: 909 Fannin Street, Suite 3205 Houston, Texas 77010

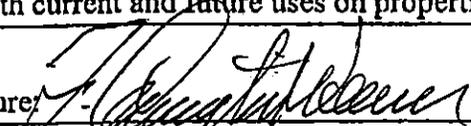
Owner's telephone number: 713-658-0442

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Agent's mailing address: 920 Echo Lane, Suite 100 Houston, Texas 77024

Agent's telephone number: 713-468-6700 Ext. 133

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Owner's signature: 

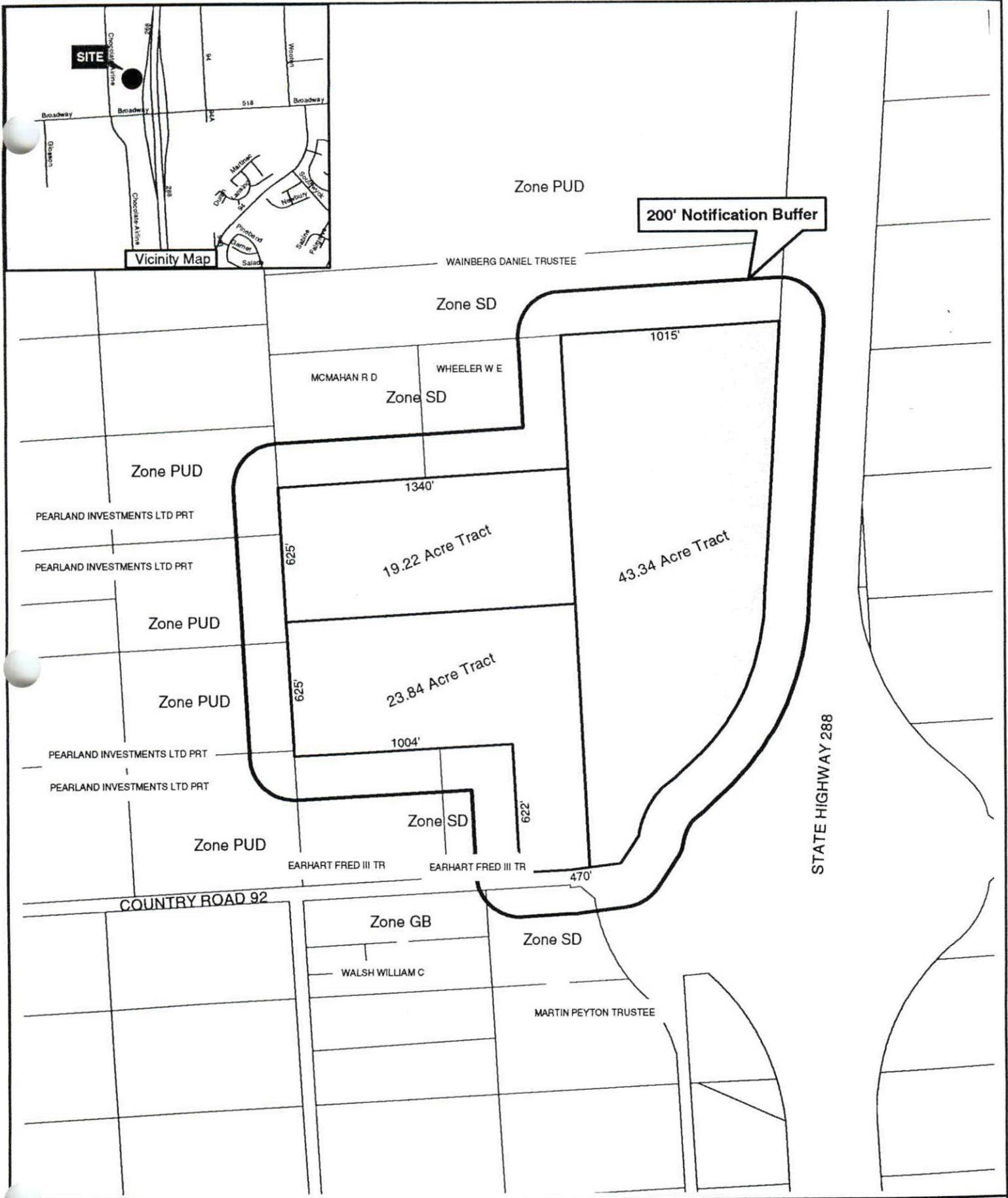
Agent's signature: 

Fees paid: \$ 250.

Date paid: _____

Received by: Mona Phipps
via mail

Application number: 981 (2 of 2)



**ZONE CHANGE
FROM
SD TO COMMERCIAL**

F. Carrington Weems, II
Pearland Freeway Partners, Ltd.

Application No. 981



NOTIFICATION LIST
Zone Change Application
No. 981

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>		<u>LEGAL DESCRIPTION</u>
WAINBERG DANIEL TRUSTEE	4800 W 34TH ST STE C12	HOUSTON, TX 77092-6663	A0344 WM MORRIS, TRACT 1, ACRES 20.000
PEARLAND FREEWAY PARTNERS	909 FANNIN ST STE 3205	HOUSTON, TX 77010	A0675 J W MAXEY, BL 21, TR 3-4, TR 1-4, BL 22, LT 1-3, BL 23, AC 62.56
WHEELER W E	PO BOX 923	JACKSON, WY 83001-0923	A0675 J W MAXEY, BLOCK 21, TRACT 2, ACRES 9.600
MCMAHAN R D	5950 STONES THROW RD	HOUSTON, TX 77057-1444	A0675 J W MAXEY, BLOCK 21, TRACT 1, ACRES 9.600
PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS, NV 89193-5398	A0675 J W MAXEY, BLOCK 18, TRACT 2, ACRES 9.10
PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS, NV 89193-5398	A0675 J W MAXEY, BLOCK 18, TRACT 4, ACRES 9.07
WEEMS F CARRINGTON	909 FANNIN ST STE 3205	HOUSTON, TX 77010-1014	A0675 J W MAXEY, BLOCK 20, TRACT 1-2, ACRES 19.232
PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS, NV 89193-5398	A0675 J W MAXEY, BLOCK 19, TRACT 2-4, ACRES 20.700
WEEMS F CARRINGTON	909 FANNIN ST STE 3205	HOUSTON, TX 77010-1014	A0675 J W MAXEY, BLOCK 20, TRACT 4, ACRES 4.645
EARHART FRED III TR	5681 BORDLEY DR	HOUSTON, TX 77056	A0675 J W MAXEY, BLOCK 20, TRACT 4A, ACRES 4.800
EARHART FRED III TR	5681 BORDLEY DR	HOUSTON, TX 77056	A0675 J W MAXEY, BLOCK 20, TRACT 3, ACRES 9.60
PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS, NV 89193-5398	A0675 J W MAXEY, BLOCK 19, TRACT 2-4, ACRES 20.700
MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND, TX 77469-3119	A0300 H T & B R R, TR 2-3-11TO15-23TO25-31TO35, ACRES 155.60
WALSH WILLIAM C	PO BOX 760	PEARLAND, TX 77588-0760	A0300 H T & B R R, TRACT 21, ACRES 5.000