

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 18, 1997, 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of August 11, 1997

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Fairway Village, Section 2, Phase 1 at Silverlake.

A subdivision of 20.6233 acres of land out of the John W. Maxey Survey, Abstract No. 721, and the G.C. Smith Survey, Abstract No. 548, 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.

B. CONSIDERATION AND POSSIBLE ACTION - Proposed changes to Permitted Use Chart.

C. CONSIDERATION AND POSSIBLE ACTION - Update on Comprehensive Plan.

IV. NEXT MEETING DATE: Monday, August 25, 1997, 6:30 p.m.
Joint Public Hearing

V. ADJOURNMENT

Posted: 14th Day of August, A.D., 1997

9:00 (A.M./P.M.)

Removed: 19th Day of August, A.D., 1997

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, AUGUST 11, 1997, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:45 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Don Baker
Commissioner	Jack D. Mathis
Commissioner	Tommy L. Scott
Commissioner	Mary Starr
City Director of Planning and Development	Dennis Smith
Secretary	Judy Highburger

City Engineer John Hargrove and City Project Coordinator Alan Mueller were absent.

II. APPROVAL OF MINUTES:

Minutes of August 4, 1997

A motion was made by Commissioner Mary Starr, and seconded by Commissioner Emil Beltz to approve the Minutes of August 4, 1997.

Motion passed to approve 6 to 0.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION -

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 (R-1) on the following described property, to-wit:

Located in the Sandoval Subdivision, a part of Section 15 in the H.T.&B.R.R. Co. Survey, A-241, Brazoria County, Texas:

Zoning Application No. 187
Legal Description: Tract 4
Address: 2740 Morenci Street
Owner: Orlando & Ann M. Ramirez

Zoning Application No. 188
Legal Description: .310 acres
Address: 2750 Morenci Street
Owner: Juan M. & Juana F. Vega

Zoning Application No. 189
Legal Description: Tract 8
Address: 2842 Morenci Street
Owner: Fidel Sandoval, Jr.

Zoning Application No. 190
Legal Description: Tract 20
Address: 6606 Broadway Street
Owner: Paul J. Gutierrez & Alice Sandoval Gutierrez

Zoning Application No. 191
Legal Description: Tract 19
Address: 2725 Morenci Street
Owner: Jose G. Flores III

Zoning Application No. 192
Legal Description: Tract 12
Address: 2819 Morenci Street
Owner: Sandra F. Martinez

Zoning Application No. 193
Legal Description: Tract 11
Address: 2823 Morenci Street
Owner: Ruben B. Martinez

Zoning Application No. 194
Legal Description: Tract 9
Address: 2841 Morenci Street
Owner: Jose G. Flores III

Commissioner Jack D. Mathis questioned Zoning Application No. 188's legal description as being sufficient listed at .310 acres, to which Director of Planning and Development Dennis Smith said it was a pre-existing lot that was grandfathered in.

A motion was made by Commissioner Beltz and seconded by Commissioner Mathis to approve Application Nos. 187-194.

Motion passed to approve 6 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 123

Request of Fidel Sandoval, Jr., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to General Business (GB) on the following described property, to wit:

.213 acres in the west 1/2 of the northwest 1/4 of the northeast 1/4 of Section 15, H.T.&B.R.R. Co. Survey, A-241, Brazoria County, Texas (2714 Morenci Street)

The Commission's concerns were the past usage of the adjoining lot fronting Hwy 518. Mr. Smith explained there was a portable building on the property used as an insurance company for years, which has been removed and the property is now vacant and zoned Suburban Development.

Another concern was whether Application No. 123's property is currently a single family residence, and Mr. Smith said yes. Commissioner Tommy Scott asked the usage of the property behind it, and Commissioner Starr said it is currently a diesel machine shop.

A motion was made by Commissioner Beltz, and seconded by Commissioner Mathis to deny Application No. 123.

Motion passed to deny 5 to 1 (Chairman Pat Lopez voted nay).

IV. NEXT MEETING DATE: August 18, 1997, 6:00 p.m.

V. ADJOURNED: 6:58 p.m.

Minutes approved as submitted this _____ day of _____
A.D., 1997.

Pat Lopez, Chairman

ATTEST:

Judy Highburger, Secretary



JONES & CARTER, INC.
Consulting Engineers

6335 Gulfton, Suite 200
Houston, Texas 77081-1169

713/777-5337
Fax 713/777-5976

RECEIVED AUG 04 1997

November 25, 1996

Planning and Zoning Commission
The City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Re: Variance Request
Fairway Village Sec. 2 at Silverlake

Dear Members:

On behalf of New Southwyck, L.P., we hereby request a variance to Section 27-4 (D)(1)(a) of the Subdivision Ordinance on the following items within Fairway Village Sec. 2 at Silverlake:

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.

Our request is based on the following considerations:

20-foot building line setbacks on cul-de-sacs

1. Lots fronting a cul-de-sac will have a greater distance between houses than lots on a standard 50-foot ROW street.
2. A 20-foot building line setback provides adequate space for a car in a driveway without blocking the sidewalk.
3. A 20-foot building line setback will allow the cul-de-sac lot size to be closer to the standard lot size in a section.

5-foot side lot building line setback

1. The 5-foot side lot building line setback with a 10-foot separation between structures is in accordance with the approved Master Preliminary Plat of the Southwyck/Silverlake development.

Should you have any questions or require additional information, please contact me at 777-5337.

Sincerely,

Catherine B. Mitchell

Catherine Garza Mitchell

CGM/dmw

ENG\CG\PEARLAND\VAR-FV2.DOC

RECEIVED
AUG 12 1997

CITY of PEARLAND
CITY SECRETARY'S OFFICE

2424 Killarney
Pearland, TX 77581
August 9, 1997

Dear Member of the Planning and Zoning Commission,

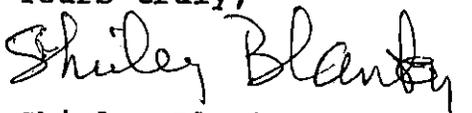
I am a twenty-two year resident of Pearland and the Green Tee Terrace subdivision. I am writing to you to oppose the construction of a gym near my subdivision. Such a building would hurt my property value and would increase traffic through my subdivision. Green Tee already has enough traffic problems without the addition of a business which will encourage more people to drive into and through the subdivision.

A gym does not belong in a residential area. It belongs on a major thoroughfare engineered for traffic. A gym would require a large parking area and would create a nuisance with people coming and going at all hours. The building would be an eyesore and detract from the surrounding homes.

I am also protesting the fact that the zoning of this land (Lots 1-9, Block 1, Green Tee Subdivision, Section 8) was changed from residential to commercial. This land needs to return to residential (R-1) use. Surely developers can make just as much, if not more money, by building houses. Certainly the city would see more revenue from taxes paid by homeowners who live in this city and who spend their money with merchants in this area than from the revenue of a single gymnasium. Commercial endeavors need to be moved to property on Hwy. 518 and not placed in neighborhoods.

Thank you for your attention to this matter.

Yours truly,


Shirley Blanton

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AUG 12 1997

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CITY SECRETARY'S OFFICE

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Pearland, TX 77581
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Yours truly,


Shirley Blanton

TABLE III

ZONING SYMBOLS

SD	SUBURBAN DEVELOPMENT DISTRICT
R-1	SINGLE FAMILY DWELLING DISTRICT
R-2	SINGLE FAMILY DWELLING DISTRICT
R-3	SINGLE FAMILY DWELLING DISTRICT
R-4	SINGLE FAMILY DWELLING DISTRICT
MF	MULTI-FAMILY DWELLING DISTRICT
MH	MOBILE HOME PARK DISTRICT
OP	OFFICE AND PROFESSIONAL DISTRICT
NS	NEIGHBORHOOD SERVICE DISTRICT
GB	GENERAL BUSINESS (RETAIL)
C	COMMERICAL DISTRICT
M-1	LIGHT INDUSTRIAL DISTRICT
M-2	HEAVY INDUSTRIAL DISTRICT

SYMBOLS APPLICABLE TO THE SCHEDULE OF USE TABLES:

YES	Designates use permitted in district so marked.
NO	Designates use prohibited in district so marked.
S	Indicates use may be approved in the district so marked when in compliance with the provisions established under Section 23.
PUD	Designates Planned Unit Development.

ZONING SYMBOLS

SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
PRIMARY AGRICULTURAL USES													
Agricultural Field Crops	Yes												
Agricultural Animal Husbandry	Yes	S	S	S	S	S	S	S	S	S	S	Yes	Yes
Orchard	Yes												
Unscheduled/New Agricultural Uses	S	S	S	S	S	S	S	S	S	S	S	S	S
PRIMARY RESIDENTIAL USES													
Single Family Dwelling Detached	S	Yes	Yes	Yes	Yes	Yes	S	S	S	S	No	No	No
Single Family Dwelling Attached Town Houses	No	No	No	No	PUD	Yes	No	S	S	S	No	No	No
Two Family Dwelling	No	No	No	No	No	Yes	No	S	S	S	No	No	No
Multi-Family Dwelling	No	No	No	No	No	Yes	No						
Boarding Or Rooming House	No	No	No	No	No	Yes	No	S	No	Yes	Yes	No	No
Apartment Hotel	No	No	No	No	No	Yes	No	S	No	Yes	Yes	No	No
Patio Homes	No	No	No	PUD	Yes	Yes	S	S	No	No	No	No	No
Hotel Or Motel	No	Yes	No	Yes	Yes	No	No						
Mobile Home	No	No	No	No	No	No	Yes	No	No	No	No	S	S
Unscheduled/New Residential Uses	No	No	No	No	PUD	PUD	PUD	S	No	No	No	No	No
ACCESSORY AND INCIDENTAL USES													
Accessory Building	S	Yes											
Social & Recreational Building	No	S	S	S	S	Yes							
Farm Accessory Building	Yes	S	S	S	S	S	S	S	S	S	Yes	Yes	Yes

ZONING SYMBOLS													
SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Off-Street Parking Incidental to Main Use	No	Yes											
Servant, Care-takers Or Security Quarters	S	Yes	S	S									
Swimming Pool Private	S	Yes											
INSTITUTIONAL AND SPECIAL SERVICE USES													
Church Rectory	S	Yes	Yes	Yes	Yes	Yes	S	S	S	S	S	No	No
Civic Center	No	No	No	No	No	No	No	S	Yes	Yes	Yes	No	No
Convent Or Monastery	S	No	No	No	No	Yes	No						
Day Nursery Or Kindergarten	No	S	S	S	S	S	S	Yes	Yes	Yes	Yes	No	No
Fraternity Or Sorority Lodge Or Civic Club (No Liquor)	No	S	S	S	S	S	No	Yes	Yes	Yes	Yes	No	No
Home For Alcoholic, Narcotic or Psychiatric Patients	No	No	No	No	No	S	No	S	No	S	S	No	No
Hospital (General Acute Care)	No	No	No	S	No	S	No	S	Yes	Yes	Yes	No	No
Hospital (Chronic Care)	No	No	No	S	No	S	No	S	Yes	Yes	Yes	No	No
Institutions of Religious or Philathropic Nature	S	S	S	S	S	S	S	Yes	Yes	Yes	Yes	No	No
Library, Art, Gallery or Museum	No	No	No	No	No	S	No	Yes	Yes	Yes	Yes	No	No
Public Administration offices	S	S	S	S	S	S	S	Yes	Yes	Yes	Yes	Yes	Yes
Residence Home For Aged	No	No	No	No	No	S	S	S	No	Yes	No	No	No
Schools, Private College or University	S	S	S	S	S	Yes	S	Yes	Yes	Yes	Yes	No	No

ZONING SYMBOLS

SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Schools, Public Or Parochial	S	S	S	S	S	Yes	S	Yes	Yes	Yes	Yes	No	No
Unscheduled/New Institutional Uses	S	S	S	S	S	S	S	S	S	S	S	S	S
UTILITY AND RELATED SERVICE USES													
Electrical Substation	S	S	S	S	S	S	S	S	S	S	S	S	S
Electric Power Generating Plant	S	No	No	No	No	No	No	No	No	No	S	S	S
Fire Station	S	S	S	S	S	S	S	Yes	Yes	Yes	Yes	Yes	Yes
Gas Transmission & Metering Station	S	S	S	S	S	S	S	S	S	S	S	S	S
Local Utility Distribution Lines	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Radio or Television or Microwave Towers (Commercial)	No	No	No	No	No	§ 10	No	S ✓	S ✓	Yes	Yes	Yes	Yes
Radio or Television Transmitting Station (Commercial)	No	No	No	No	No	No	No	S	Yes	Yes	Yes	Yes	Yes
Sewage Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	S
Sewage Treatment Plant	S	S	S	S	S	S	S	S	S	S	Yes	Yes	Yes
Railroad Tracks & Right-Of-Way	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad Team Track or Freight Depot	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Telephone Business Office	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Telephone Exchange Switching Relay & Transmitting Equipment	S	S	S	S	S	S	S	S	S	S	S	S	S
Public Utilities Other Than Listed	S	S	S	S	S	S	S	S	S	S	S	S	S

ZONING SYMBOLS

SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Utility Shops or Storage, Yards and Building	No	No	No	No	No	No	No	No	No	S	Yes	Yes	Yes
Water Treatment Plant	S	S	S	S	S	S	S	S	S	S	Yes	Yes	Yes
Waterwell, Reservoir, Pumping Station or Storage	S	S	S	S	S	S	S	S	S	S	S	S	S
Unscheduled/New Utility & Related Service Uses	S	S	S	S	S	S	S	S	S	S	S	S	S

ENTERTAINMENT AND RECREATIONAL USES

Amusement, Commercial Outdoor/Indoor	S	No	No	No	No	No	No	S	Yes	Yes	Yes	Yes	Yes
Country Club	S	S	S	S	S	Yes							
Drag Strip	No	S	S	S									
Fairgrounds	No	Yes	Yes	Yes									
Park Playground	Yes												
Private Club	No	No	No	No	No	S	S	S	Yes	Yes	Yes	Yes	Yes
Recreation Center	No	No	No	No	No	S	S	S	Yes	Yes	Yes	Yes	Yes
Tennis or Swin Club	No	S	S	S	S	Yes							
Unscheduled/New Recreational Uses	S	S	S	S	S	Yes							

AUTOMOBILE RELATED SERVICE USES

Auto Car Wash	No	Yes	Yes	Yes	Yes	Yes							
Auto Sales and Repair (in Bldg)	No	Yes	Yes	Yes	Yes								
Auto Sales-New or Used Car Lot (Open)	No	Yes	Yes	Yes	Yes								
Auto Painting & Auto Body Shop	No	No	Yes	Yes	Yes								

ZONING SYMBOLS

SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Gasoline Service Station	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Parking Lot or Structure, Commercial-Auto	No	No	No	No	No	No	No	Yes	S	Yes	Yes	Yes	Yes
Parking Lot Truck Storage	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Sale Used Auto Parts in Bldg.	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Sale New Auto Accessories & Parts in Bldg.	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Seat Cover or Muffler Installation Shop	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Tire Retreading and Capping	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Wrecking or Salvage Yard for Autos or Parts	No	No	No	No	No	No	No	No	No	No	No	S	Yes
Unscheduled/New Automobile Related Uses	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes

RETAIL AND BUSINESS SERVICES

Antique Shop	No	Yes	Yes	Yes	Yes	Yes	Yes						
Art Supply Store	No	Yes	Yes	Yes	Yes	Yes	Yes						
Animal Clinic or Hospital (No Outside Pens)	No	No	S	Yes	Yes	Yes							
Bank or Savings & Loan Office	No	Yes	Yes	Yes	Yes	Yes	Yes						
Book and Stationery Store	No	Yes	Yes	Yes	Yes	Yes	Yes						
Barber and Beauty Shop	No	Yes	Yes	Yes	Yes	Yes	Yes						
Bakery or Confectionery Shop (Retail Sales)	No	Yes	Yes	Yes	Yes	Yes	Yes						
Cafe, Cafeteria or Restaurant	No	Yes	Yes	Yes	Yes	Yes	Yes						

ZONING SYMBOLS

SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Camera Shop	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Cleaning Shop or Laundry (Limited Area)	No	No	No	No	No	S	S	No	Yes	Yes	Yes	Yes	Yes
Cleaning or Laundry Pick-Up Station	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Cleaning or Laundry Self-Service Shop	No	No	No	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
Clinic, Medical or Dental	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Drug Store or Pharmacy	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Department Store or Discount House	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Supermarket	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Convenience Store	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Furniture or Appliance Store	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Florist Shop & Inside Plant Sales	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Garden Shop & Outside Plant Sales	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Handcraft & Art Object Sale	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Hardware Store	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Hobby Shop	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Key Shop	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Laboratory Medical or Dental	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Letter or Copy Shop	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes

ZONING SYMBOLS													
SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Medical Appliances & Final & Sales	No	Yes	Yes	Yes	Yes	Yes	Yes						
Mortuary, Ccincetry	No	No	Yes	Yes	Yes	Yes							
Office or Professional	No	Yes	Yes	Yes	Yes	Yes	Yes						
Optical Shop or Laboratory	No	Yes	Yes	Yes	Yes	Yes	Yes						
Package Store	No	Yes	Yes	Yes	Yes	Yes							
Pawn Shop	No	No	Yes	Yes	Yes	Yes							
Pet Shop-Small Animals, Birds or Fish	No	Yes	Yes	Yes	Yes	Yes							
Personal Custom Services, Tailor Millinery, Etc.	No	Yes	Yes	Yes	Yes	Yes	Yes						
Retail Shops, Apparel, Accessories, Gifts, & Similar	No	Yes	Yes	Yes	Yes	Yes	Yes						
Repair of Appliances, T.V., Radios, & Similar Equipment	No	Yes	Yes	Yes	Yes	Yes							
Shoe Repair	No	Yes	Yes	Yes	Yes	Yes							
Sign Manufacturing Business	No	No	Yes N	Yes N	Yes N	Yes N							
Signs (Billboards) Advertising	No	No	Yes	Yes	Yes	Yes							
Signs, Pole Types (On Premise)	No	S N	Yes N	Yes N	Yes	Yes	Yes						
Signs, Church and School	Yes	S	S	S	S	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Signs, Real Estate	Yes	Yes	Yes	Yes	Yes	Yes							
Studio, Photographer, Artist, Music, Drama, Dance	No	Yes	Yes	Yes	Yes	Yes	Yes						
Studio, Health Reducing, or Similar Service	No	S	Yes	Yes	Yes	Yes	Yes						

ZONING SYMBOLS

SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Studio, Decorator & Display of Art Objects	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Tavern	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Travel Bureau or Consultant	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Veterinarian, Office (No Animal Hospital or Outside Pens)	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Variety Store	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Unscheduled/New Business Service Uses	No	No	No	No	No	No	No	S	S	S	S	S	S

COMMERCIAL AND RELATED SERVICE USES

Bakery, Cannery Wholesale	No	S	Yes	Yes	Yes								
Building Material Sales	No	S	Yes	Yes	Yes								
Cabinet or Upholstery Shop	No	S	Yes	Yes	Yes								
Clothing Manufacturing, or Similar Light Manufacturing Process	No	Yes	Yes	Yes									
Cleaning, Dyeing or Laundry Plant, Commercial	No	No	Yes	Yes									
Contractors, Storage or Equipment Yard	No	S N	No Y	Yes	Yes								
Dance Hall or Night Club	No	S	Yes	Yes	Yes								
Drive-In Theater	No	S	Yes	Yes	Yes								
Heavy Machinery Sales, Storage & Repair	No	S	Yes	Yes									
Open Storage & Sale of Furniture Appliances	No	Yes	Yes	Yes									

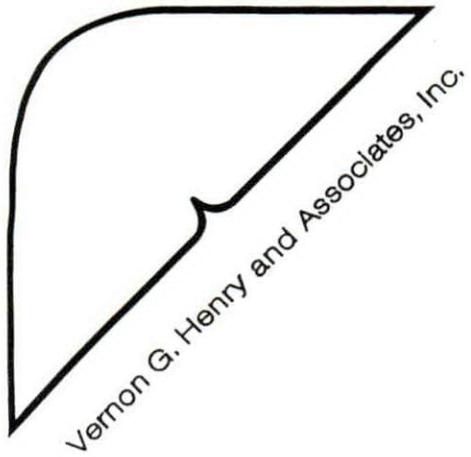
ZONING SYMBOLS													
SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Lithographer or Print Shop	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Milk Depot, Dairy or Ice Cream Plant	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Maintenance and Repair Service for Building	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Laboratory Scientific or Research	No	No	No	No	No	No	No	S	S	S	Yes	Yes	Yes
Laboratory, Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Reproduction, Blueprints	No	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes
Plumbing Shop	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Railroad or Bus Passenger Station	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Railroad Team Tracks, Freight, Depot or Docks	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Storage and Mini-Warehouse	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Trade or Commercial Schools	No	No	No	No	No	No	No	No	No	S	Yes	Yes	Yes
Trailer & Mobile* Home Sales or Rental Only	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Transfer Storage & Baggage Terminal	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Veterinarian Hospital or Kennel (Outside Pens)	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Welding or Machine Shop	No	No	No	No	No	No	No	No	No	No	S	Yes	Yes
Wholesale Office Storage or Sales	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Storage & Sale Liquefied Petroleum	No	No	No	No	No	No	No	No	No	No	S	Yes	Yes

* NO RESTRICTION ON NUMBER OF UNITS ON THE SALES LOT. RENTALS ARE FOR "OFF-SITE" USE ONLY.

ZONING SYMBOLS													
SCHEDULE OF USES	SD	R-1	R-2	R-3	R-4	MF	MH	OP	NS	GB	C	M-1	M-2
Pipe Storage Yard	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Pipe Processing	No	No	No	No	No	No	No	No	No	No	No	S	Yes
Bulk Storage of Petroleum Products (Wholesale)	No	No	No	No	No	No	No	No	No	No	S	Yes	Yes
Unscheduled and New Commercial Uses	No	No	No	No	No	No	No	No	No	No	S	S	S
INDUSTRIAL AND RELATED USES													
Light Manufacturing Process Class A	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes
FOLLOWING USES (TEMPORARY PLANTS PERMITTED BY RESOLUTION OF CITY COUNCIL)													
Airport, Heliport or Landing Field	S	No	No	No	No	No	No	S	S	S	S	S	S
Asphalt or Concrete Batching Plants	No	No	No	No	No	No	No	No	No	No	No	No	Yes
Storage of Shell Spoil, Sand and Gravel	No	No	No	No	No	No	No	No	No	No	No	No	Yes
Commercial Extraction of Soil, Sand and Gravel	No	No	No	No	No	No	No	No	No	No	No	No	Yes
Storage of Processing or Sulfur, Cement or Similar Material	No	No	No	No	No	No	No	No	No	No	No	No	Yes
Manufacturing, Industrial Storage or Assembly Process Not Prohibited by Law By Excluding Those Listed in Section 15	No	No	No	No	No	No	No	No	No	No	No	No	Yes
Wrecking or Salvage Yard (Auto, Steel)	No	No	No	No	No	No	No	No	No	No	No	No	Yes

RECEIVED AUG 15 1997

MEMORANDUM



TO: Alan Mueller
FROM: Peter Boecher
DATE: August 14, 1997

**PROGRESS REPORT NO. 4
COMPREHENSIVE LAND USE PLAN UPDATE
CITY OF PEARLAND**

- Data Collection and Analysis Phase
 - Preparation of the color coded land use map for the entire City and ETJ is 90% complete. Have met with David Smith and undertaken additional field work to identify and locate petrochemical pipelines crisscrossing the City. Have met with City staff to resolve questions regarding zoning district lines, City limits, etc. Also have received on disk, plats of new subdivisions which are being added to the base map.
 - Information gathering continues and now includes: 1) maps from the Texas Department of Transportation (TxDOT) regarding access to and along S.H. 288, and 2) plans from Harris County, Precinct 1, of their substantial park acreages along Clear Creek between S.H. 288 and Dixie Farm Road.
 - Demographic data gathering and review is underway.
 - The workshop with City staff will be scheduled soon.