

MINUTES - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 8, 1999 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The Joint Public Hearing was called to order with the following present:

Mayor	Tom Reid
Mayor Pro-Tem	Larry Wilkins
Councilmember	Klaus Seeger
Councilmember	William Berger
Councilmember	Helen Beckman
Councilmember	Richard Tetens
P & Z Chairman	Mary Starr
P & Z Vice-Chairman	Tommy Scott
P & Z Commissioner	Jack Mathis
P & Z Commissioner	Emil Beltz
P & Z Commissioner	Pat Lopez

Others in attendance: Director of Planning & Community Development Dennis Smith, Planning & Zoning Secretary Mona Ann Phipps, City Engineer John Hargrove, City Attorney Darrin Coker, Assistant City Attorney Nghiem Doan, Chief Building Official Gene Tumlinson

APPLICATION NO. 587

I. CALL TO ORDER

The meeting was called to order at 6:31 PM.

II. PURPOSE OF HEARING - APPLICATION NO. 587

Request of owner for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Multi-Family District (MF) to Light Industrial District (M-1) on the following described property, to wit:

Legal Description: Being 62.5607 acres out of Lots 161, 162 & 163, Section 28, H.T. & B. R.R. Co. survey, A-551, recorded in Vol. 29, pg 9, Deed records of Brazoria Co., TX

Owner: Terry Gray & Ray C. McKenzie, Jr.
P.O. Box 2526
Pearland, Texas 77588

The purpose of the hearing was read into record by Planning & Zoning Chairman Mary Starr.

Director of Planning & Community Development Dennis Smith presented the location of the proposed zone change.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUESTS

Ray McKenzie, Jr., P.O. Box 2526, Pearland, Texas 77588, explained that he is requesting M-1 zoning on this property because he feels that this is a much better use for the land than the current MF zoning. The only access to the property is Industrial Drive. Residents of a multi-family complex would have to pass thru that industrial district, past a lake, a pipeline easement, another lake and another pipeline easement. Mr. McKenzie added that the only usable portion of this property is the west twenty five (25) acres.

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUESTS

None

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Councilmember Helen Beckman stated that she thought Pearland Parkway would be extended to Dixie Farm Road. She asked if that extension would cross this property.

Director of Planning & Community Development Dennis Smith explained that this proposed extension would probably require an easement on a portion of this property.

A discussion ensued regarding the distance of this property from Oakbrook and surrounding subdivision.

VI. ADJOURNMENT

The Joint Public Hearing for Zone Change Application No. 587 adjourned at 6:42 PM.

APPLICATIONS NO. 306, 387, 448, 583, 600, 616 & 624

I. CALL TO ORDER

The meeting to consider a series of zone changes from SD to R-1 was called to order at 6:43 PM.

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 (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

1. Application No. 306

Legal Description: Tract I - Being 1.00 acres out of the H.C. Johnston 99 acre tract, Section 7

Tract II - Being 1.0 acre out of a 12 acre tract conveyed to D.H. Stripling, H.T. & B. R. R. Co. Survey, A-219, recorded in Vol. 864, pg 8 & Vol 8F8L, pg 9, Deed Records of Brazoria Co., TX (6316 Gardenia Road)

Owner: Ron Cleaver
6316 Gardenia
Pearland, Texas 77581

2. Application No. 387

Legal Description: Lot 24, Allison-Richey Gulf Coast Home Co. Subdivision, Section 9, H.T. & B. R.R. Co. Survey, A-234, according to the plat records of Brazoria Co., TX (14043 Max Road)

Owner: Beth Pruitt Roush
14043 Max Road
Pearland, Texas 77581

3. Application No. 448

Legal Description: Lot 69, Figland Orchard Subdivision #1, Section 13, H.T. & B. R.R. Co. Survey, A-420, recorded in Vol. 3, pg 77, plat records of Brazoria Co., TX (6223 Nelson Road)

Owner: Pamela G. Anselmo
6223 Nelson Road
Pearland, TX 77584

4. Application No. 583

Legal Description: Lot 17, Block 4, Wagon Wheel Subdivision, according to the map or plat records of Brazoria Co., TX (6207 Jerrycrest)

Owner: Carolyn Panos
P.O. Box 1733
Pearland, Texas 77588

5. Application No. 600

Legal Description: Lot 5, Block 1, Hickory Creek Place subdivision, Section 7, H.T. & B. R.R. Co. Survey, A-219, recorded in Vol. 11, pg 1-2, plat records of Brazoria Co., TX (5903 Butler Drive)

Owner: Donald W. & Beverly J. Lucas
5903 Butler Drive
Pearland, Texas 77581

6. Application No. 616

Legal Description: Lot 15, Block 4, Wagon Wheel Subdivision, according to the map or plat records of Brazoria Co., TX (6215 Jerrycrest)

Owner: Charles R. & Judith Summers
P.O. Box 2592
Pearland, Texas 77588

7. Application No. 624

Legal Description: Lot 16 & East ½ of Lot 17, Wagon Wheel Subdivision, according to the map or plat records of Brazoria Co., TX (5905 Patridge)

Owner: Laverne R. Owen
5905 Patridge
Pearland, Texas 77584

The purpose of the hearing was read into record by Planning & Zoning Chairman Mary Starr.

Director of Planning & Community Development Dennis Smith presented the locations of the proposed zone changes.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUESTS

None

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUESTS

None

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Councilmember Helen Beckman questioned why Application No. 624 addressed one and a half lots.

Director of Planning & Community Development Dennis Smith stated that the owner of the property originally purchased one full lot plus an extra one half of the next lot. He added that it is now considered one property.

VI. ADJOURNMENT

The meeting to consider a series of zone changes from SD to R-1 adjourned at 6:50 PM.

The Joint Public Hearing adjourned at 6:52 PM.

Minutes respectfully submitted by:

Mona Ann Phipps
Planning and Zoning Secretary

Minutes approved as submitted and/or corrected this __ day of _____, A.D., 1999

Tom Reid
Mayor