

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, OCTOBER 15, 2001, AT 6:30 PM, IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: October 1, 2001
 October 8, 2001

III. EXECUTIVE SESSION

A. DISCUSSION - Consultation with City Attorney regarding pending litigation associated with the Land Use and Urban Development Ordinance.

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 992

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Heavy Industrial District (M-2) on the following described property, to wit:

Zone Change Application No. 992

Legal Description: 11.447 acres out of Lots 32 & 33, Allison Richey Gulf Coast Home Co. Subdivision and H. B. & T. R.R. Co. survey, A-504, according to the map or plat thereof, recorded in Vol. 2, pg 23-24, of the plat records of Brazoria Co., TX (1854 Garden Road)

Owner: F. F. & E. Family Limited Partnership
 P.O. Box 1462
 Delano, CA 93216

Agent: Arthur Val Perkins

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 991

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:

Zone Change Application No. 991

Legal Description: A tract of land out of Lot 33, Section 8, H. T. & B. survey, A- 504, Allison Richey Gulf Coast Home Co. plat recorded in Vol. 2, pg 23, plat records of Brazoria Co., TX (1930 Garden Road)

Owner: Anthony Welded Products, Inc.
P.O. Box 1462
Delano, CA 93216

Agent: Arthur Val Perkins

- C. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of A&S Estates, out of the Allison Richey Gulf Coast Home Company's Part of Subdivision, Section 20, in the H.T.&B. R.R. Co. Survey, Abstract – 506, Brazoria County, Texas.
- D. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Springbrook Section 2 at Silverlake, a subdivision of 28.5529 acres of land out of the R.B. Lyle Survey, Abstract no. 539 and the A.C.H&B. R.R. Co. Survey, Section No. 87, Abstract No. 415, Brazoria County, Texas.
- E. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Savannah Meadows Section Two, a subdivision of 15.11 acres of land out of the A.C.H&B. Survey, A-403, Brazoria County, Texas.
- F. CONSIDERATION & POSSIBLE ACTION** - Final Plat of Shadow Creek Ranch SF-2, 31.997 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas.
- G. CONSIDERATION & POSSIBLE ACTION** – Final Right-of-Way Plat of Shadow Creek Ranch Kirby Drive Extension, being 4.504 acres out of the T.C.R.R. Co. Survey, Section 4 Abstract 675 and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.
- H. CONSIDERATION & POSSIBLE ACTION** – Final Plat of The Village at Pearland, 10.00 acres out of the Southwest ¼ of the Northwest ¼ Section 17, HT&B RR Co. Survey, Abstract No. 242.
- I. CONSIDERATION & POSSIBLE ACTION** – Final Partial Amending Plat of Lot 1 in Block 3, Southdown Section Twelve, Volume 21, Pages 213-214, Brazoria County Plat Records, HT&B R.R. Co. Survey, Section One, Abstract 310, Brazoria County, Texas.
- J. CONSIDERATION & POSSIBLE ACTION** – Potential date for the HGAC sponsored training workshop.

K. DISCUSSION ITEM - Staff update on Comprehensive Planning and Land Use Ordinance projects the City Council wants the P&Z Commission to evaluate.

V. NEXT MEETING DATE:
October 22, 2001 (JPH Meeting)
October 29, 2001 - NO MEETING

VI. 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

Development District (SD) to Heavy Industrial District (M-2) on the following described property, to wit:

Zone Change Application No. 992

Legal Description: 11.447 acres out of Lots 32 & 33, Allison Richey Gulf Coast Home Co. Subdivision and H. B. & T. R.R. Co. survey, A-504, according to the map or plat thereof, recorded in Vol. 2, pg 23-24, of the plat records of Brazoria Co., TX (1854 Garden Road)

Owner: F. F. & E. Family Limited Partnership
P.O. Box 1462
Delano, CA 93216

Agent: Arthur Val Perkins

Commissioner Iocco made a motion to forward Zoning Application No. 992 to City Council for approval with a second made by Vice-Chairman Glenn.

Commissioner Selemon stated that it is a very well kept business, but he believes that leaving the zoning, as Suburban Development will allow for the business to continue as it is.

Motion to approve passed 5 to 2.

Voting Record:

“Aye” – Chairman Viktorin, Vice-Chairman Glenn, Commissioners Iocco, Sederahl, and McDonald.

“No” – Commissioners Selemon and Scherrer

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 991

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:

Zone Change Application No. 991

Legal Description: A tract of land out of Lot 33, Section 8, H. T. & B. survey, A- 504, Allison Richey Gulf Coast Home Co. plat recorded in Vol. 2, pg 23, plat records of Brazoria Co., TX (1930 Garden Road)

Mission Statement: To make informed recommendations regarding zoning change requests, capital improvements, and other tasks as mandated by the City Charter.

Planning and Zoning Commission

Owner: Anthony Welded Products, Inc.
P.O. Box 1462
Delano, CA 93216

Agent: Arthur Val Perkins

Vice-Chairman Glenn made a motion to forward Zoning Application No. 991 to City Council for approval with a second made by Commissioner Iocco.

Motion to approve passed 5 to 2.

Voting Record:

"Aye" – Chairman Viktorin, Vice-Chairman Glenn, Commissioners Iocco, Sederahl, and McDonald.

"No" – Commissioners Selemo and Scherrer

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of A&S Estates, out of the Allison Richey Gulf Coast Home Company's Part of Subdivision, Section 20, in the H.T.&B. R.R. Co. Survey, Abstract – 506, Brazoria County, Texas.

Plat and Plan Administrator Richard Keller stated that staff recommends approval as submitted.

Vice-Chairman Glenn made a motion to approve the Preliminary Plat of A&S Estates with a second made by Commissioner Iocco.

Motion to approve passed 7 to 0.

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Springbrook Section 2 at Silverlake, a subdivision of 28.5529 acres of land out of the R.B. Lyle Survey, Abstract no. 539 and the A.C.H&B. R.R. Co. Survey, Section No. 87, Abstract No. 415, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that staff recommends approval with the following corrections:

1. They need to correct the city limits line on the vicinity map.
2. They need to label the 5' electrical easement on lot 13, blk 3
3. They need to provide a 5' electrical easement on lot 17, blk 2 for the relocated streetlight.
4. Remove abbreviation "volume" on lot 15, block 1.
5. Add recordation information for Fieldstone Village Section 3 @ Silverlake.
6. The city is still waiting on a release letter

Planning and Zoning Commission

7. They need to add a 10' side lot building line on lots 1 and 11 of block 4.
8. Need HL&P agreement regarding crossing of easement.

Commissioner Scherrer made a motion to approve the Final Plat of Springbrook Section 2 at Silverlake with staff's recommendations, and Commissioner Selemo seconded the motion.

Motion to approve passed 7 to 0.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Meadows Section Two, a subdivision of 15.11 acres of land out of the A.C.H&B. Survey, A-403, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that staff recommends approval with the following corrections:

1. Providing that public streets
2. Recordation information of other subdivisions is added.
3. Need to submit Telephone and Cable Company approval letters.
4. 15'side building line

Commissioner Iocco added that the new P&Z Commissioner's names need to be added to the plat.

Commissioner Iocco made a motion to approve the Final Plat of Savannah Meadows Section 2 with staff's recommendations and the comment made regarding the addition of the new Commissioner's names. Vice-Chairman Glenn seconded the motion.

Commissioner Iocco questioned whether or not the zoning needed to be on this plat and Mr. Keller pointed out note number 15, which gave a brief description.

Motion to approve passed 7 to 0.

F. CONSIDERATION & POSSIBLE ACTION - Final Plat of Shadow Creek Ranch SF-2, 31.997 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that this plat was tabled last month due to an incorrect benchmark reference and the correction has been made, therefore staff is recommending approval as presented.

Commissioner Iocco made a motion to approve the Final Plat of Shadow Creek Ranch SF-2 with a second made by Commissioner Selemo.

Motion to approve passed 7 to 0.

G. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Shadow Creek Ranch Kirby Drive Extension, being 4.504 acres out of the T.C.R.R. Co. Survey, Section 4 Abstract 675 and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that staff recommends approval contingent upon receiving the approval letters from the telephone and cable company.

Commissioner Iocco made a motion to approve the Final Right-of-Way Plat of Shadow Creek Ranch Kirby Drive Extension with staff's recommendation, and Vice-Chairman Glenn seconded the motion.

Commissioner Iocco questioned the zoning on this plat and asked if the note should be more descriptive, and Mr. Keller replied that this is only a right-of-way plat.

Motion to approve passed 7 to 0.

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Village at Pearland, 10.00 acres out of the Southwest ¼ of the Northwest ¼ Section 17, HT&B RR Co. Survey, Abstract No. 242.

Plat and Plans Administrator Richard Keller stated that staff recommends tabling this plat due to numerous items missing from the submittal package.

Commissioner Iocco made a motion to table the Final Plat of The Village at Pearland with a second made by Commissioner Sederdahl.

Motion to approve passed 7 to 0.

I. CONSIDERATION & POSSIBLE ACTION – Final Partial Amending Plat of Lot 1 in Block 3, Southdown Section Twelve, Volume 21, Pages 213-214, Brazoria County Plat Records, HT&B R.R. Co. Survey, Section One, Abstract 310, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that staff recommends approval with no conditions.

Vice-Chairman Glenn made a motion to approve the Final Partial Amending Plat of Lot 1 in Block 3, Southdown Section Twelve as presented, and Commissioner Iocco seconded the motion.

Planning and Zoning Commission

Commissioner McDonald asked why the plat is called a "partial" amending plat, and Mr. Keller explained that they are just removing two lines of a lot because there is no reason for the lines to be there.

Motion to approve passed 7 to 0.

J. CONSIDERATION & POSSIBLE ACTION – Potential date for the HGAC sponsored training workshop.

Executive Director of Community Services Tobin Maples explained to the Commissioner's that October 29th would not work to hold their workshop. Mr. Maples then gave the Commissioners a list of dates and the Commissioners agreed on having their HGAC sponsored training workshop on November 26, 2001.

K. DISCUSSION ITEM - Staff update on Comprehensive Planning and Land Use Ordinance projects the City Council wants the P&Z Commission to evaluate.

Executive Director of Community Services Tobin Maples stated that there is going to be advanced comprehensive planning about to take place. Mr. Maples wanted to bring to the Commissioner's attention that they are going to have several discussion items on their future agendas. Mr. Maples listed several projects the Commissioner's will be discussing as:

1. Cullen Land Use Plan. Mr. Maples will be bringing three separate maps. The first map from the Steering committee, the second map will be citizen comments from a "residential" group, and the third map will be citizen comments from a "business" group.
2. Veterans Road Area. Mr. Maples explained that the city needs to come up with more "Industrial" area.
3. PUD Regulations.
4. Density requirements for the zoning classifications.

Mr. Maples then gave an update on upcoming zoning hearings and stated that they currently have thirteen cases for November and unless the Commissioners can commit to having a quorum on the nineteenth of November.

The Commissioner's committed to having Joint Public Hearings on November 12th and November 19th.

Mr. Maples reminded the Commissioners that the APA Conference is next week.

Discussion ensued between Commissioners regarding transportation to the conference and Commissioner McDonald stated that he has spoken to Mr. Eisen

Planning and Zoning Commission

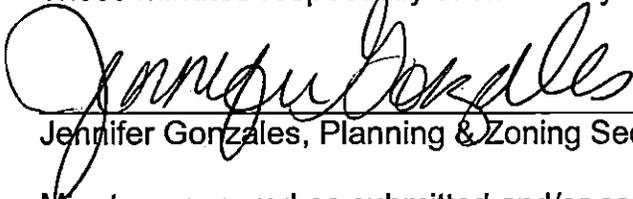
and has looked into getting a vehicle supplied by the City if enough Commissioners would car pull.

- V. NEXT MEETING DATE:**
October 22, 2001 (JPH Meeting)
October 29, 2001 - NO MEETING

VI. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

These minutes respectfully submitted by:


Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 12 day of NOV, 2001.


H. Charles Viktorin, Planning & Zoning Chairman

10/15/01

**MEMBERS OF THE PLANNING & ZONING COMMISSION
(3 YEAR TERM)
(2 TERMS ALLOWED)
as of 09/20/01**

left a message

left a message

yes

left a message

yes

yes

MEMBER

TERM EXPIRES

PHONE #'S

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