

**AGENDA – REGULAR MEETING OF PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 10, 2001, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS IN THE SECOND FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 993**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Zone Change Application No. 993

Legal Description: Lot 47 & 48, Allison Richey Gulf Coast Home Co. Subdivision, Section 20, A-506, according to Vol. 2, pg 23, Brazoria Co., TX (Cullen Boulevard @ Hawk Road)

Owner: Dominic Tuc Vu  
8866 Gulf Freeway, Ste 102  
Houston, TX 77017

**B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 989**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 989

Legal Description: 2 acres out of Lots 8 & 9, Hickory Place Subdivision, Volume 18, pg 333-334, B. C. P. R., H. T. & B. R.R. Co. survey, A-310, Brazoria Co., TX (Hughes Ranch Road)

Owner: Traditional Concepts, Inc.  
798 Holmes Road  
Houston, TX 77045

Agent: Zeeba Paksima of Paksima Group

III. NEXT MEETING DATES: September 17, 2001 (Regular Meeting)  
October 1, 2001 (Regular Meeting)

IV. ADJOURNMENT

**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**

## Planning and Zoning Commission

---

### MINUTES OF A REGULAR MEETING OF PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON SEPTEMBER 10, 2001, IN THE SECOND FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

#### I. CALL TO ORDER

The meeting was called to order at 7:31 p.m. with the following present:

P&Z Chairman	H. Charles Viktorin
P&Z Vice-Chairman	Donald Glenn
P&Z Commissioner	Todd Iocco
P&Z Commissioner	Russ Selemon
Executive Director of Community Services	Tobin Maples
City Engineer	John W. Hargrove
P&Z Secretary	Jennifer Gonzales

#### II. NEW BUSINESS

##### A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 993

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

Zone Change Application No. 993

Legal Description: Lot 47 & 48, Allison Richey Gulf Coast Home Co. Subdivision, Section 20, A-506, according to Vol. 2, pg 23, Brazoria Co., TX (Cullen Boulevard @ Hawk Road)

Owner: Dominic Tuc Vu  
8866 Gulf Freeway, Ste 102  
Houston, TX 77017

Commissioner Selemon stated that Cullen Boulevard is planned for "General Business", however, he is going to recommend that this be tabled until the Steering Committee decision is followed through.

Pat Pounds, resident, stated that she is speaking as one of the members of the Steering Committee. She pointed out that City Council tabled the whole subject so that they could get a re-casting of board members that consists of more homeowners.

## Planning and Zoning Commission

---

Executive Director of Community Services Tobin Maples stated that he did not mean to be misleading at the Joint Public Hearing and pointed out that staff would only be distributing the maps to City Council in two weeks, and he does not know if they are going to add or remove any members of the Steering Committee.

Commissioner Iocco seconded the motion to table.

### **Motion to table failed 2 to 2.**

Vice-Chairman Glenn made a motion to forward Zoning Application NO. 993 to City Council for denial, and Commissioner Iocco seconded the motion.

Commissioner Iocco stated that he hates to have the application denied because the applicant will have to go through the whole application process.

Commissioner Selemon stated that the only option is to deny at this point.

Chairman Viktorin stated that they are the Planning and Zoning Commission and it is their duty to look at the vision of the future for the City of Pearland. He stated that it is their duty to be sent forward our recommendations to City Council, and they are the precedents for these applications.

Commissioner Selemon argued that they still need an overall plan to go by.

Commissioner Iocco stated that it is his concern that if you drive down Cullen there are currently 8 or 9 homes and a few businesses.

Commissioner Selemon pointed out that Cullen is going to be a major thoroughfare, and "General Business" does not seem that harsh.

Commissioner Iocco suggested that maybe the citizens should get on the phone with staff and City Council to urge that this be taken care of.

Chairman Viktorin stated that from a safety prospective he does not think it is a good idea to have driveways of residential homes leading on to Cullen.

Commissioner Selemon stated that in time Cullen Boulevard could be a five-lane road. Mr. Selemon pointed out that Mr. Moser was promised that this area would be residential, and he doesn't know who promised that, but he doesn't think that those type of precedents need to be set.

Mrs. Emma Vaughn, resident, stated that they propose to keep this property residential and at the four corners of Cullen Boulevard and McHard Road should

## Planning and Zoning Commission

---

be "General Business". She asked the Commissioners to respect her residential area, which they feel should end with this property.

Pat Pounds, resident, stated that there were 18 Public Comment Forms returned to the City, and she showed a map with a highlighted area, which consisted of residents who have been there for 30 or more years. She stated that they want to help each other to keep "General Business" on the side and "Residential" with in the property shown on the map.

Chairman Viktorin called for a vote.

**Motion to deny passed 3 to 1.**

**(Vice-Chairman Glenn, Commissioner Selemon, and Commissioner Iocco were for the motion to deny, and Chairman Viktorin was against the motion to deny)**

### **B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 989**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE) on the following described property, to wit:

Zone Change Application No. 989

Legal Description: 2 acres out of Lots 8 & 9, Hickory Place Subdivision, Volume 18, pg 333-334, B. C. P. R., H. T. & B. R.R. Co. survey, A-310, Brazoria Co., TX (Hughes Ranch Road)

Owner: Traditional Concepts, Inc.  
798 Holmes Road  
Houston, TX 77045

Agent: Zeeba Paksima of Paksima Group

Commissioner Iocco made a motion to forward Zoning Application NO. 989 to City Council for approval, and Commissioner Selemon seconded the motion.

**Motion to approve passed 4 to 0.**

**III. NEXT MEETING DATES:** September 17, 2001 (Regular Meeting)  
October 1, 2001 (Regular Meeting)

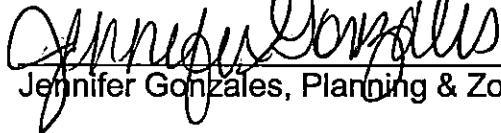
Planning and Zoning Commission

---

IV. 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 1 day of Oct, 2001.

  
H. Charles Viktorin, Planning & Zoning Chairman