

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, JULY 2, 2001 AT 6:30 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

- II. APPROVAL OF MINUTES:**                      May 21, 2001  
   June 4, 2001  
   June 11, 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:                                      Pearlland 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 Cotton Farrington Subdivision**

Being a subdivision containing 0.6198 acre of land located in the West one-half of the Northwest, one – fourth of the Northeast, one – fourth of Section 15, H.T.&B.R.R. Co., Survey, A – 241 , City of Pearland, Brazoria County Texas

**C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Westfield Estates**

Being of 7.773 acres out of Lot 85, 1 Block, 6 Lots, George W. Jenkins Subdivision (Vol. 79, Pg. 617, B.C.D.R.), W.D.C. Hall League, A – 70 , City of Pearland, Brazoria County, Texas.

**D. CONSIDERATION & POSSIBLE ACTION – Final Plat of J R G Subdivision**

Being a subdivision containing 0.7021 acres located in Section 5 1 Lot, 1 Block, H.T.&B.R.R. Co., A – 237, City of Pearland, Brazoria County, Texas.

**IV. NEXT MEETING DATES:**

July 9, 2001 JPH  
July 16, 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

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### **MINUTES – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND HELD MONDAY, JULY 2, 2001 AT 6:30 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

#### **I. CALL TO ORDER**

The meeting was called to order at 6:35 PM with the following present:

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

#### **II. APPROVAL OF MINUTES**

May 21, 2001 – Commissioner Todd Iocco made a motion, seconded by Commissioner Russ Selemon, to approve the minutes as submitted.

Motion passed 5 to 0.

June 4, 2001 – Commissioner Robert Scherrer made a motion, seconded by Commissioner Todd Iocco, to approve the minutes as submitted.

Motion passed 5 to 0.

June 11, 2001 – Vice-Chairperson Donald Glenn made a motion, seconded by Commissioner Russ Selemon, to approve the minutes as submitted.

Motion passed 5 to 0.

#### **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:

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**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

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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 Street, Suite 3205  
Houston, Tx 77010

Agent: Wellington Stevens, III

Commissioner Todd Iocco made a motion, seconded by Vice-Chairperson Donald Glenn, to recommend approval of Zone Change Application No. 981.

A lengthy discussion ensued regarding the affect of the property around this proposed development. Also discussed were the differences of Office Professional zoning compared to Commercial zoning.

Wellington Stevens, III (Rocky), stated that they would obviously prefer all Commercial zoning. However, he added that if the Planning and Zoning Commission would prefer a 150' of Office Professional zoning, they would agree.

Motion failed 1 to 4.

Commissioner Todd Iocco made a motion, seconded by Commissioner Robert Scherrer, to recommend approval of the amended request for Zone Change Application No. 981 to include Office Professional and Commercial.

Motion passed 5 to 0.

### **B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cotton Farrington Subdivision**

Being a subdivision containing 0.6198 acre of land located in the West one-Half of the Northwest, one-fourth of the Northeast, one – fourth of Section 15, H.T. & B.R.R. Co., Survey, A-241, City of Pearland, Brazoria County, Texas

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

## Planning and Zoning Commission

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- 1) Pay Park fees of \$700.00 before approval of final plat.
- 2) Confirm the dimension of 782.9' at the North East corner of the Broadway Street Right of Way line. Mr. Hargrove explained that his measurements show 950', moreless.

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

Motion passed 5 to 0.

### **C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Westfield Estates**

Being of 7.773 acres out of Lot 85, 1 Block, 6 Lots, George W. Jenkins Subdivision (Vol. 79, Pg. 617 B.C.D.R.), W.D.C. Hall League, A-70, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval as submitted.

Commissioner Todd Iocco made a motion, seconded by Commissioner Robert Scherrer to approve the plat as submitted.

Motion passed 5 to 0.

### **D. CONSIDERATION & POSSIBLE ACTION – Final Plat of J R G Subdivision**

Being a subdivision containing 0.7021 acres located in Section 5, 1 Lot, 1 Block, H.T.&B.R.R. Co., A-237, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval as submitted.

Commissioner Robert Scherrer made a motion, seconded by Vice-Chairperson Donald Glenn, to approve the plat as submitted.

Motion passed 5 to 0.

## **IV. NEXT MEETING DATES:**

July 16, 2001 (Regular Meeting)

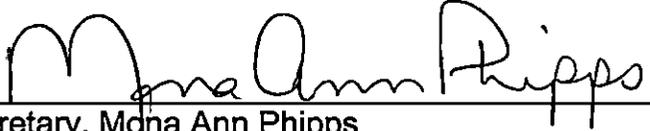
Planning and Zoning Commission

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**V. ADJOURNMENT**

The meeting adjourned at 7:05 PM.

These minutes respectfully submitted by:

  
Secretary, Mona Ann Phipps

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

  
Chairperson, H. Charles Viktorin

4/28/01

MEMBERS OF THE PLANNING & ZONING COMMISSION  
(3 YEAR TERM)  
(2 TERMS ALLOWED)  
as of 04/01

<u>MEMBER</u>	<u>TERM EXPIRES</u>	<u>PHONE #'S</u>
<i>Yes</i> H. CHARLES VIKTORIN, Chairman 2905 Smith Road Pearland, TX 77584	November, 2002	Home: 281-485-4111 Mobile: 281-413-1844 Work: 281-997-3438 Fax: 281-997-3728
<i>left miss</i> DONALD GLENN, Vice-Chairman 1112 Gulfon Pearland, TX 77581	March, 2002	Home: 281-996-1809 <i>Had baby</i> Office: 713-892-0340 Fax: 713-892-0380
<i>left miss</i> TODD IOCCO 3510 Shadycrest Pearland, TX 77581	March, 2002	Office: 281-997-3747 Mobile: 281-923-8633 Fax: 281-403-1433
<i>3:11 call back Yes</i> ROBERT SCHERRER 5315 Colonial Drive Pearland, TX 77584	April, 2004	Office: 713-529-3992 Fax: 713-529-8161
<i>Yes</i> RUSS SELEMON 2312 John Pearland, TX 77581	November, 2002	Office: 409-766-6445 Home: 281-996-9785 Fax: 409-766-6541