

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, OCTOBER 17, 1994 AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order with the following present:

Chairman	Emil Beltz
Vice Chairman	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Marshall Eggers
Commissioner	Kevin Cole
Commissioner	Charles Philipp
Commissioner	Peggy Mayfield-Royer
Division Director - Planning, Public Works and Parks	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

APPROVAL OF MINUTES: Minutes of October 10, 1994

A motion to approve the minutes of the 10-10-94 meeting, was made by Commissioner Peggy Mayfield-Royer, seconded by Vice Chairman Pat Lopez.

Motion Passed 7 to 0.

NEW BUSINESS

Final Plat Oakbrook Estates, Section One. Al Lentz of Lentz Engineering was present requesting approval of the final plat of Oakbrook Estates Section One.

John Lampson, resident at 3918 Oakdale, in Oakbrook Subdivision spoke to the commission regarding his concerns about the access from Oakbrook Section 1 (Oakwick Dr.) into the new

section and if there is sufficient water supply for the additional homes.

Michael Mayer, a resident of Oakbrook had the same concerns.

Al Lentz informed them that the permanent road from Phase One to Dixie Farm Road was to be completed, as part of Phase One. They also have the waterline in the R.O.W. as required by the Fire Department.

City Engineer Hargrove recommended approval with corrections as specified.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Kevin Cole to approve the final plat of Oakbrook Estates with the corrections as specified by the City Engineer and to approve the three variances that were approved on the preliminary plat.

Variances granted.

1. Variance granted to allow a 20' front building line setback on those lots which front onto the the bulbs of the cul-de-sacs.
2. Variance granted to allow Oak Point Circle and Branch Hill Court to exceed the six hundred (600) foot limitation on cul-de-sac length by approximately one hundred (100) feet.
3. Variance granted to allow a 2' Fence reserve along Dixie Farm Road R.O.W. instead of the 10' Planting Easement.

REQUIRED CORRECTIONS:

1. Add 20' building line dedication to the east bulb of Oak Lodge.

Motion Passed 7 to 0.

Final Plat Southdown Section Five. Steve Gardner of Ferro Saylor was present requesting approval of the final plat of Southdown Section Five.

City Engineer Hargrove recommended approval with the corrections as specified.

Commissioner Kevin Cole made the motion, seconded by Commissioner Marshall Eggers to approve the final plat of Southdown Section Five with the corrections as specified by the City Engineer and to approve the two variances requested.

Variance granted:

1. Variance granted to allow the use of a 10 foot separation between houses.

2. Variance granted to allow a 20' front building line on lots 6, 7 & 8 of Block 1.

REQUIRED CORRECTIONS:

1. Need recording information on 8' utility easement dedication.
2. Surveyor's signature needed on mylar.
3. Need TBM.
4. Need Auto Cad disk.
5. Need phone number to Ferro Saylor's.
6. Need to show 20' building line on eyebrow of lots 6, 7, & 8 of Block 1.

Motion Passed 7 to 0.

Final Plat Countryplace Section Seven: Steve Gardner of Ferro Saylor's was present requesting approval of the final plat of Countryplace Section Seven.

Because of the nature of the Commission's questions that need to be answered by the builder, Commissioner Charles Philipp made the motion, seconded by Commissioner Marshall Eggers, to table this agenda item until the Planning & Zoning meeting scheduled for 10-24-94.

Motion Passes 7 to 0.

Final Plat Rustic Oaks Subdivision: John Garner of Municipal Engineering was present requesting approval of the final plat of Rustic Oaks Subdivision.

City Engineer Hargrove recommended approval as submitted.

Commissioner Robert Larsen made the motion, seconded by Commissioner Kevin Cole to approve the final plat of Rustic Oaks Subdivision along with the two variances requested.

Variances granted:

1. Variance granted to allow a 20' front yard building line on lots 11-15 & 17-22, Block 1 on Inverness Lane.
2. Variance granted to allow a 684' long cul-de-sac on Inverness Lane.

Motion Passed 7 to 0.

Briefing on proposed amendments to the Land Use and Urban Development Ordinance.

Mr. Burdine presented the proposed amendments (copy attached) to the Land Use and Urban Development Ordinance to the Commission. He further explained the changes are needed to clarify the interpretation so the citations written by the Code Enforcement Officers stand up in court.

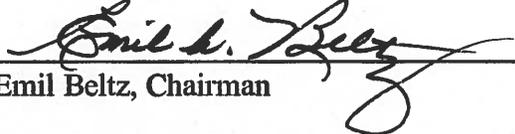
Discussion of Proposed Changes to the Subdivision Ordinance. Mr. Burdine presented "27.3 Procedures for submission of plats, through 27.3(C) Preliminary Plat (Plan Plat)", to the Commission and explained the changes shown.

City Engineer Hargrove stated that in Section 27.3(C)(3) "and approved by the City Engineer and Brazoria County Drainage District No. 4, if the property is situated in Brazoria County, or Harris County Flood Control District if the property is situated in Harris County" should be added.

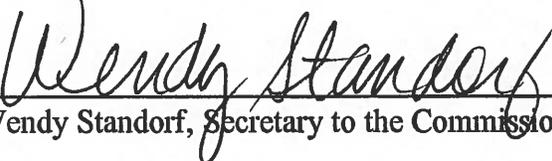
In Section 27.3(C)(4), re-letter: e to f; f to g; g to h; h to i; i to j; j to k; and add subsection l. to say, "Copies of letters of transmittal of preliminary plat to private utility companies (electric, gas, cable & phone)."

Adjourned: 8:41 p.m.

Minutes approved as submitted and/or corrected this 24th day of October
A.D., 1994.


Emil Beltz, Chairman

ATTEST:


Wendy Standorf, Secretary to the Commission

**PROPOSED REVISIONS TO
THE LAND USE AND URBAN DEVELOPMENT ORDINANCE**

Section 3 - Definitions.

GROUND SIGN: A sign which is supported by one (1) monolithic structure which is not less in width than one-half (1/2) the maximum sign height, set upon the ground and is not part of a building, including ground signs that advertise for more than one occupancy on the premises (multi-tenant).

Section 29.3.

3. No vacant land shall be occupied and no building or structure hereafter erected or structurally altered, and no change in occupancy of a building, part of a building or land shall be made until after the Enforcing Officer shall have issued a Certificate of Occupancy therefor. The Certificate of Occupancy shall not only state the information as required under the Building Code, but shall also state the occupancy authorized is in compliance with the Zoning Ordinance. Occupancy other than that authorized in the Certificate of Occupancy shall be unlawful.

Table VII, Exceptions.

3. In the case of a business with frontage of more than seventy five feet (75') and located within a shopping center or integrated business development, a free standing sign or a ground sign not to exceed fifty (50) square feet shall be allowed, subject to freestanding signs or ground signs being allowed in the zoning district and the provisions of Section 22-11 (7).

+41



City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416
(713) 485-2411 • Fax (713) 485-8764

October 11, 1994

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 48, THE REQUEST OF KENT BALLARD, AGENT FOR DAVID H. SCHULTZ, OWNER FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION GENERAL BUSINESS (GB) DISTRICT TO SINGLE FAMILY DWELLING (R-3) DISTRICT.

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on October 10, 1994, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Marshall Eggers, to approve Application No. 48 the request of Kent Ballard, agent for David H. Schultz, owner for an amendment to the Land Use and Urban Development Ordinance from Classification General Business (GB) District to Single Family Dwelling (R-3) District on the following described property to-wit:

A parcel of land containing 4.4255 acres (192,776 square feet) more or less out of that certain tract conveyed by George A. Bofysil, trustee, to the Resolution Trust Corporation, as receiver for Continental Savings by deed recorded under County Clerk's File No. 94007356, official records, Brazoria County, Texas, and out of that tract conveyed by the Dow Chemical Company to Continental Oil Company by deed recorded in Volume 1379, Page 960, Deed Records, Brazoria County, Texas, said 4.4255 acre tract being in the James E. Perry and Emily Austin League, Abstract No. 111, Brazoria County, Texas. (Sunset Meadows Subdivision)

Municipal Engineering Company, Inc.

CONSULTING ENGINEERS

3301 Federal Road Pasadena, Texas 77504

Telephone 713/941-8988

Fax: 713/941-0495

July 11, 1994

City of Pearland
P. O. Box 2068
Pearland, Texas 77588-2068

Gentlemen & Ladies:

We respectfully request that a variance be granted to allow from a 25 foot to a 20 foot front yard building line on Inverness Lane in the Proposed Oakbrook North Subdivision.

Thank you for your consideration.

Sincerely,



J. D. Garner, P.E.

JDG:jc

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 17, 1994, at 7:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of October 10, 1994

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT, OAKBROOK ESTATES, SECTION ONE, a subdivision of 25.7506 acres out of the W.D.C. Hall Survey, Abstract No. A-70, Pearland, Brazoria County, Texas.

The following variances were granted on the preliminary plat of Oakbrook Estates:

1. Variance granted to allow a 20' front building line setback on those lots which front onto the bulbs of the cul-de-sacs.
2. Variance granted to allow Oak Point Circle and Branch Hill Court to exceed the six hundred (600) foot limitation on cul-de-sac length by approximately one hundred (100) feet.
3. Variance granted to allow a 2' Fence reserve along Dixie Farm Road R.O.W. instead of the 10' Planting Easement.

B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT SOUTHDOWN SECTION FIVE, Brazoria County, Texas, a proposed subdivision of 28.8683 acres out of the H.T. &B. R.R. Co. Survey, A-310.

VARIANCE REQUEST:

1. Variance requesting the use of a 10 foot side setback between houses.

C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT COUNTRYPLACE SECTION SEVEN, Brazoria County, Texas, a proposed subdivision of 4.1851 acres out of the J. Crawley Survey, A-174.

VARIANCE REQUESTS:

1. Variance requesting the use of a 15 foot and 18 foot building line setback along the front of the lots around the cul-de-sac.

2. Variance requesting the use of a 10 foot side setback between houses.
3. Variance requesting the use of a 10 foot utility easement on the back of the lots that abut County Road 94.

The following variance was granted on the preliminary plat of CountryPlace Section Seven:

1. Variance granted to allow a 20' building line on cu-de-sac lots.

D. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT RUSTIC OAKS (preliminary plat approved as Oakbrook North), a plat of lot 11 (less right-of-way, being 9.7635 acres of land, out of the George W. Jenkins subdivision, W.D.C. Hall League, Abstract 70, Brazoria County, Texas.

VARIANCE REQUESTS:

1. Variance request to allow a 20' front yard building line on Iverness Lane.
2. Variance request to allow from a 600' to a 684' long cul-de-sac on Iverness Lane.

The following variance was granted on the preliminary plat of Oakbrook North (final plat submitted as Rustic Oaks):

1. Variance granted to allow from a 600 foot to a 684 foot long cul-de-sac on Iverness Lane.

E. BRIEFING - PROPOSED AMENDMENTS TO THE LAND USE & URBAN DEVELOPMENT ORDINANCE, as follows:

1. Amend Section 3, addition of a definition for a multi-tenant ground sign.
2. Amend Section 29.3.3., changing punctuation in that section.
3. Amend Table VII, exceptions 3, to allow ground signs.

F. DISCUSSION - PROPOSED CHANGES TO THE SUBDIVISION ORDINANCE.

BY THE CITY OF BEAUFORT, TEXAS
IN THE CITY OF BEAUFORT, TEXAS
THE CITY OF BEAUFORT, TEXAS TO BE HELD ON MONDAY, OCTOBER 13, 1999
A PUBLIC HEARING OF THE BEAUFORT CITY COUNCIL

IV. NEXT MEETING DATE: October 24, 1994, immediately following the Joint Public Hearing with City Council.

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

Posted: 14th Day of October, A.D., 1994 12:00 P.M.

Removed: _____ Day of _____, A.D., 1994

The following variances were granted:

Attendance reduced to 75% of full capacity.

1994-10-14