

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING WITH THE CITY COUNCIL, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, OCTOBER 24, 1994, AT 7:00 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, 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, Parks	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

APPROVAL OF MINUTES Minutes of 10-17-94

A motion to approve the minutes of the 10-17-94 meeting, was made by Vice Chairman Pat Lopez, seconded by Commissioner Robert Larsen.

Motion Passed 7 to 0.

NEW BUSINESS

Recommendation to City Council on Application No. 49.

Commissioner Marshall Eggers made the motion, seconded by Commissioner Kevin Cole to

recommend to City Council, the request of the City of Pearland for an Amendment to the Land Use and Urban Development Ordinance of said City to read as follows:

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).

Motion Passed 7 to 0.

Final Plat Southwyck Section Three, Phase One. Alan Bauer representing Southwyck Limited was present requesting the approval of the final plat of Southwyck Section Three, Phase One.

City Engineer Hargrove recommended approval with corrections as specified.

Commissioner Charles Philipp made the motion, seconded by Vice Chairman Pat Lopez to approve the final plat of Southwyck Section Three, Phase One with the corrections as specified by the City Engineer, and to approve the variances that were granted on the preliminary plat.

Variances granted:

1. Variance granted to allow a 20' building line on lots in cul-de-sacs.
2. Variance granted to allow the cul-de-sac length at Huntington Park Circle (changed to

Burgess Hill Court on the final plat at the request of the City) to extend beyond the 600 feet cul-de-sac requirements by 80'.

REQUIRED CORRECTIONS:

1. Need to show a 10' utility easement for Entex instead of a 5' utility easement between lots 2 & 3 of Block 6 on Sentry Woods.
2. Correct the spelling of Commissioner Charles Philipp.
3. Need recordation information on 8' external utility easement.
4. Need to show TBM.
5. Need surveyor signature on plat.

Discussion ensued regarding internal procedure for benchmarks being added to the final plat prior to the approval of the Commission.

Final Plat Countryplace, Section Seven. Steve Gardner and Paul Linter were present requesting the approval of the final plat of Countryplace, Section Seven, and 3 variance requests.

Steve Gardner told the Commission they would like to amend the variance request for the use of a 15 foot and 18 foot building line setback along the front of the lots around the cul-de-sac to; a variance requesting the use of a 15 foot setback on lot #3 and 20' building line on the remainder of the lots.

City Engineer Hargrove recommended approval with the correction as specified.

Commissioner Robert Larsen made the motion, seconded by Commissioner Kevin Cole to approve the final plat of Countryplace, Section Seven, and to approve the three variances.

Variances granted:

1. Variance granted to allow a 15' setback on lot #3 and 20' building line on the remainder of the lots.
2. Variance granted to allow the use of a 10' side separation between houses.
3. Variance granted to allow the use of a 10' utility easement on the back of lots that abut County Road 94.

REQUIRED CORRECTIONS:

1. Note #12 needs to read "no less than one foot above base flood elevation".

Motion Passed 7 to 0.

Next Meeting Date: November 14, 1994, immediately following the Joint Public Hearing in the Council Chambers.

Adjourned: 7:58 p.m.

Minutes approved as submitted and/or corrected this 7th day of October
A.D., 1994.



Emil Beltz, Chairman

ATTEST:



Wendy Standorf, Secretary to the Commission

ZONING CHANGE APPLICATION

CHANGE REQUESTED:

Change in Zoning Classification

Specific Use

From: _____

For: _____

To : _____

Change in Regulations in Section _____

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.~~

PROPERTY IDENTIFICATION:

Street or Road Address: _____

Lot _____, Block _____, Addition _____ Tax I.D.# _____

LEGAL DESCRIPTION:

Unplatted Land: (Must have survey & metes and bounds description) _____

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

RECORD OWNER: _____

OWNER'S MAILING ADDRESS & PHONE NO.: _____

AGENT'S NAME: _____ CITY OF PEARLAND _____ NO. _____

AGENT'S MAILING ADDRESS: _____ 3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581

PETITION: As OWNER/AGENT, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

SIGNATURE: _____ SIGNATURE: _____
OWNER AGENT

FEE: \$ WAIVED DATE PAID: _____ RECEIVED BY: _____

DATE FILED: 10-04-94 APPLICATION NO. 49

**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 not 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).



BERNARD JOHNSON INCORPORATED

Architecture • Engineering • Planning

October 12, 1994

Mr. John Hargrove
Planning and Zoning Commission
City of Pearland
P.O. Box 2068
Pearland, Texas 77588

Reference: Southwyck Limited
Southwyck Section Three, Phase One
Final Plat Approval
BJI J.O. 92013-31

Dear Mr. Hargrove:

On behalf of Southwyck Limited, we request the following variances be granted in Southwyck Section Three, Phase One. The requests are as follows:

1. We request a variance by Planning and Zoning to approve the cul-de-sac layout of Burgess Hill Court with a street length of greater than 600 feet.
2. We request a variance by Planning and Zoning to approve a 20 foot building line for lots on the cul-de-sac bulb of Burgess Hill Court.

Please call if you have any questions.

Sincerely,

Jim Cartwright
Senior Engineer

dg. swk3/pltvar.doc

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 24, 1994, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of October 17, 1994

III. NEW BUSINESS

A. CONSIDERATION AN POSSIBLE ACTION - APPLICATION NO. 49, Request of City of Pearland for an amendment to the Land Use and Urban Development Ordinance of said City 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.

B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT SOUTHWYCK SECTION THREE, PHASE ONE, a subdivision of 16.5574 acres of land out of the George C. Smith Survey, Abstract No. 548, Section 22, located in Brazoria County, Texas.

The following variances were granted on the preliminary plat of Southwyck Section Three:

1. Variance granted to allow a 20' building line on lots in cul-de-sacs.
2. Variance granted to allow the cul-de-sac length at Huntington Park Circle to extend beyond city requirements by 80'.

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.

IV. ADJOURNMENT

Posted: 21st Day of October, A.D., 1994 3:00 P.M.
Removed: 25th Day of October, A.D., 1994