

Municipal Engineering Company, Inc.

CONSULTING ENGINEERS

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April 7, 1992

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

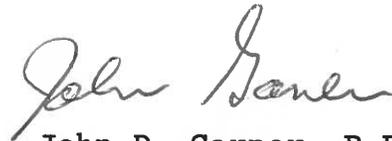
Attn: Don

Gentlemen & Ladies:

We respectfully request that a variance be granted to allow in excess of a 1200 foot block along the North side of Leroy Street on the plat that is under consideration known as Briarwood Estates.

Thank you for your consideration.

Sincerely,



John D. Garner, P.E.

JDG/gr

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 14, 1992, AT 7:00 P. M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order at 7:02 P.M. with the following present:

Chairman	Al Lentz
Vice Chairman	Helen Beckman
Commissioner	James Garner (Entered 7:07 p.m.)
Commissioner	Mary Starr
Commissioner	Emil Beltz
Commissioner	Jack Womack
Staff Representative	Don Guynes
Assist. City Secretary	Tommie Jean Vial

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Helen Beckman that the minutes of the March 24, 1992 meeting be approved as submitted.

Motion passed 5 to 0. Commissioner Garner not present at this time.

Chairman Lentz recognized Councilmember Wolff in the audience.

NEW BUSINESS

INFORMAL DISCUSSION WITH EDITH LINSON, HARDCASTLE REALTORS REGARDING SUBDIVISION OF PROPERTY LOCATED AT 518 AND EAST CIRCLE

Edith Linson spoke in behalf of Eugene Ybarra, owner of the restaurant at E. Circle Drive and 518 (previous location of Old Galveston Seafood Restaurant). The request was to allow Mr. Ybarra to sell 35,402 square feet of the total 1.298 acres now and the balance to sell at a later date. The requirements needed for lot size under the present zoning of Neighborhood Services is 100 foot frontage. The square footage requirement is 12,500, leaving a shortage of approximately ten feet on frontage.

Chairman Lentz referred Ms. Linson to the Zoning Board of Adjustment for a variance to lot size and frontage. He also informed that this would be subdividing property, and when the balance of the acreage is sold later on the owners would have to replat.

FINAL PLAT OF GREEN TEE TERRACE, SECTION VII, BEING A 33.9121 ACRE TRACT OF LAND OUT OF LOTS 87-91 AND LOTS 104-108 OF THE ALLISON RICHEY GULF COAST HOMES CO. SUBDIVISION, HARRIS COUNTY, TEXAS.

Staff Representative Don Guynes informed the Commission that the construction plans have been approved by Coenco Engineers, contract engineers for the City, and the Harris County Flood Control District.

Chairman Lentz questioned this subdivision receiving City services, especially water, without Council's approval since it is outside the City.

Councilmember Wolff asked if he could address the Commission on this issue. Mr. Wolff informed that the second reading of the annexation ordinance, annexing this property into the City, was scheduled for the April 20, 1992 Council Meeting, and that he was most certain it would be passed without any reservations.

There followed a lengthy discussion on various concerns of the Commission on this final plat, such as water pressure and its affect upon this area now and in the future; questions regarding the abandonment of a 40 foot roadway easement which runs through this tract; traffic; and using 518 road construction bond money for building a bridge.

It was moved by James Garner, seconded by Helen Beckman that the Final Plat of Green Tee Terrace, Section VII be approved contingent upon annexation of this property into the City of Pearland.

A question was posed if this project could be constructed and serviced even though it is subsequently not approved for annexation.

Chairman Lentz informed that it did not necessarily have to be annexed to be constructed and serviced. However, if not annexed the construction plans would have to be approved by Harris County Engineers and their criteria for approval, except for drainage, would prevail. Subsequently, the plats would have to come back to us because the requirements for approval would change.

Upon call for the question, Motion passed 6 to 0.

PRELIMINARY PLAT OF BRIARWOOD ESTATES, BEING A 17.66 ACRE TRACT OF LAND, BEING A PART OF LOTS 9, 10 AND 11 OF THE HOLIDALE AND COFFMAN SUBDIVISION AND A PORTION OF LOT "C" OF THE ENIAR HOLIDALE SUBDIVISION, PEARLAND, BRAZORIA COUNTY, TEXAS

John Garner, Engineer, informed that this Preliminary Plat has been previously approved by Friendswood, Clear Creek Drainage District and Brazoria County Drainage District #4.

Staff Representative Don Guynes informed that a written request has been received for a variance to the block length of Block 3 to exceed the 1200 feet requirement by 90 to 175 feet.

Chairman Lentz stated we would have to consider this variance and also the fact that Tenneco Channel Industries pipeline easements were adjacent to subject property and of the problems associated therewith.

Chairman Lentz also stated that the dedication of right-of-way outside the City, through Friendswood and into Melody Lane needs to be acquired prior to approval of the final plat, because of the requirement of the two points of access. Also, that the plans include that section of roadway to go to Melody Lane.

There followed a lengthy discussion concerning maintenance of detention facilities, a proposed 24' utility easement, abandonment of roadway easement and traffic.

A motion was made by Helen Beckman, seconded by James Garner to accept the variance, of the block length of Block 3, and the preliminary plat of Briarwood Estates, subject to minor corrections.

Commissioner Womack requested that the Motion be made in two separate Motions. The maker and the seconder of the Motion agreed to withdraw the original Motion.

It was moved by Helen Beckman, seconded by James Garner to accept the variance of the block length of Block 3.

A discussion followed with problems associated with crossing pipelines and traffic.

Upon call for the question, motion passed 5 to 1, Commissioner Womack voting against.

It was moved by Helen Beckman, seconded by James Garner that we accept the Preliminary Plat of Briarwood Estates, subject to the following minor corrections, i.e., correct the spelling of the word "Austin"; change the name of the two Rachel Court Streets to, "Rachel Court" and "North Rachel Court"; change the wording sidewalks meeting "Friendswood's" ordinances and specifications to meeting "Pearland's" ordinances and specifications; and decrease the utility easement on Block 26 from 24' to 16'.

A brief discussion followed. Upon call for the question, motion passed 6 to 0.

MEETING RECESSED AT 8:27 P. M.

MEETING RECONVENED AT 8:35 P. M.

REVIEW OF THE PROPOSED THOROUGHFARE MAP

Chairman Lentz informed that the Proposed Revised Thoroughfare Map for the City of Pearland, being reviewed tonight, had been presented to the City Council by the Infrastructure Committee on Roads. He indicated that some changes had been made from the original master plan, some of the changes good and some we need look at.

A lengthy discussion followed. Chairman Lentz stated that the preliminary recommendations of the Planning & Zoning Commission will be submitted to Council, with a request for a workshop to be held at Council's convenience.

ADJOURN

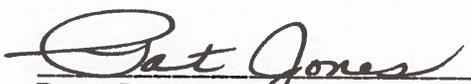
A motion was made by Jack Womack, seconded by James Garner to adjourn. Meeting adjourned at 9:10 p. m.

Minutes of the meeting approved and/or corrected this 4TH day of May, A. D., 1992



Al Lentz, Chairman

ATTEST:



Pat Jones, City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 14, 1992, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of March 24, 1992
- III. NEW BUSINESS
 - A. INFORMAL DISCUSSION WITH EDITH LINSON, HARDCASTLE REALTORS, REGARDING SUBDIVISION OF PROPERTY LOCATED AT 518 AT EAST CIRCLE.
 - B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF GREEN TEE TERRACE, SECTION VII, BEING A 33.9121 ACRE TRACT OF LAND OUT OF LOTS 87-91 AND LOT 104-108, OF THE ALLISON-RICHEY GULF COAST HOMES CO. SUBDIVISION, RECORDED IN VOL. 4, PG. 48, OF THE MAP RECORDS OF HARRIS COUNTY, TX., LYING WITHIN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 290, HARRIS COUNTY, TX.
 - D. REVIEW OF THE PROPOSED THOROUGHFARE MAP.
- IV. ADJOURN

POSTED: _____ DAY OF _____, A.D., 1992 _____ M.

REMOVED: _____ DAY OF _____, 1992.

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 - C. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF BRIARWOOD ESTATES, BEING A 17.66 ACRE TRACT OF LAND, BEING A PART OF LOTS 9, 10 AND 11 OF THE HOIDALE AND COFFMAN SUBDIVISION, AS RECORDED IN VOL. 3, PAGE 6 AND A PORTION OF LOT "c" OF THE ENIAR HOIDALE SUBDIVISION IN THE JAMES F. PERRY & EMILY AUSTIN SURVEY, A-111 LOCATED IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.
 - D. REVIEW OF THE PROPOSED THOROUGHFARE MAP.
- IV. ADJOURN

POSTED: 10TH DAY OF April, A.D., 1992 5:00 P.M.
REMOVED: 17TH DAY OF April, 1992.