

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JANUARY 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	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Barbara Lenamon
Division Director - Planning, Public Works and Parks	Richard Burdine
Chief Building Official	Don Guynes
Assistant to City Secretary	Sharon Parks

Commissioner Jack Womack was absent.

APPROVAL OF MINUTES

A motion to approve the minutes of the 12-13-93 meeting was made by Robert Larsen, with the correction that he, not Robert Lopez, seconded the motion to approve the minutes of December 6, 1993. Seconded by Pat Lopez.

Passed 4 - 0 (Helen Beckman & Barbara Lenamon Abstained).

NEW BUSINESS

Country Place North, Section One. Stan Winter representative of U.S. Homes, developer of Country Place stated there was an error on the plat. It is not a replat; it is a plat. He further discussed the concept of the development which is to maximize the golf course lots. Additionally, he discussed the two emergency accesses North of McHard Rd. and ingress and egress. Also he stated that U.S. Homes is asking for a variance of a 20' building line instead of the 25' on the cul-de-sac.

Commissioner Helen Beckman made the motion, seconded by Commissioner Pat Lopez to accept the preliminary plat of Country Place North Section 1 with the corrections as requested by the City Engineer.

REQUESTED CORRECTIONS:

1. Lot 11, Blk 1 need benchmark elevation and year of adjustment.
2. Street light adjustment on Lot 12 to Lot 6.
3. Utility easement should be street light easement.

Motion Passed 6 to 0.

Southwyck, Section Three. Randy Riley of Kerry Gilbert & Associates , representative of Amvest Properties, Developer of Southwyck, Section Three presented the request. He stated that there will be three points of access. They are also requesting two variances:

1. 20' building line for lots in cul-de-sacs.
2. Cul-de-sac length at Huntington Park Circle to extend beyond city requirements by 80'.

Further discussion ensued regarding size and density of lots, square footage of houses & R.O.W. sizes.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Robert Larsen to accept the preliminary plat of Southwyck Section Three as proposed with corrections as requested by staff.

REQUESTED CORRECTIONS:

1. 8' utility easement - boundary lines.
2. Detention - where located and who is responsible.
3. Surveyor's name and telephone number.
4. Elevation and year of adjustment for PBM.

Motion Passed 6 to 0.

Briarglen Section One. John Garner of Municipal Engineering Co., Inc. represented developer. They are requesting a variance for 20' building line on Lots 14, 15 & 16 of Blk 1.

Commissioner Helen Beckman made the motion, seconded by Commissioner Robert Larsen to accept the final plat of Briarglen Section One as proposed with corrections as requested by the City Engineer.

REQUESTED CORRECTIONS:

1. Building line on Lots 14, 15 & 16 of Blk 1.
2. Change John Court setback to 20'.

3. Block 3 shows 10' utility easement on Lot 1.
4. Change utility easement to water/sewer easement.
5. Remove Patsy Eiler's name and replace with Barbara Lenamon.
6. Note the property owner on plat.

Motion Passed 6 to 0.

Landscape Plan. Landscape Plan for 1215 N. Main, Al Coker, Owner. There was no one present as a representative.

Commissioner Robert Larsen made the motion to table until the next meeting, seconded by Vice Chairman Emil Beltz.

Motion Passed 6 to 0.

Impact Fee Study. Richard Burdine reviewed the Comparison of Residential Developmental Impact Fees survey with the Commission. The Commission members suggested the comparison report be expanded to include Pasadena, La Porte and Deer Park. Staff's recommendation is to survey other cities to determine when Impact Fees were charged: upon platting, upon acceptance of subdivision or at the time of building permit issuance.

It was the consensus of the Commissioner's that January 31, 1994 was an acceptable date to meet and invite developer's that are active in the Pearland area to discuss Impact Fees.

NEXT MEETING DATE: JANUARY 31, 1994, 7:00 P.M. Will invite developers for their perspective.

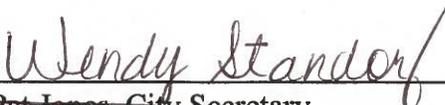
Director's Report: None.

Adjourned 8:35 p.m.

Minutes approved as submitted and/or corrected this 31st day of January
A. D., 1994.


Richard Tetens, Chairman

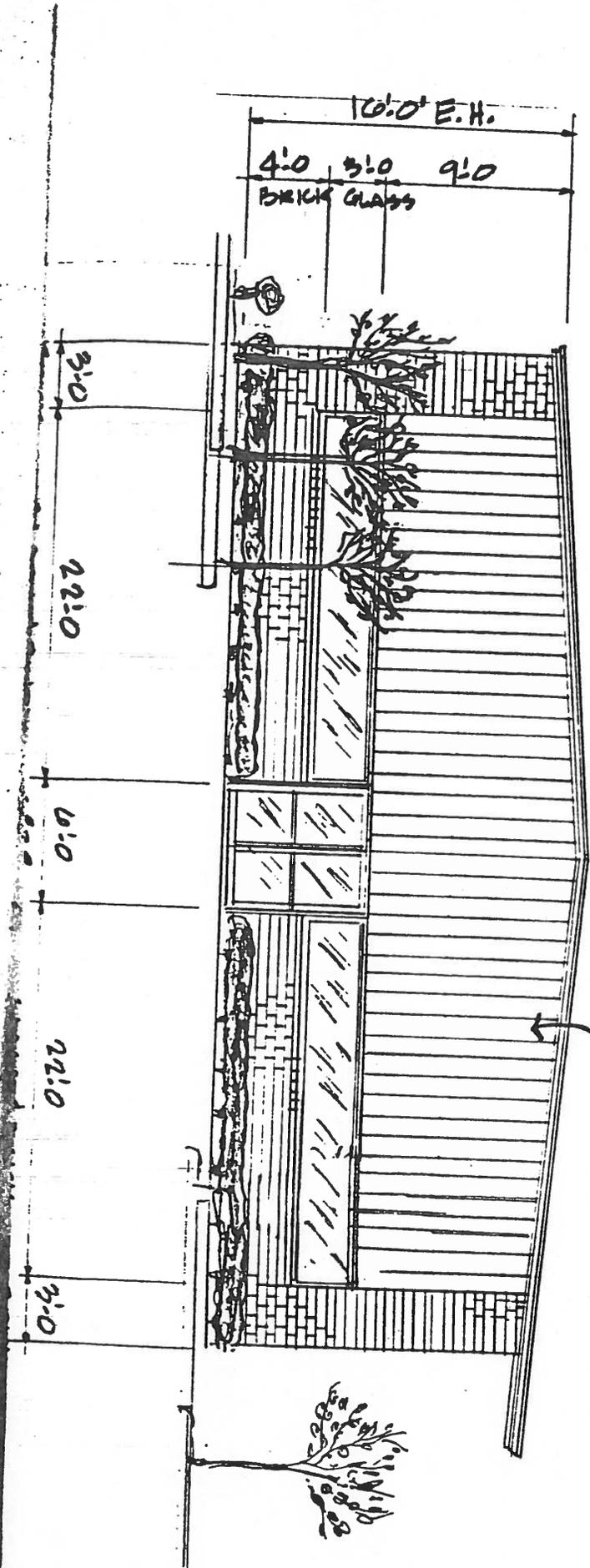
ATTEST:


~~Pat Jones, City Secretary~~
Secretary to the Commission

COMPARISON OF RESIDENTIAL DEVELOPMENTAL IMPACT FEES

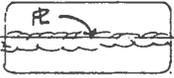
	SEWER CONNECTION FEE	WATER CONNECTION FEE	SEWER IMPACT FEE	WATER IMPACT FEE	IMPACT FEE/CIP STUDY	NEW CONST. FEE	TOTAL FEES
PEARLAND	275.00	275.00	705.00	205.00			550.00
HOUSTON							910.00
FRIENDSWOOD							890.00
* SEGMENT A	50.00	50.00	711.00	122.00	7.00	830.00	1720.00
* SEGMENT B	50.00	50.00	711.00	122.00	7.00	976.00	1866.00
* SEGMENT C	50.00	50.00	711.00	122.00	7.00	755.00	1645.00
* SEGMENT D	50.00	50.00	711.00	122.00	7.00	592.00	1482.00
* SEGMENT E	50.00	50.00	711.00	122.00	7.00	544.00	1434.00
LEAGUE CITY	250.00	250.00	1100.00	640.00			2240.00
ALVIN	400.00	325.00					725.00
SUGARLAND	200.00	510.00				1300.00	2010.00
WEBSTER			500.00	850.00			1350.00
SEABROOK		450.00	475.65	607.50			1533.15
KEMAH						400.00	400.00

revised January 1994



ARCH. PLAN'S

± S.H. 35



(4) 2" MIN. DIA. TREES

H.C. RAMP

H.C. PARK

225' 0" PAVEMENT

± BLDG.

EXIST. BLDG.

40' 0" PAVEMENT

50' 0" BLDG.

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

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Minutes of December 13, 1993
- III. NEW BUSINESS
 - A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Replat of Countryplace North, Section One of 28.078 Acres in the F.B. Drake, A-503, F.B. Drake, Brazoria County, Texas.
 - B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Southwyck, Section Three Being 42.6 Acres of Land containing 218 Lots (55' x 110' Typ.) and One Restricted Reserve in Six Blocks out of the H.T. & B.R. Company Survey A-242, Section 17 and the G.C. Smith Survey A-547, Section 18, Brazoria County, Texas.
 - C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Briarglen, Section One Being a 11.2401 Acre Tract Out of Lots A,B,C & D of the Hoidale and Coffman Subdivision as Recorded in Vol. 3, Pg. 6, B.C.M.R. and Located in the Perry & Austin League, A-111, Brazoria County, Texas.
 - D. CONSIDERATION AND POSSIBLE ACTION - Landscape Plan for 1215 North Main, Al Coker, Owner.
 - E. CONSIDERATION AND POSSIBLE ACTION - Discussion of Water and Sanitary Sewerage Impact Fee Study - 1993 Update, Review of Impact Fees in Area Cities and Establishment of the Next Meeting Date on Impact Fees.
- IV. DIRECTOR'S REPORT
- V. ADJOURNMENT

POSTED: 14th DAY OF January, A.D., 1993 5:00 P.M.
REMOVED: 20 DAY OF January, A.D., 1993.