

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, DECEMBER 6, 1993, AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:00 P.M. with the following present:

Chairman	Richard Tetens
Commissioner	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Robert Larsen
Div. Dir. - Planning, Public Works & Parks	Richard Burdine
City Engineer	John Hargrove
Chief Building Official	Don Guynes
Asst. to City Secretary	Sharon Parks

Absent from the meeting: Commissioners Pat Lopez and Jack Womack.

APPROVAL OF MINUTES

It was moved by Commissioner Helen Beckman, seconded by Commissioner Robert Larsen, that the minutes of the November 22, 1993, meeting be approved as submitted.

Motion passed 3 to 0 with Commissioner Emil Beltz abstaining.

NEW BUSINESS

PRELIMINARY PLAT OF WEST OAKS, SECTION TWO - A 21.7175 acre tract of land out of a 67.88 acre tract of land as recorded in Vol. 1223, Pg. 730, Brazoria County Deed Records in the H.T & B.R.R. Survey, A-241, Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated the following changes need to be made on the plat (1) remove 20' rear building line from the plat, (2) add note - "6' City of Pearland easement is available for utilities except electric, and (3) temporary benchmark needs to be added. Additionally, City Attorney Dick Gregg, Jr.'s name needs to be corrected.

Commissioner Robert Larsen made the motion, seconded by Vice-Chairman Emil Beltz, to approve the Preliminary Plat of West Oaks,

Section Two along with the City Engineer's changes.

Motion passed 4 to 0.

PRELIMINARY PLAT OF SOUTHWYCK, SECTION EIGHT - A replat of Southwyck, Section Eight and being 73.6748 acres out of the George C. Smith Survey, Abstract 548.

Mr. Steve Gardner of Bernard Johnson, Inc. addressed the concerns of City Staff regarding the lack of entrances planned for the Southwyck Section Eight Preliminary Plat. He also made a request that a variance be made to allow for a 20' front building set back line in lieu of a 25' front building set back line on cul-de-sac lots and a 5' side set back (10' total between houses) in lieu of a 7' side set back (15' total between houses).

Commissioner Helen Beckman made the motion, seconded by Commissioner Robert Larsen, to approve the Preliminary Plat of Southwyck, Section Eight along with the variance to allow for 20' a front building set back line in lieu of a 25' front building set back line on cul-de-sac lots and a 5' side set back (10' total between houses) in lieu of a 7' side set back (15' total between houses).

Motion passed 4 to 0.

AMENDING PLAT OF REPLAT OF SPRINGFIELD - A subdivision of 78.8406 acres being the N 1/2 of the SE 1/4, Sec. 14 of the H.T. & B.R.R. Co. Survey, A-509 in Brazoria County, Texas.

Vice-Chairman Emil Beltz made the motion, seconded by Commissioner Helen Beckman, to approve the Amending Plat of Replat of Springfield.

Motion passed 4 to 0.

BRIEFING WITH WALSH ENGINEERING ON IMPACT FEE STUDY

Ron Bavarian and Tom Chmores of Walsh Engineering gave historical updates of the study and the land use assumption. It was further stated that the 1993 population of Pearland is approximately 23,000 and by the year 2003 it will be approximately 41,200. A maximum of \$1660 impact fee for single family residences on new construction was suggested; however, it can be lower.

Discussion followed regarding checking with other nearby cities to determine their impact fees before setting ours, collecting impact fees when building permits are obtained or get after plat is approved, adjustments in amount of impact fee charged for multi-family residences, review tap fees by Staff before recommending a set impact fee, review of the impact fees by P&Z and then a Public Hearing. January 17, 1994, was set to address the Impact Fee.

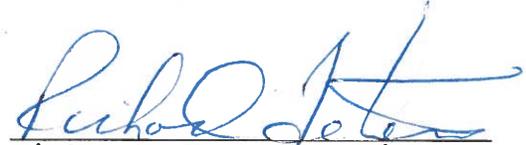
DIRECTOR'S REPORT

He is working on the Subdivision Ordinance that will be presented to the Commission early next year.

ADJOURNMENT

Meeting adjourned at 8:45 p.m.

Minutes approved as submitted and/or corrected this 13th day of DECEMBER, A.D., 1993.


Richard Tetens, 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 MONDAY, DECEMBER 6, 1993, 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 November 22, 1993
- III. NEW BUSINESS
 - A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of West Oaks Section Two - A 21.7175 Acre tract of land out of a 67.88 acre tract of land as recorded in Vol. 1223, Pg. 730, Brazoria County Deed records in the H.T. & B.R.R. Survey, A-241, Pearland, Brazoria County, Texas.
 - B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Southwyck, Section Eight - A replat of Southwyck, Section Eight and being 73.6748 acres out of the George C. Smith Survey, Abstract 548.
 - C. CONSIDERATION AND POSSIBLE ACTION - Amending Plat of Replat of Springfield - A subdivision of 78.8406 acres being the N 1/2 of the SE 1/4, Sec. 14 of the H.T. & B.R.R. Co. Survey, A-509 in Brazoria County, Texas
 - D. Briefing with Walsh Engineering on Impact Fee Study
- IV. DIRECTOR'S REPORT
- V. ADJOURNMENT

POSTED: 3rd DAY OF December, A.D., 1993 5:00 P.M.

REMOVED: 10 DAY OF December, A.D., 1993.