

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MAY 4, 1993, AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:15 p.m. with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Pat Lopez
Commissioner	Patsy Eilers
Commissioner	Robert Larsen
Division Director - Planing, Public Works & Parks	Richard Burdine
City Engineer	John Hargrove
Assistant to City Secretary	Sharon Parks

Absent from the meeting: Commissioners Helen Beckman and Jack Womack had excused absences.

APPROVAL OF MINUTES

It was the consensus of the members that the approval of the minutes be tabled until the next meeting due to the fact that there weren't enough members present from the last meeting to approve the minutes.

NEW BUSINESS

FINAL PLAT OF BANBURY CROSS SECTION III

The above plat was originally presented as Banbury I, II, and III on the preliminary plat; however, the developer divided Section III into Sections III and IV, so this is a smaller section than was presented before.

Staff stated that the following suggested list of changes will be corrected:

1. Year of adjustment of Bench Mark.
2. Define setback on Lot 72, Block 8.
3. Get 5' variance on cul-de-sac lots, especially Lots 39, 42, 71 & 73, Block 8.
4. Show dimensions of lift station easement at

- southwest corner.
5. Construction drawing review not completed on 3/18/93.
 6. Place new Board members on mylar.

Commissioner Pat Lopez made a motion, seconded by Vice Chairman Emil Beltz, to approve the final plat of Banbury Cross, Section III contingent on the above corrections suggested by Staff.

Motion passed 5 to 0.

WEST OAKS SECTION 1-B

Mr. Tom Eikel, President, Eikel Engineering Corporation, was the spokesman for West Oaks, Section 1-B.

City Engineer John Hargrove stated that he would like to include in the Staff's following suggested changes a reduction of the building line on the cul-de-sacs by 5' on Lots 7, 8, 9, 10, 11, 12, 13, 46, 47, 48, 49, 50, 51 & 52:

1. North point must show true or magnetic, if magnetic, show deviation.
2. Remove contours from the plat.
3. Change the name "Al Lentz" to Richard Tetens.
4. Submit a Hold Harmless agreement.
5. Must have "live" signatures of owners on the plat.
6. Place a detention note under "General Notes".
7. Place the word "Block" in front of block numbers.

Vice Chairman Beltz made a motion, seconded by Commissioner Lopez, to approve the final plat of West Oaks, Section 1-B with Staff's suggested changes listed above.

Motion passed 5 to 0.

FINAL PLAT OF SOUTHWYCK SECTION TWO PHASE 2-B

Mr. Steve Gardner, Bernard Johnson, Inc., representative for Southwyck, stated that items number 4,5,6 and 10 have been completed on Staff's suggested list of changes.

After a brief discussion, the Commission decided to approve the above plat contingent upon the suggested changes by Staff as listed below in addition to reflecting the current members on the plat, adding lots 12 and 21 on the variance request to allow a 20' building line on lots 105' and over:

1. North point must indicate true or magnetic. Show deviation is magnetic.
2. In Planning & Zoning Commission block, change (a) Al Lentz, Chairman to Richard Tetens, Chairman, (b) Pat

Courtin to Pat Lopez, & (c) Vice-Chairman to Emil A. Beltz.

3. Plat must show width of Thalerfield Drive.
4. Submit a certificate or letter from a title guaranty company of a title attorney indicating a current search.
5. Show the date the plat was approved by the Brazoria County Drainage District #4.
6. Fees in the amount of \$459.00 for the final plat are due prior to the meeting.
7. Construction drawings must be approved prior to submittal of the final plat.
8. Plat must have live signatures and seal of the surveyor.
9. Submit a variance request in writing to allow a 20' building line on lots 105' and over (lots 18, 19, 20 and lots 10 & 11, block 4).
10. Submit original tax certificates.

Vice Chairman Beltz made the motion, seconded by Commissioner Lopez, to approve the final plat of Southwyck, Section 2, Phase 2-B contingent upon the above changes.

Motion passed 5 to 0.

FINAL PLAT OF K-MART SUPER CENTER PEARLAND

After a brief discussion, the Commission decided to approve the final plat of K-Mart Super Center Pearland contingent upon the following suggested changes by Staff:

1. Vicinity map must show scale.
2. Must place three (3) Permanent Bench Marks on the plat with Bench Mark referenced and years of adjustment.
3. Must have "live" signatures of owners on plat.
4. Must have surveyor's seal on the plat.
5. Plat must show arrows indicating Utility Easements and Drainage Easements.
6. Provide certificate or letter from guaranty title company or title attorney indicating a current search.
7. Submit original tax certificates with a seal.
8. Change Commission members' names.
9. Provide Water Line Easement geometry.
10. Provide Sanitary Sewer Easement geometry across.

Commissioner Lopez made the motion, seconded by Commissioner Robert Larsen, to approve the final plat of K-Mart Super Center contingent upon the above suggested changes by Staff.

Motion passed 5 to 0.

The Commission recessed at 7:50 p.m. and returned at 8:20 p.m.

DRAFT THOROUGHFARE PLAN UPDATE

The Commission and Staff discussed how a thoroughfare plan should be drawn, a special meeting to review a draft of the thoroughfare plan, a public hearing, and where to place notices of public hearing (Journal, post office, & water bill).

Commissioner Lopez made the motion, seconded by Vice Chairman Beltz, to hold a special meeting of the P&Z Commission on May 18 to review a draft of the thoroughfare plan and schedule a public hearing on June 1.

Motion passed 5 to 0.

URBAN AESTHETICS

A. TREE PRESERVATION GUIDELINES

Items discussed were tree survey, making tree survey part of Centennial celebration by designating a Centennial tree, and asking Tom Reid, Chairman, Centennial Committee, to attend the meeting on May 18 to present Centennial plans.

Vice Chairman Beltz made the motion, seconded by Commissioner Lopez, to approve the Tree Preservation Guidelines and the Criteria Manual and to recommend them to City Council.

Motion passed 5 to 0.

B. LANDSCAPING REQUIREMENTS

Items discussed were tree planting, screening of parking areas with shrubs, and Tree Preservation Ordinance. Landscaping provisions will be part of the Zoning Ordinance and both need to refer to the Design Criteria Manual and possibly incorporate landscaping requirements into existing ordinance.

Commissioner Robert Larsen made the motion, seconded by Commissioner Patsy Eilers, to recommend the Urban Forest Preservation and Enhancement Ordinance to the City Council.

Motion passed 5 to 0.

C. PARK DEDICATION REQUIREMENTS

Division Director Richard Burdine recommended that this item be tabled until all Commission members were present.

Commissioner Larsen made the motion, seconded by Commissioner Eilers, to table the Park Dedication Requirements until all Commission members were present.

Motion passed 5 to 0.

D. BUILDING FACADE (exterior) REQUIREMENTS

Commissioner Eilers made the motion, seconded by Commissioner Larsen, that all buildings fronting on major thoroughfares or located in MF, OP, NS, GB, or C Districts shall have a minimum of seventy five percent (75%) masonry, glass or architectural metal on front and side exterior walls. Existing buildings shall also conform to this requirement upon a change of occupancy or expansion of the existing occupancy.

Motion passed 5 to 0.

E. SIGN LIMITATIONS

After a brief discussion, no action was necessary unless the City Council refers the last proposed revision back to the Commission for review.

DIRECTOR'S REPORT

Division Director Richard Burdine indicated that he had nothing to report.

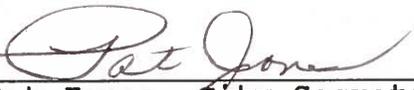
ADJOURNMENT

The meeting adjourned at 10:55 p.m.

Minutes approved as submitted and/or corrected this 18th day of May A.D., 1993.

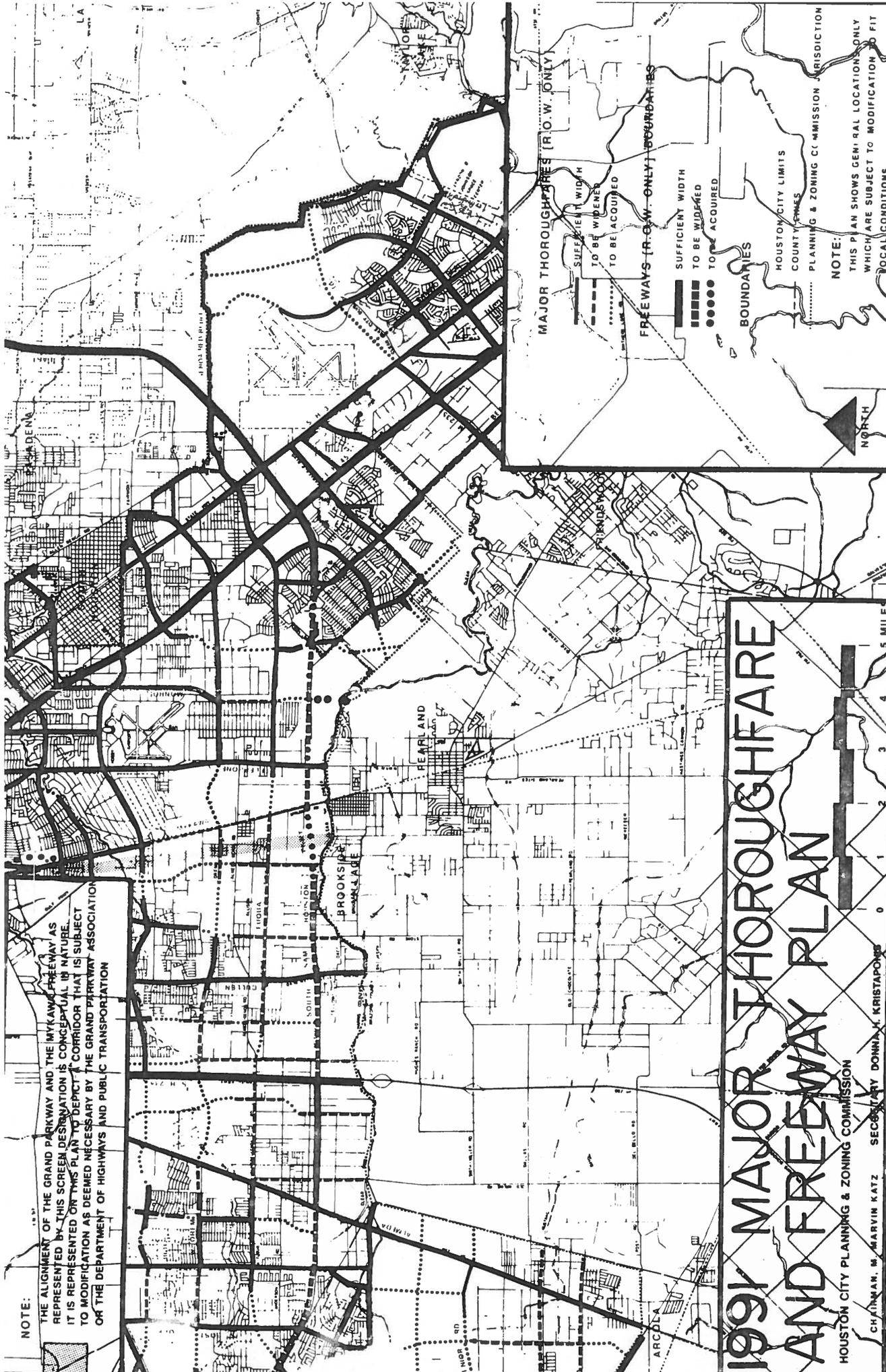

Richard Tetens, Chairman

ATTEST:


Pat Jones, City Secretary

NOTE:

THE ALIGNMENT OF THE GRAND PARKWAY AND THE MYKAWA FREEWAY AS REPRESENTED BY THIS SCREEN DESIGNATION IS CONCEPTUAL IN NATURE. IT IS REPRESENTED ON THIS PLAN TO DEPICT A CORRIDOR THAT IS SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY THE GRAND PARKWAY ASSOCIATION OR THE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION



1991 MAJOR THOROUGHFARE AND FREEWAY PLAN

HOUSTON CITY PLANNING & ZONING COMMISSION

CHAIRMAN: M. MARVIN KATZ SECRETARY: DONNA K. KRISTAPONE



MAJOR THOROUGHFARES (R.O.W. ONLY)

SUFFICIENT WIDTH TO BE WIDENED TO BE ACQUIRED

FREEWAYS (R.O.W. ONLY) BOUNDARIES

SUFFICIENT WIDTH TO BE WIDENED TO BE ACQUIRED

BOUNDARIES

HOUSTON CITY LIMITS
COUNTY LINES
PLANNING & ZONING COMMISSION JURISDICTION

NOTE:
THIS PLAN SHOWS GENERAL LOCATION ONLY WHICH ARE SUBJECT TO MODIFICATION TO FIT LOCAL CONDITIONS

*

All buildings fronting on major thoroughfares or located in MF, ^{or} NS, GB ^{or} C Districts shall have a minimum of seventy five percent (75%) masonry, glass or architectural metal ^{or} exterior. Existing buildings shall also conform to this requirement upon a change of occupancy or expansion of the existing occupancy.

front [&] side exterior walls.
~~all ext walls~~
~~or front all walls facing~~

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON TUESDAY, MAY 4, 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: Meeting of April 20, 1993**
- III. NEW BUSINESS**
 - 1. CONSIDERATION AND POSSIBLE ACTION -FINAL PLAT OF BANBURY CROSS SECTION III.
 - 2. CONSIDERATION AND POSSIBLE ACTION - WEST OAKS SECTION ONE -B.
 - 3. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF SOUTHWYCK SECTION TWO PHASE TWO -B.
 - 4. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF K-MART SUPER CENTER PEARLAND.
 - 5. CONSIDERATION AND POSSIBLE ACTION - DRAFT THOROUGHFARE PLAN UPDATE.
 - 6. CONSIDERATION AND POSSIBLE ACTION - URBAN AESTHETICS
 - a. Tree Preservation Guidelines
 - b. Landscaping Requirements
 - c. Park Dedication Requirements
 - d. Building Facade (exterior) Requirements
 - e. Sign Limitations
- IV. DIRECTOR'S REPORT**
- V. ADJOURNMENT**

POSTED: 30th DAY OF April, A.D., 1993 5:00 P.M.

REMOVED: 7th DAY OF May, A.D., 1993.