MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON OCTOBER 21, 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
Vice Chairman	Emil Beltz
Commissioner	Jack Womack
Commissioner	Pat Lopez
Commissioner	Helen Beckman
Div. Dir. - Planning, Public Works & Recreation	Richard Burdine
City Engineer	John Hargrove
Assistant to City Secretary	Sharon Parks

Those absent from the meeting with excused absences: Commissioners Patsy Eilers and Robert Larsen.

APPROVAL OF MINUTES

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Helen Beckman, to approve the minutes of September 14, 1993.

Motion passed 5 to 0.

Commissioner Jack Womack made the motion, seconded by Vice Chairman Emil Beltz, to approve the minutes of September 27, 1993.

Motion passed 2 to 0 with Richard Tetens, Helen Beckman, and Pat Lopez abstaining due to absences from the September 27, 1993, meeting.

NEW BUSINESS

FINAL PLAT OF COLONY PARK- 12.195 ACRES BEING LOTS A, B, C, D, E, F, G, H, J, K, L, M, N, P AND COLONY PARK CIRCLE AND PART OF A 20' AND 40' DRAINAGE EASEMENT OUT OF COLONY PARK COMMERCIAL AS RECORDED IN VOLUME 16, PAGE 295-296 OF THE RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING OUT OF SECTION 5, H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 237, BRAZORIA COUNTY, TEXAS.

A brief discussion followed regarding driveway access onto collector streets, sidewalks along collector streets and easements, builders putting sidewalks along Hatfield Road in addition to along the front of the lot, drainage easements used as detention ponds, and berms along the easements.

Commissioner Jack Womack made the motion, seconded by Commissioner Helen Beckman, to approve the final plat of Colony Park - 12.195 acres being lots A, B, C, D, E, F, G, H, J, K, L, M, N, P and Colony Park Circle and part of a 20' and 40' drainage easement out of Colony Park commercial as recorded in volume 16, page 295-296 of the records of Brazoria County, Texas, and being out of section 5, H.T. & B.R.R. Co. Survey, Abstract No. 237, Brazoria County, Texas, contingent upon sidewalks being on the builder's plan along lots facing Hatfield Road.

Motion passed 5 to 0.

PRELIMINARY PLAT OF SOUTHDOWN SECTION FIVE - 28.8623 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY NO. A-310, BRAZORIA COUNTY, TEXAS.

City Engineer John Hargrove stated that all corrections had been made with the exception of the 8' utility easements inside and 8' utility easements outside of the eastern north /south boundary line. He stated that he objected to attempting to dedicate a U.E. when it is outside the boundary of the plat. He told the engineer that the entire 16' U.E. must be within the boundary of the plat, but it wasn't done.

Division Director Richard Burdine inquired about a proposed abandonment of a county road?

City Engineer Hargrove stated that if there is a final platting, there will have to be an abandonment of the final plat.

Division Director Burdine stated that the Commissioner's Court needs to take specific abandonment action.

City Engineer Hargrove stated that approval could be given on the preliminary plat subject to abandonment and the 16' U.E. be inside the boundary of the plat.

Commissioner Pat Lopez made the motion, seconded by Commissioner Emil Beltz, to approve the Preliminary Plat of Southdown Section Five - 28.8623 acres out of the H.T. & B.R.R. Co. Survey No. A-310, Brazoria County, Texas, subject to county approval of an abandonment of the county road and the 16' utility easements be entirely contained within the plat.

Motion passed 5 to 0.

FINAL PLAT OF BLOCKBUSTER ADDITION - A 2.4739 ACRE TRACT OF LAND BEING THE NORTH PORTION OF LOT 2 OF SAFEWAY ADDITION NO. 1, IN THE H.T. & B.R.R. CO. SURVEY, NO. 2, ABSTRACT 542, (VOLUME 16, PAGES 11 & 12 B.C.P.R.) PEARLAND, BRAZORIA COUNTY, TEXAS.

Division Director Burdine stated that in the letter he received from Donald M. White of Don White and Company Realtors, Mr. White is asking for a waiver of the preliminary platting requirements since this property was platted previously.

Mr. David White, 2907 Valley Manor, Kingwood, Texas, represented Don White and Company Realtors as owners of the property.

Commissioner Helen Beckman asked if the plat had been changed.

Mr. White stated that the north portion had been subdivided and that some additional utility easements had been added.

City Engineer John Hargrove asked if wording could be added referring to common access on the plat.

Commissioner Pat Lopez made the motion, seconded by Commissioner Helen Beckman to approve the Final Plat of Blockbuster Addition - A 2.4739 acre tract of land being the North portion of Lot 2, of Safeway Addition No. 1, in the H.T. & B.R.R. Co. Survey, No. 2, Abstract 542, (volume 16, pages 11 & 12 B.C.P.R.) Pearland, Brazoria County, Texas., subject to expanding Item No. 7 to include specific reference to the common areas.

Motion passed 5 to 0.

UTILITY IMPACT FEES

Division Director Burdine stated that the Staff has received the draft of an impact fee study from Walsh Engineering and they are reviewing it. One of the steps in the impact fee up date process is for an advisory board to review the land use assumptions and the impact fee recommendations before they go to Council for a public hearing. The Planning & Zoning Commission is the appropriate body to do that. After the draft is finalized, we will send you copies and schedule a meeting to give you an overview/briefing on it. Perhaps at our next meeting we can review the Park Master Plan.

DIRECTOR'S REPORT

Division Director Burdine stated he had no report.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Minutes approved as submitted and/or corrected this 1st day of NOVEMBER 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 OCTOBER 21, 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: Meetings of September 14, 1993, and September 27, 1993

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Colony Park - 12.195 acres being lots A,B,C,D,E,F, G,H,J,K,L,M,N,P, and Colony Park Circle and part of a 20' and 40' drainage easement out of Colony Park Commercial as recorded in volume 16, page 295-296 of the records of Brazoria County, Texas, and being out of Section 5, H.T.& B.R.R. Co. Survey, Abstract No. 237, Brazoria County, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Southdown Section Five - 28.8623 acres out of the H.T. & B.R.R. Co. Survey No. A-310, Brazoria County, Texas.

C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Blockbuster Addition - A 2.4739 acre tract of land being the North portion of lot 2 of Safeway Addition No. 1, in the H.T. & B.R.R. Co. Survey, No. 2, Abstract 542, (volume 16, pages 11 & 12 B.C.P.R.) Pearland, Brazoria County, Texas.

D. CONSIDERATION AND POSSIBLE ACTION - Utility Impact Fees.

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

POSTED: 18th **DAY OF** October**, A.D., 1993** 5:00 **P.M.**

REMOVED: 22nd **DAY OF** October**, A.D., 1993.**