MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD THURSDAY, MAY 26, 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	Emil Beltz
Vice Chairman	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Kevin Cole
Commissioner	Marshall Eggers (left at 8:05 p.m.)
Commissioner	Charles Philipp
Division Director - Planning, Public Works and Parks	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

Commissioner Barbara Lenamon was absent.

Chairman Emil Beltz asked each of the new members to introduce themselves.

APPROVAL OF MINUTES: May 9, 1994

Since there are no longer enough Commissioner's on the Board that attended the May 9, 1994 meeting, this agenda item was tabled until legal advice is obtained from the City Attorney.

NEW BUSINESS

Election of Chairman. Commissioner Charles Philipp made the motion, seconded by Commissioner Robert Larsen to elect Vice Chairman Emil Beltz as Chairman.

Motion Passed 6 to 0.

Election of Vice Chairman. Commissioner Robert Larsen made the motion, seconded by Commissioner Kevin Cole to elect Commissioner Pat Lopez as Vice Chairman.

Motion Passed 6 to 0.

Final Plat Ashton Park Subdivision, Section One. John Garner representing Municipal Engineering was present requesting final approval of Ashton Park Subdivision, Section One.

Mr. Pete Lavelle of 5308 Colmesneil requested that the Commission require the Developer to move the outlet on Fite Road from Ashton Park to Southern Drive. His primary concern is he does not want an intersection behind his house. He is also disturbed by the volume of traffic, noise, and lights as a result of the construction of this subdivision.

Jerry Barras representing Heritage Erectors (developer) was present. He explained to the Commission that he could lose a lot to move the outlet of Ashton Park. He also said he runs the risk of losing the contract on the property if the seller would not grant an extension while new drawings etc. are being done.

Vice Chairman Pat Lopez stated he understood Mr. Lavelle's concern, however, it was late in the process.

City Engineer Hargrove recommended approval with corrections as specified below.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Robert Larsen to approve the final plat of Ashton Park Subdivision, Section One, with the corrections as required by City Engineer.

REQUIRED CORRECTIONS:

1. Change Commissioner names on plat to reflect new members, new chairman and new vice chairman.

2. Corrections on construction drawings.

Motion Passed 6 to 0.

Final Plat Country Place Section 8. Jim Cartwright and Steve Gardner of Bernard Johnson, Inc. were present requesting approval of the final plat of Country Place Section 8 with a variance requesting 20-foot building line.

City Engineer Hargrove recommeded approval with corrections as specified below.

Commissioner Charles Philipp made the motion, seconded by Commissioner Marshall Eggers to approve the final plat of Country Place Section 8 and the variance requested, with the corrections

as required by the City Engineer.

REQUIRED CORRECTIONS:

1. Change Commissioner names on plat to reflect new members, new chairman and new vice chairman.

2. No recordation until external easements are received.

3. Definition of P.R.M.'s. (Monuments).

4. Need signature of owners.

Motion Passed 6 to 0.

Final Plat Country Place Section 9. Jim Cartwright and Steve Gardner of Bernard Johnson, Inc. were present requesting approval of the final plat of Country Place Section 9.

City Engineer Hargrove recommended approval with corrections as specified below.

Commissioner Kevin Cole made the motion, seconded by Vice Chairman Pat Lopez to approve the final plat of Country Place Section 9 with the corrections as required by City Engineer Hargrove.

REQUIRED CORRECTIONS:

1. Change Commissioner names on plat to reflect new members, new chairman and new vice chairman.

2. No recordation until external easements are received.

3. Definition of P.R.M.'s. (Monuments).

4. Need signature of owners.

Motion Passed 6 to 0.

Final Plat Gabriel Enterprises Subdivision. Malcolm Collins of Coenco Engineering and Mari Jo Gabriel, owner were present requesting approval of the final plat of Gabriel Enterprises Subdivision.

There was a lot of discussion concerning the maintenance of the easement for the sewer line. It was not clear at the time of preliminary plat whether it would be public maintained easement or a private maintained easement.

Commissioner Robert Larsen made the motion, seconded by Vice Chairman Pat Lopez to approve the final plat of Gabriel Enterprises Subdivision with the corrections as required by City Engineer Hargrove.

REQUIRED CORRECTIONS:

1. Change Commissioner names on plat to reflect new members, new chairman and new vice chairman.

2. Lot 2 need designation shown.

3. 16' Utility easement needs to be changed to 16' Private easement.

Motion Passed 6 to 0.

Director's Report (Briefing on Commission's 5 year Capital Improvement Program responsibilities: See attached list of Capital Improvements (from 5-13-94 meeting).

Adjourned: 8:45 p.m.

Minutes approved as submitted and/or corrected this 6th day of June A.D., 1994.

Emil L. Beltz

Emil Beltz, Chairman

ATTEST:

Wendy Standorf

Wendy Standorf, Secretary to the Commission

CITY OF PEARLAND

CITIZEN'S REQUEST TO SPEAK BEFORE THE PLANNING AND ZONING COMMISSION

Planning and Zoning Commission
City of Pearland
Pearland, Texas 77581

Ladies and Gentlemen:

In accordance with the provisions of applicable law(s) of the State of Texas and ordinance (s) of the City of Pearland, I (we) respectfully request audience with the Planning and Zoning Commission to submit for its consideration the following remonstrace(s) and/or petition(s):

DISCUSS ASHTON PARK SUBDIVISION PLAT, ASHTON PARK DRIVE IMPACT ON SOUTHCOMIGAN BLOCK 8 LOTS 62, 63 & 64 RESIDENTS

485-7220
Telephone Number

5308 COLMERNETL
Address

5-13-94
Date

Signature of Applicant (s)

PETER J. LAVALLE
Printed Name of Applicant (s)

RECEIVED MAY 2 0 1994

BERNARD JOHNSON YOUNG INC.

Architecture • Engineering • Planning • Systems

May 19, 1994

Mr. John Hargrove
Planning and Zoning Commission
City of Pearland
P.O. Box 2068
Pearland, Texas 77588

Reference: U.S. Home Corporation
Countryplace Section Eight
Final Plat Approval
BJI J.O. 79004-80

Dear Mr. Hargrove:

On behalf of U.S. Home Corporation, we request that a variance be granted to allow the 20 foot building line in Countryplace Section Eight. The request is based on the following:

1. All previous sections in this subdivision have been approved and built with the 20 foot building line.

2. The street right-of-way is 60 foot wide. This is ten feet greater than the minimum required 50 foot distance. Thus, the effective offset distance from the street is the same.

Please call if you have any questions.

Sincerely,

Jim Cartwright

Jim Cartwright
Engineer

CAPITAL IMPROVEMENTS MEETING
MAY 13, 1994

STREETS - MINOR PROJECTS

1. SHADYBEND-LIBERTY TO MISTY (1200' CONCRETE REBUILD, CURB TO CURB-28', $100,000

2. WASHINGTON IRVING ASPHALT RECONSTRUCTION - BROM BONES TO WOODCREEK (1050') $50,000

**** 3. WALNUT/518 AT MCLEAN INTERSECTION - traffic plan to comm.

4. BARRY ROSE - 518 TO WWTP

5. DIXIE FARM - SOUTH BOUND TO WEST BOUND 518 (TURNING LANE)

6. HATFIELD AT HATFIELD INTERSECTION

7. HARKEY/O'DAY AT 518 INTERSECTION

8. E. ORANGE - Old Alvin EAST END TO BARRY ROSE

9. FITE RD. - MCLEAN TO VETERANS

Major

STREETS - MAJOR PROJECTS

1. HUGHES RD.
   A. OILER DR. TO JOHN LIZER
   B. JOHN LIZER TO 518 - prelim. layout
   C. SAGEMONT TO 518 - 2 estates in agreement 518 to Clear Creek - Clear creek to sagemont nothing yet

2. DIXIE FARM RD.
   A. BEAMER TO 518 - widening
   B. 518 TO 35

3. MYKAWA - BELTWAY 8 TO VETERANS

4. 518 WIDENING - 35 TO O'DAY (CR 1128)

5. 35 - RR OVERPASS - Orange & Magnolia -

6. MAGNOLIA - RYAN ACRES TO SOUTHWYCK (McLean - West)

7. CR 100 - 35 TO 288

8. MCHARD - COUNTRY PLACE TO CLEAR CREEK PKWY

Add - 5 Bridges

SEWER COLLECTION

1. INFLOW/INFILTRATION WORK

2. E. WALNUT - UPGRADE 10" TO BARRY ROSE

3. SLEEPY HOLLOW - WEST OF YOST TO WWTP

4. OLD TOWNSITE (GENERAL)

5. WWTPs EXPANSIONS

6. SOUTHWEST REGIONAL WWTP

7. DIXIE FARM - TRANSMISSION MAIN, 35 TO LONGWOOD

8. MAGNOLIA/VETERANS TO SW REGIONAL PLANT

9. SCOTT/MCHARD - MYKAWA TO BARRY ROSE WWTP

10. LIFT STATIONS - REHAB/EXPANSION
    A. MARYS CREEK/LONGHERRIDGE
    B. GREEN TEE
    C. AT LONGWOOD WWTP

WATER DISTRIBUTION

1. ALICE TO KNAPP

2. DIXIE FARM UPGRADE TO 16" - 518 TO 35

3. 518 - COUNTY LINE WEST TO DIXIE FARM

4. PAUL - BRIARGLEN TO HAZELDALE

5. NORTHWEST LOOP

ENGINEERING

1. MAPPING ($100,000)

DRAINAGE
LOCAL

1. SHADYCREST - LONGHERRIDGE

2. WILLOWCREST - NORTHWEST CORNER

3. CORRIGAN - SOUTH/NORTH Widening -

4. E. ORANGE/OLD ALVIN

5. ORANGE STREET OUTFALL TO CLEAR CREEK

6. CHANNEL STABILIZATION AND CHANNEL WALLS
   A. CLEAR CREEK
   B. BARRY ROSE
   C. MARYS CREEK AT 35

DRAINAGE
REGIONAL

1. CITY WIDE DETENTION Hickory Slough

   CLEAR CREEK
   A. NORTHEAST LAKE

   MARYS CREEK
   A. PASTERNAK
   B. CENTENNIAL PARK

   COWARTS CREEK
   A. CLOVER FIELD
   B. SOUTH OF SHADYCREST

2. CHANNELIZATION
   A. CLEAR CREEK
   B. MARYS CREEK
   C. COWARTS CREEK
   D. HICKORY SLOUGH

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON THURSDAY, MAY 26, 1994, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of May 5, 1994

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - ELECTION BY COMMISSION OF CHAIRPERSON.

B. CONSIDERATION AND POSSIBLE ACTION - ELECTION BY COMMISSION OF VICE CHAIRPERSON. (If applicable).

C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT ASHTON PARK SUBDIVISION, Section One, being a 32.4254 acres of land situated in the Southeast one-quarter (SE 1/4) of section 13 H.T. & B. R.R. Co. Survey, Abstract 240, Brazoria County, Texas.

D. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT COUNTRY PLACE SECTION 8 - A proposed subdivision of 5.0194 acres out of the H.T. & B. R.R. Survey, A-310.

1. Variance request to allow a 20 foot building line.

E. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT COUNTRY PLACE SECTION 9 - A proposed subdivision of 7.6284 acres out of the H.T. & B. R.R. Co. Survey, A-310 and the F.B. Drake Survey, A-510.

F. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT GABRIEL ENTERPRISES SUBDIVISION, being 2.6513 acres out of the H.T. & B. R.R. Co. Survey, Abstract 219, Brazoria County, Texas.

IV. DIRECTOR'S REPORT - Briefing on the Commission's 5 year Capital Improvement Program responsibilities.

V. ADJOURNMENT

Posted: 23rd Day of May, A.D., 1994 3:55 P.M.

Removed: 3rd Day of June, A.D., 1994