

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD THURSDAY, JULY 14, 1994, AT 7:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, 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	Peggy Mayfield-Royer
Division Director - Planning, Public Works and Parks	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

Commissioners Marshall Eggers and Charles Philipp were absent.

APPROVAL OF MINUTES: None

NEW BUSINESS

Preliminary Plat Country Place Section 10. Stan Winter representing Ferro-Saylors, Inc. and Paul Linter representing U. S. Home Corporation were present requesting approval of the Preliminary Plat of CountryPlace Section 10, and two variances.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Robert Larsen to approve the variance request from Section 27-4(B)(2)(b); maximum block length of twelve hundred feet for residential subdivisions.

Motion Passed 5 to 0.

Commissioner Robert Larsen made the motion, seconded by Vice Chairman Pat Lopez to approve the variance request from Section 27-4(D)(1)(a)(C); minimum front building setback of 25' on lots

105' or greater in depth. The proposed lots that are backing project boundaries are 110' deep in order to accommodate a 16' wide utility easement, all out of one lot. Lots that do not back project boundaries are typically 105' deep and have 20' front setbacks. These lots split the 16' utility easement 8' and 8'.

Motion Passed 5 to 0.

Commissioner Kevin Cole made the motion, seconded by Vice Chairman Pat Lopez to approve the Preliminary Plat of CountryPlace Section 10 as submitted.

Motion Passed 5 to 0.

Preliminary Plat Green Tee Terrace Section 6. Michael Poole representing Patak and Poole was present requesting approval of the Preliminary Plat of Green Tee Terrace Section 6.

There was a great deal of discussion concerning the drainage of this addition and the adjacent Country Club and golf course.

City Engineer Hargrove recommended approval with required specifications as listed below.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Robert Larsen to approve the Preliminary Plat of Green Tee Terrace Section 6, subject to the specifications required by the City Engineer.

Motion Passed 5 to 0.

REQUIRED SPECIFICATIONS:

1. Constructions drawings must be approved prior to submission of final plat to the Commission.
2. Drainage plans must be approved prior to submission of final plat to the Commission.

Preliminary Plat Oakbrook North. John Garner representing Municipal Engineering and Jay Atchley were present requesting approval of the Preliminary Plat of Oakbrook North, with a variance request to allow a 684 foot long cul-de-sac on Iverness Lane. 600 feet is the maximum length in the Subdivision Ordinance.

City Engineer Hargrove recommended approval with required specifications as listed below.

Commissioner Robert Larsen made the motion, seconded by Commissioner Kevin Cole to approve the Preliminary Plat of Oakbrook North with the variance requested, subject to the specifications required by the City Engineer.

Motion Passed 5 to 0.

REQUIRED SPECIFICATIONS:

1. A variance request for 20' front building lines on cul-de-sac lots must be submitted to the Commission with the final plat.

Preliminary Plat Pine Hollow Section 1-A. Renee West representing West Development and David Perry representing Century Engineering were present requesting approval of the Preliminary Plat of Pine Hollow Section 1-A, with a variance requesting a 20-foot building line setback on Lots 9, 10 and 11 of Block 1.

Commissioner Kevin Cole made the motion, seconded by Vice Chairman Pat Lopez to approve the Preliminary Plat of Pine Hollow Section 1-A with the variance requested, subject to the specifications required by the City Engineer.

Motion Passed 5 to 0.

REQUIRED SPECIFICATIONS:

1. Pinechase South R.O.W. must extend to a 1 foot fee strip at the subdivision boundary.
2. Remove Barbara Lenamon's name from signatory block and replace it with Peggy Mayfield-Royer.

Director's Report: Division Director Richard Burdine gave each Commissioner a brochure on a publication called "Planning Commissioners Journal". He asked each member to review at their leisure and decide if they were interested in such a publication. The City will pay for the subscription.

Next Meeting Date: Monday, July 25, 1994, immediately following the Joint Public Hearing in the Council Chambers at 7:00 p.m.

Adjourned: 8:03 p.m.

Minutes approved as submitted and/or corrected this 25th day of July
A.D., 1994.

Emil H. Beltz
Emil Beltz, Chairman

ATTEST:

Wendy Standorf
Wendy Standorf, Secretary to the Commission

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I. CALL TO ORDER

II. APPROVAL OF MINUTES: None

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT COUNTRYPLACE SECTION 10, being 6.90 acres in the H.T. & B. R.R. Survey, A-310, Brazoria County, Texas.

-5-0

*Stan Winter
Paul Linter
U.S. Homes*

5-0

1. **Variance request** from Section 27-4(B)(2)(b). The maximum block length for residential, one thousand, two hundred feet (1,200 ft), measured along the center of the block. The reason for the long block length is to accommodate the routing of the golf course. The proposed block length conforms to the general plan of Countryplace which was approved by the Planning and Zoning Commission in 1979.

2. **Variance request** from Section 27-4(D)(1)(a)(C). Minimum front building setback of 25' on lots 105' or greater in depth. The reason for the variance is to maintain a consistent front building setback and provide a uniform buildable area on lots that back to project boundaries. The proposed lots that are backing project boundaries are 110' deep in order to accommodate a 16' wide utility easement all out of one lot. Lots that do not back project boundaries are typically 105' deep and have 20' front setbacks. These lots split the 16' utility easement 8' and 8'.

5-0

B. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT GREEN TEE TERRACE SECTION 6, A subdivision of 4.84 acres of land in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas.

*Wickey
Poole*

5-0

C. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OAKBROOK NORTH, A plat of Lot 11 (less Right-of-Way) being 9.7635 acres of land, out of the George W. Jenkins Subdivision, W.D.C. Hall League, Abstract 70, Brazoria County, Texas.

5-0

*Jay
Arbuckle + John
Garnier*

1. **Request variance** to allow from a 600 foot to a 684 foot long cul-de-sac on Iverness Lane.

D. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT

5-0

Renee West
David Perry

PINE HOLLOW, SECTION 1-A, being a subdivision of 31.5452 acres and a partial replat of lots 32, 33, 34, 35, 36, 37, and 38, of the George W. Jenkins Subdivision as recorded in Volume 2, Page 20 of the Brazoria County Deed Records, located in the Perry and Austin League, A-111, City of Pearland, Brazoria County, Texas.

1. **Request variance** to allow for a 20-foot building line setback on Lots 9, 10 and 11 of Block 1 of the above referenced preliminary plat. These lots front the bulb portion of the street intersection resulting in loss of lot area. The variance will provide an effective lot size consistent with others within the proposed subdivision.

IV. DIRECTOR'S REPORT

V. NEXT MEETING DATE - Monday, July 25, 1994, Immediately Following the Joint Public Hearing at 7:00 p.m. in the Council Chambers.

VI. ADJOURNMENT

Posted: _____ Day of _____, A.D., 1994 _____ P.M.

Removed: _____ Day of _____, A.D., 1994

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