

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, SEPTEMBER 19, 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	Marshall Eggers
Commissioner	Kevin Cole
Commissioner	Charles Philipp
Commissioner	Peggy Mayfield-Royer
Division Director - Planning, Public Works and Parks	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

**APPROVAL OF MINUTES:** Minutes of August 29, 1994

A motion to approve the minutes of the 8-29-94 meeting, was made by Commissioner Charles Philipp, seconded by Vice Chairman Pat Lopez.

**Motion Passed 7 to 0.**

**NEW BUSINESS**

**Amending Plat Oakbrook Subdivision, Section One, Reserve "B".** Al Lentz of Lentz Engineering was present requesting approval of the amending plat. He informed the Commission that Houston Lighting & Power had moved some of their street light easements, therefore it was necessary to amend the plat. He also stated the subdivision is complete and waiting for approval by the City.

City Engineer Hargrove recommended approval as submitted.

Commissioner Peggy Mayfield-Royer made the motion, seconded by Commissioner Marshall Eggers to approve the Amending Plat Oakbrook Subdivision, Section One, Reserve "B" as submitted.

**Motion Passed 7 to 0.**

**Preliminary Plat Sunset Meadows, Section 3.** Al Lentz of Lentz Engineering was present requesting approval of the preliminary plat of Sunset Meadows, Section 3. He stated that Reserve A and Reserve C would serve as detention facilities. Reserve B is currently zoned "GB" and has simultaneously been submitted for a zone change. (Joint Public Hearing scheduled for October 10, 1994.)

They are requesting approval of the preliminary plat prior to the zone change since they need to finalize their financing.

City Engineer John Hargrove recommended approval with the corrections specified below.

Division Director Richard Burdine stated he would get a copy of the plat to the Riverwalk Home Owner's Association so they are aware of this development, including the extension of Chelsea Lane. He further stated that when Sunset Meadows Subdivision was developed and Sunset Meadows Drive built, the City Council allowed a 28 feet wide street (rather than 41' wide) so long as the developer feels that he can successfully market the lots without on-street parking.

The Commission discussed alternatives to resolve possible parking problems with the 28' wide street.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Charles Philipp to approve the preliminary plat of Sunset Meadows, Section 3, with the corrections as required by the City Engineer.

**Required Corrections:**

1. Remove 6" force main to the lift station in Reserve B.
2. Storm line easement needed in Reserve A and Reserve C.
3. Change 10' waterline easement to a 10' water and sewer line easement.
4. Variance request letter for Sunset Meadows Dr. exceeding 1200' in length.
5. Chelsea at Sunset Meadows needs to be shown as 50' R.O.W.

**Motion Passed 7 to 0.**

**Discussion of Proposed Changes to the Subdivision Ordinance.** Mr. Burdine informed the Commission of local developer's desire to have some input into the proposed changes and proceeded with the proposed changes in Section 27.1 and 27.2.

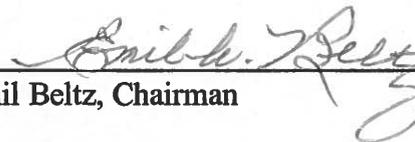
Mr. Burdine presented "27.2. Definitions" to the Commission and explained changes shown. It was agreed that definition of "subdivision" needs to be reviewed.

**Director's Report:** Mr. Burdine stated that at the Special Meeting with the City Council prior to tonight's Planning & Zoning meeting, Council approved bidding for a tree spade. Clean Pearland will donate up to \$7,500 toward the purchase.

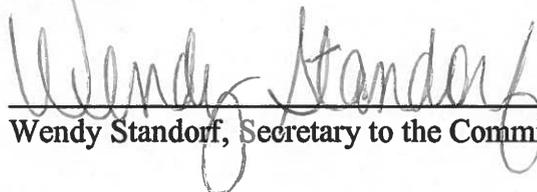
**Next Meeting Date:** October 10, 1994 immediately following the Joint Public Hearing with City Council.

**Adjourned: 8:01 p.m.**

Minutes approved as submitted and/or corrected this 26<sup>th</sup> day of September A.D., 1994.

  
Emil Beltz, Chairman

ATTEST:

  
Wendy Standorf, Secretary to the Commission

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**SUBDIVISION STATUS LOG (9-1-94)  
CITY DEVELOPMENT**

	<b>SUBDIVISION</b>	<b># OF LOTS</b>	<b>STATUS</b>
1	Ashton Park Section 1	94	Under Construction
2	Ashton Park Section 2	40	Preliminary Plat Approved
3	Bartlett Plaza	4 acres	Preliminary Plat Approved
4	Briarglen Phase 2	61	Final Plat Pending
5	Cobblestone Subdivision	121	Under Construction
6	Dixie Woods, Sec. 1 Ph. 2	77	Under Construction
7	Green Tee Terrace Section 6	17	Prelim. Plat Approved
8	Hayes Manor	6	Prelim. Plat Approval Pending
9	Oakbrook Estates	214	Prelim. Plat Approved
10	Oakbrook North	25	Prelim. Plat Approved
11	Oakbrook Sec. I Res. B Replat	22	Under Construction
12	Pearland Pavillion		Pre-Development
13	Pine Hollow	180 acres	Pre-Development
14	Pine Hollow Section 1A	102	Prelim. Plat Approved
15	Powers Hill Loomis	44 acres	Pre-Development
16	Spicewood Estates	46	Staff Review Prelim. Plat
17	Sunset Meadows Section 3	57	Staff Review Prelim. Plat
18	Twin Woods		Construction Pending
19	West Oaks Section 2B	47	Under Construction
20	West Oaks Section 3	41 acres	Pre-Development
21	West Oaks Section 5	32 acres	Pre-Development
19	Westwood Village Section 6	10	Prelim. Plat Approval Pending
20	Westwood Village Section 7	10	Prelim. Plat Approval Pending

**SUBDIVISION STATUS LOG (9-1-94)**  
**ETJ DEVELOPMENT**

SUBDIVISION	# OF LOTS	STATUS
1 Bethel Section 2	12	Under Construction
2 Country Place Comm. Res. A&B	1.3778 acres	Prelim. Plat Approval Pending
3 Country Place Section 6	25	Final Plat Approval Pending
4 Country Place Section 7	59	Prelim. Plat Approved
5 Country Place Section 8	26	Final Plat Approved
6 Country Place Section 10	31	Prelim. Plat Approved
7 Country Place North Section 1	96	Preliminary Plat Approved
8 Pine Oaks	9	Preliminary Plat Approved
9 Southdown Section 5	129	Final Plat Approval Pending
10 Southwyck Section 3, Ph. 1	218	Prelim. Plat Approved
11 Southwyck Section 6	90	Final Plat Approval Pending
12 Southwyck Section 8	260	Final Plat Approval Pending
13 Southwyck Section 9	128	Prelim. Plat Approval Pending
14 Southwyck Section 10	42	Prelim. Plat Approved
15 Southwyck Section 11	82	Prelim. Plat Approved
16 Southwyck Section 12	75	Prelim. Plat Approved
17 Southwyck Section 14	71	Prelim. Plat Approved
18 Southwyck Section 15	102	Prelim. Plat Approved

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 19, 1994, at 7:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** Minutes of August 29, 1994

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - AMENDING PLAT, OAKBROOK SUBDIVISION, SECTION ONE, RESERVE "B", a subdivision of 9.0343 acres as recorded in Vol. 19, Pages 297 and 298, Map records, Brazoria County, Texas out of the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas.**

**B. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT SUNSET MEADOWS, SECTION THREE, a subdivision of two tracts totaling 23.0373 acres, James E. Perry and Emily Austin League, A-111, Brazoria County, Texas.**

**C. DISCUSSION - PROPOSED CHANGES TO THE SUBDIVISION ORDINANCE.**

**IV. DIRECTOR'S REPORT**

**V. NEXT MEETING DATE:** September 26, 1994, immediately following the Joint Public Hearing with City Council.

**VI. ADJOURNMENT**

Posted: 16<sup>th</sup> Day of September, A.D., 1994 12:05 P.M.

Removed: 20<sup>th</sup> Day of September, A.D., 1994