

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, OCTOBER 2, 1995 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	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Robert Larsen
Commissioner	Marshall Eggers
Commissioner	Jeffery O'Brien
Commissioner	Peggy Mayfield-Royer (arrived 7:03 p.m.)
Commissioner	Randy Patro
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Ass't. Director of Administrative Svcs.	Wendy Standorf

APPROVAL OF MINUTES: Minutes of September 18, 1995

A motion to approve the minutes, as corrected, of the 9-18-95 meeting, was made by Vice Chairman Emil Beltz, seconded by Commissioner Marshall Eggers.

Motion Passed 6 to 0.

NEW BUSINESS

Preliminary Plat Southwyck, Section Three, Phase Two. Steve Gardner was present requesting approval of the preliminary plat of Southwyck, Section Three, Phase Two, along with a variance.

Variance Request:

- 1.) Variance requesting a 20 foot front building line on cul-de-sac and thumbnail lots.

City Engineer John Hargrove recommended approval as submitted.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Marshall Eggers to approve the preliminary plat of Southwyck, Section Three, Phase Two, and to approve the variance request.

Motion Passed 7 to 0.

Final Plat Briarglen, Section 3. Dan Rucker was present requesting approval of the final plat of Briarglen, Section 3.

City Engineer Hargrove recommended approval with corrections as specified.

Commissioner Robert Larsen made the motion, seconded by Commissioner Jeffery O'Brien, to approve the final plat of Briarglen, Section 3, with the corrections specified by the City Engineer.

REQUIRED CORRECTIONS:

1. Need hold harmless statement added to plat or recorded as a separate instrument.
2. Need signature from Brazoria County Drainage District No. 4 on mylar.

Motion Passed 7 to 0.

Final Replat of Dixie Woods, Section One, Phase Two. Al Lentz was present requesting the approval of the final replat of Dixie Woods, Section One, Phase Two.

Mr. Lentz informed the Commission that the replat was filed to realign McGinnis and to include the two (2) sign reserves requested by staff.

City Engineer Hargrove recommended approval with corrections as specified.

Commissioner Robert Larsen made the motion, seconded by Commissioner Peggy Mayfield-Royer to approve the final replat of Dixie Woods, Section One, Phase Two, with the corrections specified by the City Engineer.

REQUIRED CORRECTIONS:

1. Submit current title report.
2. Submit current tax certificates.
3. Submit drawings on disk.
4. Submit letters of approval from utility companies.
5. Correct the spelling of Commissioner Randy Patro.

Motion Passed 7 to 0.

Preliminary Plat of Silverlake Commercial Park, Phase One. Thomas Stroh and Tom Wilcox were present requesting the approval of the preliminary plat of Silverlake Commercial Park, Phase One.

City Engineer Hargrove recommended approval with corrections as specified.

Commissioner Marshall Eggers made the motion, seconded by Commissioner Jeffery O'Brien to approve the preliminary plat of Silverlake Commercial Park, Phase One with the correction specified by the City Engineer.

REQUIRED CORRECTIONS:

1. Show on final plat, or record as a separate instrument, the utility easement outside of plat boundary.

Motion Passed 7 to 0.

Preliminary Plat of Meadowview, Section 1, at Silverlake. Thomas Stroh and Tom Wilcox were present requesting the approval of the preliminary plat of Meadowview, Section 1, at Silverlake along with a variance request.

Variance Request:

1. To allow for 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs and to allow five (5) foot side lot building setback lines.

City Engineer Hargrove recommended approval with corrections as specified.

Commissioner Marshall Eggers made the motion, seconded by Vice Chairman Emil Beltz to approve the preliminary plat of Meadowview, Section 1, at Silverlake, with the correction specified by the City Engineer and to approve the variance request.

REQUIRED CORRECTIONS:

1. Show on final plat or record as a separate instrument, the utility easement outside of plat boundary.

Motion Passed 6 to 1. (Commissioners voting "aye" Pat Lopez, Emil Beltz, Marshall Eggers, Jeffery O'Brien, Robert Larsen & Peggy Mayfield-Royer; Commissioners voting "nay" Randy Patro).

Final Plat of West Oaks Village Section One, Phase A. Renee West was present requesting approval of the final plat of West Oaks Village Section One, Phase A.

City Engineer Hargrove recommended approval as submitted.

Vice Chairman Emil Beltz made the motion, seconded by Commissioner Marshall Eggers to approve the final plat of West Oaks Village Section One, Phase A as submitted.

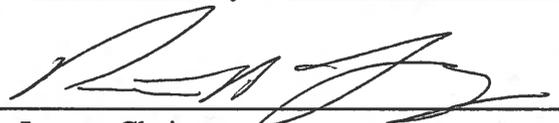
Motion Passed 7 to 0.

Director's Report. Assistant City Manager Richard Burdine informed the Commission that on Monday, October 9, the City Council would be acting on the annexation along F.M. 518 west to Cullen. The City is still negotiating with the property owners of MUD 16 on the north side of F.M. 518. The annexation process is to be complete by December 31, 1995, so it will be reflected on next years tax rolls.

Next Meeting Date: Monday, October 9, 1995; immediately following the Joint Public Hearing with City Council at 7:00 p.m.

Adjourned: 8:01 p.m.

Minutes approved as submitted and/or corrected this 2nd day of October A.D., 1995.



Pat Lopez, Chairman

ATTEST:



Wendy Standorf,
Assistant Director of Administrative Services

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 2, 1995, 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 September 18, 1995

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat, Southwyck Section Three, Phase Two, being 18.1 acres of land out of the H.T. &B. R.R. Company Survey A-242, Section 17 and the G.C. Smith Survey A-547, Section 18, Brazoria County, Texas.

1. Variance requesting the use of a 20 foot building line on cul-de-sac and thumbnail lots in Southwyck Section Three, Phase Two.

B. CONSIDERATION AND POSSIBLE ACTION - Final Plat Briarglen Section 3, being a 14.313 acre tract out of the Perry and Austin League Survey Abstract 111, Brazoria County, Texas, being a portion of a 36.3870 acre tract of land conveyed to Bill Wooten, as recorded in Vol. 1055, Page 749 of the deed records of Brazoria County, Texas, a portion of a 3.632 acre tract of land and a portion of an abandon road out of the Hazeldale and Coffman Subdivision, as Recorded in volume 3, page 6 of the plat records of Brazoria County, Texas.

C. CONSIDERATION AND POSSIBLE ACTION - Final Replat of Dixie Woods, Section One, Phase Two, 18.3649 acres, according to the plat recorded in volume 19, page 401-402, Brazoria County plat record, Pearland, Brazoria County, Texas.

D. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat, Silverlake Commercial Park, Phase One, a subdivision of 5.5310 acres of land out of the John W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

E. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat, Meadowview, Section 1 at Silverlake, a subdivision of 22.5448 acres of land out of the John W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

1. Variance request of Section 27-4(D)(1)(a) of the Subdivision Ordinance to allow for 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs and to allow five (5) foot side lot

building setback lines.

- F. CONSIDERATION AND POSSIBLE ACTION** - Final Plat West Oaks Village Section One, Phase A; 14.8621 acre tract of land out of a 25 acre tract of land as recorded in Vol. 1092, page 830, Brazoria County Deed Records and a 160 acre tract of land as recorded in Vol 708, page 109, Brazoria County Deed Records in the H.T. & B. R.R. Survey, A-241, Pearland, Brazoria County, Texas.

IV. NEXT MEETING DATE: Joint Public Hearing, October 9, 1995 7:00 p.m.

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

Posted: 27th Day of September, A.D., 1995 3:15 A.M./P.M.

Removed: 3rd Day of October, A.D., 1995