

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, DECEMBER 4, 1995 AT 7:00 P.M., IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Robert Larson
Commissioner	Jeffery O'Brien
Commissioner	Randy Patro
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Judy Highburger

Commissioner Marshall Eggers was absent.

**II. APPROVAL OF MINUTES:** Minutes of November 20, 1995

A motion to approve the minutes of the 11-20-95 meeting, was made by Vice Chairman Beltz, seconded by Commissioner O'Brien.

**Motion Passed 4 to 1 (Commissioner O'Brien abstained).**

Commissioner Mayfield-Royer arrived at 7:03 p.m.

**III. NEW BUSINESS**

**A. Preliminary Street Dedication Plat of Southwyck Parkway, Phase 1 - 15.3083 acres of land out of the R.C. Lyle Survey, Abstract No. 539 Brazoria County, Texas.**

Thomas Stroh, representing Jones and Carter Engineering, requested approval of the preliminary plat. John Hargrove, City Engineer, recommended approval as submitted with the exception of adding a ten foot utility easement in Reserve A. Mr. Stroh replied that would be included on the plat.

Commissioner Larsen made a motion, seconded by Commissioner O'Brien, to approve the preliminary plat of Southwyck, Section 8, Phase 2 & 3.

**Motion Passed 6 to 0.**

**B. Preliminary Plat of Southwyck, Section 8, Phase 2 & 3**, a replat of Southwyck, Section 8 and being 44.3374 acres out of the George C. Smith Survey, Abstract 548.

**Requested Variance** - to allow for 20 foot building line setback on lots fronting the bulb portion of cul-de-sacs and to allow five foot side lot building setback lines.

Steve Gardner, representing Ferro-Saylor, Inc., requested approval of the preliminary plat. Mr. Hargrove stated that the signatures of the Brazoria County Drainage District were not legible on the mylar, and requests a new mylar with the District's signatures and allowing the Commissioners to sign at a later date. Mr. Hargrove also recommends acreage of reserves be added to the plat, four street light easements be added, and the requested variances be approved.

Commissioner Larsen made a motion, seconded by Commissioner O'Brien, to approve the preliminary plat of Southwyck, Section 8, Phase 2 & 3, in accordance with Mr. Hargrove's recommendation.

**Motion passed 6 to 0.**

**C. Final plat of Meadowview, Section 1 at Silverlake** - a subdivision of 22.5488 acres of land out of the John W. Maxey Survey, Abstract No. 721 Brazoria County, Texas.

**Requested Variance** - to allow for 20 foot building line setback on lots fronting the bulb portion of cul-de-sacs and to allow five foot side lot building setback lines.

Thomas Stroh, representing Jones and Carter Engineering, requested approval of the final plat of Meadowview, Section 1 at Silverlake. Mr. Stroh stated the reserves were to be landscape reserves, and Silverlake Commercial Park, Phase 1, will be filed first with Meadowview, Section 1 at Silverlake filed second with the County. Commissioner Larsen asked if Mr. Hargrove had an issue with the utility easement, to which Mr. Hargrove replied the utility easement is not an issue.

Mr. Stroh said there were three reserves and nine lots. There would be three taps that would be less inconvenient with the lines running in the back lots. Vice Chairman Beltz asked if the landscape reserve would be maintained by the homeowners, to which Mr. Stroh replied in the affirmative. Mr.

Burdine asked if the homeowners were aware of how this section connects to Northfork Drive, and Mr. Wilcox, Silverlake General Manager, said, yes.

**Motion passed 6 to 0.**

**D. Final plat of Silverlake Commercial Park, Phase 1 - a subdivision of 5.5310 acres of land out of the John Maxey Survey, Abstract No. 721 Brazoria County, Texas.**

Mr. Stroh, representing Jones & Carter, requested approval of Silverlake Commercial Park, Phase 1. Mr. Stroh informed the Commissioners there were five reserves that are commercial at the southeast corner of Hwy 518 and CR 90. One reserve contains the current sales office. The others may contain a day care facility, a convenience store; and one reserve will be replatted toward the northeast to a larger tract that can be a commercial center or perhaps a county sheriff's precinct station.

Commissioner Patro voiced concern regarding the speed of traffic on FM 518. Mr. Stroh explained that with more automobiles turning left off Hwy 518, the State will be approached for widening of the highway to include a left turn lane.

Mr. Hargrove recommended approval as submitted.

Vice Chairman Beltz made a motion, seconded by Commissioner O'Brien, to approve Silver Lake Commercial Park, Phase 1.

**Motion passed 6 to 0.**

**E. Final plat of Oakbrook Estates, Section One Addend - a subdivision of 0.3926 acres out of the W.D.C. Hall Survey, Abstract No. A-70, Pearland, Brazoria County, Texas.**

Al Lentz, representing Lentz Engineering, requested approval of Oakbrook Estates, Section One Addend. Mr. Lentz advised the Commissioners this was a two-lot plat, with the developer having two builders, each wanting a lot for a model home. These lots were approved by Brazoria County Drainage District No. 4 (BCDD4). Mr. Hargrove noted BCDD4's date of approval needs to be on the plat sheet, and recommends approval as submitted.

A motion was made by Vice Chairman Beltz, seconded by Commissioner O'Brien, to approve Oakbrook Estates, Section One Addend.

**Motion passed 6 to 0.**

**F. Final plat of Racetrac, F.M. 518, a subdivision of 1.2683 acres in the H.T. &**

B.R.R. Co., Survey Section 85, Abstract No. A - 304, Brazoria County, Texas.

Al Lentz, of Lentz Engineering, requested approval of the final plat of Racetrac on FM 518. He stated the area will become a service station and convenience store.

A motion was made by Commissioner Mayfield-Royer, seconded by Commissioner Patro to approve the plat as submitted with the following exception:

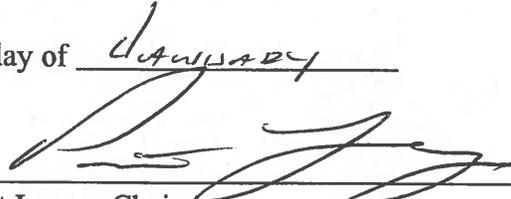
To widen the total right-of-way of CR 94 from 60 feet as stated on the plat, to 80 feet.

**Motion passed 6 to 0.**

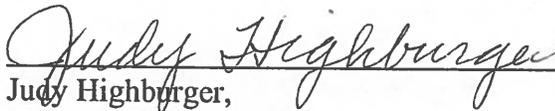
**IV. Next Meeting Date:** Monday, January 15, 1996; 7:00 p.m.

**V. Adjourned:** 7:51 p.m.

Minutes approved as submitted this 8 day of January  
A.D., 1995.

  
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Pat Lopez, Chairman

ATTEST:

  
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Judy Highburger,  
Secretary to the Commission

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 4, 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 November 20, 1995

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION** - Preliminary street dedication plat of Southwyck Parkway, Phase 1 - 15.3083 acres of land out of the R. C. Lyle Survey, Abstract No. 539 Brazoria County, Texas.

**B. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Southwyck, Section 8, Phase 2 & 3, a replat of Southwyck, Section 8 and being 44.3374 acres out of the George C. Smith Survey, Abstract 548.

**Requested Variance** - to use a 20 foot building line on cul-de-sac and thumbnail lots.

**C. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Meadowview, Section 1 at Silverlake - a subdivision of 22.5488 acres of land out of the John W. Maxey Survey, Abstract No. 721 Brazoria County, Texas.

**Requested Variance** - to allow for 20 foot building line setback on lots fronting the bulb portion of cul-de-sacs and to allow five foot side lot building setback lines.

**D. CONSIDERATION AND POSSIBLE ACTION** - Final plat of Silverlake Commercial Park, Phase 1 - a subdivision of 5.5310 acres of land out of the John Maxey Survey, Abstract No. 721 Brazoria County, Texas.

**E. CONSIDERATION AND POSSIBLE ACTION** - Final plat of Oakbrook Estates Section one Addend, a subdivision of 0.3926 acres out of the W.D.C. Hall Survey, Abstract No. A-70, Pearland, Brazoria County, Texas.

**F. CONSIDERATION AND POSSIBLE ACTION** - Final plat of

Racetrac, F.M. 518, a subdivision of 1.2683 acres in the H.T. & B.R.R. Co., Survey Section 85, Abstract No. A - 304, Brazoria County, Texas.

**IV. NEXT MEETING DATE:** Monday, January 15, 1996; 7:00 p.m.

**V. ADJOURNMENT**

Posted: 1st Day of December, A.D., 1995 12:01 P.M.

Removed: 5th Day of December, A.D., 1995