

MINUTES - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, APRIL 19, 1999 IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

The meeting was called to order at 6:05 PM with the following present:

Chairperson	Mary Starr
Vice-Chairperson	Tommy Scott
Commissioner	Emil Beltz
Commissioner	Chris Cookson
Commissioner	Donald Glenn
Commissioner	Jack Mathis

II. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - Bellavita at Green Tee, Section One; A preliminary plat or 55.9498 acres out of the W. D. C. Hall survey, A-23, Harris County, Texas, containing 6 blocks, 136 lots and 13 reserves totaling 19.8 acres

Chairperson Mary Starr read the description into the record.

City Engineer John Hargrove stated that with the variances already addressed, staff recommends preliminary approval with the correction of 20', instead of the stated 25', on Note 17. Also, the words "seperately" and "lights" are misspelled in Note 17.

Vice-Chairperson Tommy Scott asked what, if any, discussion was held with the developer concerning the sideyards and sidewalks. City Engineer John Hargrove answered that he had not discussed these items with the developer. He had left these items to be decided by the Planning and Zoning Commission and the City Council.

Director of Planning and Community Development Dennis Smith explained that the developer is proposing sidewalks on one side of the street so that they can add additional sidewalk around detention ponds and green spaces.

City Engineer Hargrove stated that as City Engineer, he supports the ordinance pertaining to sidewalks and sideyards. Director of Planning and Community Development Smith stated that he also supports the requirements of the ordinance.

Stan Winter from Vernon G. Henry and Associates, Inc. showed a proposed site plan of the development. He reiterated the fact that sidewalks have been limited to one side of the street to allow more sidewalks to be built around the ponds and green spaces. He explained that this is an age-restricted community, therefore, there will be no children on bicycles, etc. He added that the intent is not to build any sidewalks.

Commissioner Emil Beltz expressed concern about elderly people being able to maneuver in wheelchairs and walkers without sidewalks and wheelchair ramps.

Commissioner Jack Mathis stated that the American Disability Act (ADA) requires handicap ramps be built on the street corners, however, the ramps would not be very effective without sidewalks.

City Engineer John Hargrove stated that the Planning and Zoning Commissioner need not address the annexation issued. This request will be presented to the City Council.

Vice-Chairperson Tommy Scott made a motion, seconded by Commissioner Emil Beltz, to deny all variances.

Stan Winter explained that this variance request would only apply until the property is annexed. He added that once annexed, the property will be zoned R-4 PUD which will allow for 20' front yard setbacks.

Commissioner Jack Mathis requested that Director of Planning and Community Development Dennis Smith seek the City Attorney's opinion and advice on the sidewalks and handicap ramps.

The motion to deny all variance requests passed 5 to 1 abstention.

Vice-Chairperson Tommy Scott made a motion, seconded by Commissioner Jack Mathis, to approve the preliminary plat without any of the variance requests.

The motion passed 6 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - Preliminary plat of Clear Creek Park, a subdivision containing 46.9235 acres located in the Thomas J. Green survey, A-198, City of Pearland, Brazoria County, Texas with 152 lots, 5 blocks and 4 reserves totaling 6.2156 acres)

Chairperson Mary Starr read the description into the record.

City Engineer John Hargrove stated that staff recommends approval with the following comments for the final plat: meandor of Clear Creek to be confirmed and center line must be in plat; and AE flood zone fringe needs to be reconfirmed.

City Engineer John Hargrove also stated that the developer requested a 20' building line on cul-de-sac lots and greater than 600' cul-de-sac length on Arrowhead Lane. He explained that the letter was received April 13, however, it did not get added to the agenda.

Commissioner Emil Beltz stated that some lots will be in floodplain.

City Engineer John hargrove stated that the lots will be built up out of the floodplain.

Jim Eggleton from R.G. Miller Engineers explained that the variance request for the cul-de-sac lengths has been signed by Fire Marshal Larry Steed.

Commissioner Jack Mathis made a motion, seconded by Vice-Chairperson Tommy Scott, to approve the preliminary plat with the additional notes mentioned by City Engineer John Hargrove.

Motion passed 4 to 1 & 1 abstention.

Commissioner Todd Iocco entered the meeting at 6:32 PM.

C. CONSIDERATION AND POSSIBLE ACTION -

Director of Planning and Community Development Dennis Smith explained that last week the Planning and Zoning Commission recommended an R-2 PUD, but couldn't actually approve the PUD without documents. However, the developer misunderstood their recommendation for an approval. Therefore, Mr. Smith would like to place this item on the next Planning and Zoning agenda to consider.

D. CONSIDERATION AND POSSIBLE ACTION -

Chief Building Official Gene Tumlinson stated that he had received an application for Pulte Homes to place a sales trailer on FM 518 in front of Sunrise Lake subdivision. He explained that Section 4.3(c) states that he should refer this to the Planning and Zoning Commission for consideration. He added that after the subdivision has been accepted by City

Council, the builder would be able to place the trailer on a lot in the subdivision, however, they wanted to set the trailer earlier for pre-sales.

Commissioner Jack Mathis asked if there was any communication with the property owner regarding placing the trailer. He also asked what Mr. Tumlinson's recommendation would be.

Chief Building Official Gene Tumlinson stated that Pulte Homes may have some lease agreement with the property owner, however, he had had no communication with the property owner. He also added that his recommendation would be to deny this request.

Vice-Chairperson Tommy Scott made a motion, seconded by Commissioner Emil Beltz, to deny this request.

Motion passed 7 to 0.

A discussion ensued regarding the time of the regular Planning and Zoning Commission meetings.

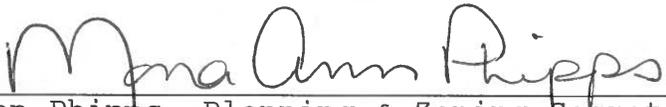
Commissioner Emil Beltz made a motion, seconded by Commissioner Todd Iocco, to change the regular Planning and Zoning Commissioner meeting time to 6:30 PM.

Motion passed 6 to 1 abstention.

E. ADJOURNMENT

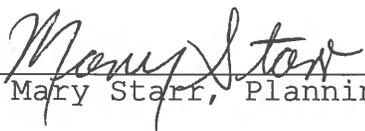
The meeting adjourned at 6:58 PM.

Minutes respectfully submitted by:



Mona Ann Phipps, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected this 20 day of July, A.D., 1999.



Mary Starr, Planning & Zoning Chairperson