

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 19, 1998, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of January 5, 1998

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Final Replat of Southwyck Center - A replat of 4.0240 acre "out tract" of replat of Southwyck Section One, City of Pearland, Brazoria County, Texas (to remove one foot reserve).

B. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Southdown, Section Eight - 18.11 acres of land out of the H.T. & B. R.R. Co. Survey, Section One A-310, Brazoria County, Texas.

Variance: Use a 20 foot building line on cul-de-sac and thumbnail lots.

C. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Southdown, Section Nine. 8.95 acres of land out of the H.T. & B. R.R. Co. Survey, Section One A-310, Brazoria County, Texas.

Variance:

1. To use 20 foot building line.

2. Use extra long cul-de-sacs.

D. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of West Oaks Village, Section Two. Being a 28.9920 acre tract of land located in the H. T. & B. R.R. Company Survey, A-241 Pearland, Brazoria County, Texas.

Variance:

Allow 12.5 sideyard aggregate setback line instead of 15 foot.

E. INFORMATIONAL ITEM - Petition from West Lea residents.

IV. NEXT MEETING DATE: January 26, 1998, 6:30 p.m. Joint Public Hearing

V. ADJOURNMENT

Posted: 16th Day of January, A.D., 1998 12:01
P.M.

Removed: 20th Day of January, A.D., 1998

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JANUARY 5, 1998, 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Don Baker
Commissioner	Jack D. Mathis
Commissioner	Tommy Scott
Commissioner	Mary Starr
City Engineer	John Hargrove
Secretary	Judy Highburger

Project Coordinator Alan Mueller was absent, Director of Planning and Development Dennis Smith arrived at 6:12 p.m., and Commissioner Nghiem Doan arrived at 6:13 p.m.

II. APPROVAL OF MINUTES:

Minutes of December 1, 1997

Commissioner Mary Starr made a motion, seconded by Vice Chairman Emil Beltz to approve the Minutes of December 1, 1997.

Motion passed to approve 7 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of West Oaks Village, Section Two. Being a 28.9920 acre tract of land located in the H.T. & B. R.R. Company Survey, A-241 Pearland, Brazoria County, Texas.**

Ms. Renee West, Mr. Rick Gadd, and Mr. John English were present representing the owner, R. West Development Company.

City Engineer John Hargrove said staff recommended approval of the Plat and noted that signatures of Brazoria Drainage District (BDD) were required for final plat approval. He went on to say that a variance request was submitted after the Agenda was posted. The request asked for 23 foot building setback lines instead of 25 foot; allowance of 12.5 feet sideyard aggregate setback instead of 15 feet and, allow a 20 foot building setback in place of 25 foot.

Director of Planning and Development Dennis Smith asked if the requested variances could be granted as they were not on the Agenda, and Chairman Pat Lopez replied that these requests are listed under General Notes 11-12 on the plat. Mr. Lopez added that this procedure has been approved in the past by the Commission. Mr. Smith felt that staff needed a chance to review the

variance request in order to make an informed decision, and it should be in letter form.

A motion was made by Commissioner Tommy Scott and seconded by Mr. Beltz to table the Preliminary Plat of West Oaks Village, Section Two.

Motion to table passed 7 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Moody National Bank Plaza. Being a 2.9870 acre tract of land located in the Perry & Austin League, A-111 Pearland, Brazoria County, Texas.

Ms. Renee West, Mr. Rick Gadd, and Mr. John English were present representing the owner, Moody National Bank of Galveston.

Mr. English said a variance request went out too late to make the Agenda. The request was for Reserve "B" to have frontage less than the 150 foot minimum width allowed.

Mr. Hargrove's comments were that the plat needed signatures of the owners; attest and dedication needed on the final plat; and, the drainage plan is not approved as of this date. He recommends conditional approval.

A motion was made by Commissioner Starr and seconded by Commissioner to Jack D. Mathis to table the Final Plat of Moody National Bank Plaza.

Motion to table failed 2 to 6 (Vice Chairman Beltz abstained).

A motion was made by Commissioner Starr and seconded by Vice Chairman Beltz to approve the Final Plat of Moody National Bank Plaza with the conditions of signatures of the owners dedication and attest; approval and receipt of the drainage plan; and signatures of the City Attorney and City Engineer will be held until completion of the items.

Motion to approve passed 7 to 0.

C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of West Oaks Office Building. Being a Partial Replat of Unrestricted Reserve 'A', West Oaks, Section One-A, and being a 2.3341 acre tract of land located in the H.T. & B.R.R. Company Survey, A-241, Pearland, Brazoria County, Texas and also being out of a called 7.7789 acre tract as recorded in Vol. 19, Pg. 55-56 B.R.E.C.T., Brazoria County, Texas.

Variance:

Requesting use of 20' setback instead of 25' on Lots 4-7.

Ms. Renee West, Mr. Rick Gadd, and Mr. John English were present representing the owner, R. West Development Company.

Mr. Hargrove said the variance request was not applicable and recommended approval of the Final Plat of West Oaks Office Building with the condition of signatures of BDD. Mr. Smith recommended denying the variance.

A motion was made by Commissioner Don Baker and seconded by Vice Chairman Beltz to approve the Final Plat of West Oaks Office Building, with the recommendations of Mr. Hargrove and Mr. Smith.

Motion to approve passed 7 to 0.

D. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Southdown, Section Nine, 9.31 acres of land out of the H.T. & B.R.R. Co. Survey, Section One A-310, Brazoria County, Texas.

Variance:

Use a 20 foot building line on all lots.

Mr. Steve Gardner, Mr. Manny De Pau, and Mr. John Lindsey were present and representing the owners, Lennar Homes of Texas.

Mr. De Pau presented the Commission with a letter of variance for extra long cul-de-sacs. Mr. Lopez questioned if the use of the land had changed, prompting the request, and Mr. Hargrove replied affirmatively and said that originally the property was commercial.

Mr. Hargrove said staff recommended approval with the following conditions: Surveyor's statement needs to list that the perimeter monuments have been set; and the abandoned HL&P easement needs an instrument of abandonment. He asked Mr. Gardner why isn't the boundary carried across Lambeth Drive, and Mr. Gardner said that had been platted previously. Mr. Hargrove said the preliminary and final plat needs a closed parcel.

Mr. Lopez addressed the length of the cul-de-sacs, and Mr. Smith said the variance will carry over to the final plat. Mr. Lopez asked for future consent from the City Attorney's office on variances submitted after agendas are posted. Mr. Smith recommended that the Commission be consistent in their approvals, and he would report back to the Commission on the City Attorney's recommendation.

A motion was made by Commissioner Scott and seconded by Vice Chairman Beltz to table the Preliminary Plat of Southdown, Section Nine.

Motion to table passed 7 to 0.

E. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Kwik Lube - FM 518. A subdivision of 0.5803 acres of land out of Lots 28 and 29 in the Westchester Estates Unrecorded Subdivision in the H.T. & B. Railway Survey, Abstract 242, Pearland, Brazoria County, Texas.

Mr. Mike Klenke was present representing the owners, Edwin H. Harris, Sr.; Edwin H. Harris, Jr.; and Marilyn Louise Bullard.

Mr. Lopez asked Mr. Klenke if the building was complete and Mr. Klenke replied no. Mr. Lopez asked why was the permit released to build the building before the plat was approved, and Mr. Smith said at present a foundation permit has been issued, and the plans have been approved and allowed to continue.

Mr. Hargrove said staff recommends approval with the vicinity map corrected to show the City limits; signatures of BDD; and, correct the names of the Commissioners.

A motion was made by Commissioner Baker and seconded by Commissioner Starr to approve the Final Plat of Kwik Lube - Hwy 518 with the conditions listed by Mr. Hargrove.

Motion to approve passed 7 to 0.

F. CONSIDERATION AND DISCUSSION - Preliminary Plat of Southwyck, Section Three, Phase Four. Containing 22.3360 out of the George C. Smith Survey, A-547.

Variance Request:

1. A 20 foot building line on cul-de-sac and thumbnail lots.
2. A 5 foot side building setback.

Mr. Gardner, Mr. Lindsey, and Mr. De Pau were present representing the owners, Southwyck Three, Ltd.

Mr. Hargrove said staff recommended approval of the plat with the following conditions:

1. City limits corrected on the Vicinity Map;
2. provide on site or adjacent temporary bench mark;
3. provide South Fork Drive executed right-of-way per agreement with City of Pearland;
4. add 5 foot street light easement on Knolewood Lane;
5. and, provide acreage of Reserve B.

A motion was made by Commissioner Starr and seconded by Commissioner Scott to approve the Preliminary Plat of Southwyck, Section Three, Phase Four.

Motion to approve passed 7 to 0.

G. CONSIDERATION AND POSSIBLE ACTION - Second Amending Plat of Dixie Woods, Section Two. Out of a part of Dixie Woods Section Two Amending Plat recorded in Vol. 19, Pg. 559, & 560 B.C.P.R. George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County Deed Records, in the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas.

Mr. Al Lentz was present representing the owner, Dixie Group, Inc. Mr. Lentz said the original plat showed 20 foot building lines and was amended to 25 foot lines, and changed back to 20 foot.

Mr. Hargrove recommended approval of the plat as presented.

A motion was made by Vice Chairman Beltz and seconded by Commissioner Scott to approve the Second Amending Plat of Dixie Woods, Section Two.

Motion to approve passed 7 to 0.

H. CONSIDERATION AND POSSIBLE ACTION - Partial Replat of Reserve "A" Albertson's-Pearland Subdivision. 0.763 acres or 33,227 square feet of land out of Restricted Reserve "A", Block 1 of Albertson's-Pearland as recorded in Volume 19, Page 717-718 Plat Records, Brazoria County, Texas and located in the H.T.& B. R.R. Company Survey, Abstract 234, Brazoria County, Texas.

Mr. Bill Newton, Jr. was present representing the owners, Pearland Plaza Partners.

Mr. Hargrove recommended approval with the following exceptions:

1. Provisions of Volume and Page of exterior easements;
2. correct spelling in Note 5;
3. correct City limits on Vicinity Map; and,
4. remove Commissioner Eggers name and add Commissioner Don Baker.

A motion was made by Commissioner Baker and seconded by Commissioner Starr to approve the Partial Replat of Reserve "A" Albertson's-Pearland Subdivision.

Motion to approve passed 7 to 0.

- I. **CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Sheldon Cove at Silverlake. A subdivision of 14.4204 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Ms. Cathy Mitchell was present representing the owner, New Southwyck, LP. Ms. Mitchell said the plat included a variance for use of a 20 foot building line setbacks on lots fronting bulb portion of cul-de-sacs; use of 5 foot side lot building line setback; and use of a cul-de-sac greater than 600 feet in length. This was not included on the Agenda, but the letter was in the City file.

Mr. Hargrove said staff recommended approval of the Final Plat of Sheldon Cove and Mr. Smith recommended approval also, saying he did not want to punish the developer for a City staff error.

Mr. Hargrove recommended approval of the plat and will withhold signatures of City Engineer and City Attorney until receipt of same and the CR 94 letter.

A motion was made by Commissioner Baker and seconded by Commissioner Starr to approve the Final Plat of Sheldon Cove at Silverlake.

Motion to approve passed 7 to 0.

- J. **CONSIDERATION AND POSSIBLE ACTION** - Final Plat of the Lakes at Countryplace, Section One. Being 31.4793 acres of land located in the H.T. & B.R.R. Company Survey, Abstract 310 & F.B. Drake Survey, Abstract No. 510 & 503.

Mr. Gardner, Mr. Lindsey, and Mr. De Pau were present representing the owner, U.S. Homes Corporation.

Mr. Gardner stated a variance request had been submitted previously and is not on the Agenda. The request consisted of use of a 20 foot front building line on front access garages; use of a 15 foot building line on houses with garages that do not face the street right-of-way; and use of 10 foot side setback between houses.

Mr. Hargrove recommended approval of the plat with the following conditions:

1. Plat needs addition of principle contacts on the title block and reserve acreage;

2. complete Volume and Page references;
3. need signatures of BDD #4;
4. and, execute McHard Road right-of-way per 5/20/97 agreement.

A motion was made by Commissioner Starr and seconded by Commissioner Baker to approve the Final Plat of the Lakes at Countryplace, Section One.

Motion to approve passed 7 to 0.

In a final comment before adjourning, Mr. Hargrove said his staff was not able to get compliance from our ETJ developers on our sidewalks and driveway approach standards. Chairman Lopez asked Mr. Hargrove to seek cooperation from the County Engineer's Office, and the County Commissioners.

IV. NEXT MEETING DATE: Monday, January 19, 1998, 6:00 p.m.

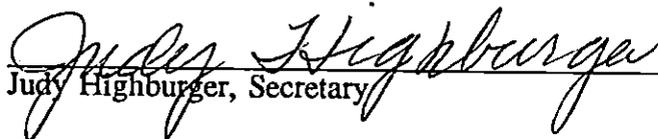
V. ADJOURNED 7:32 p.m.

Minutes approved as submitted this 19 day of JANUARY
A.D., 1998.



Pat Lopez, Chairman

ATTEST:



Judy Highburger, Secretary



RECEIVED JAN 14 1998

January 9, 1998

Mr. John Hargrove, P.E.
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Reference: Lennar Homes of Texas
Southdown Section Seven (8)
FSI JO 94010-80

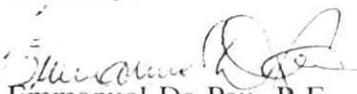
Dear Mr. Hargrove:

On behalf of Lennar Homes, we hereby request a variance to use a 20 foot building line on cul-de-sac and thumbnail lots in Southdown Section Eight (8). Our request is based on the following considerations:

1. Lots that front on a cul-de-sac or thumbnail will have a greater distance between houses than the 100 foot (50' + 25' + 25') that occurs on the typical 50 foot right-of-way with a 25 foot building line on both sides. With a 20 foot building line, the separation between houses on a cul-de-sac will be 140 feet (100 + 20 + 20). There will not be the appearance from across the street of the houses being crowded.
2. The 20 foot building line outside the right-of-way provides adequate space to park a car without blocking the sidewalk.
3. Cul-de-sacs typically crowd the depth available for building a house. A 20 foot building line provides more space toward the front of the lot to fit a house and provide a back yard.
4. All previous sections of Southdown Subdivision have requested and used the 20 foot front building line.

Based on these considerations, we request the variance request be approved.

Sincerely,


Emmanuel De Pau, P.E.
Project Engineer

cc: Keith Schoonover

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RECEIVED JAN 14 1998

January 9, 1998

Mr. John Hargrove, P.E.
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Reference: Friendswood Land Development Company
Southdown Section Nine (9)
FSI JO 94010-90

Dear Mr. Hargrove:

On behalf of Friendswood Land Development Co., we hereby request a variance to use a 20 foot building line on all lots in Southdown Section Nine (9). Our request is based on the following considerations:

1. In the 1980's, this Section was first intended for commercial use. Instead, it will be used for residential use. Due to the limited space, we can only provide a 20 foot building line in the front of the lots. The 20 foot building line outside the right-of-way provides adequate space to park a car without blocking the sidewalk.
2. Lots that front on a cul-de-sac or thumbnail will have a greater distance between houses than the 100 foot (50' + 25' + 25') that occurs on the typical 50 foot right-of-way with a 25 foot building line on both sides. With a 20 foot building line, the separation between houses on a cul-de-sac will be 140 feet (100 + 20 + 20). There will not be the appearance from across the street of the houses being crowded.

Based on these considerations, we request approval of this variance.

Sincerely,

Emmanuel De Pau, P.E.
Project Engineer

cc: Keith Schoonover

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January 9, 1998

Mr. John Hargrove, P.E.
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Reference: Friendswood Land Development Company
Southdown Section Nine (9)
FSI JO 94010-90

Variance Request

Dear Mr. Hargrove:

On behalf of Friendswood Land Development Co., we hereby request a variance to use extra long cul-de-sacs in Southdown Section Nine (9)

In the 1980's, this Section was first intended for commercial use. Instead, it will be used for residential use. Due to the limited space, a street along the center of the tracts with cul-de-sacs at each end is the best layout. Access to County Road 94 will be through Lambeth Drive. No direct access to County Road 94 will be allowed.

Based on this consideration, we request approval of this variance.

Sincerely,


Emmanuel De Pau, P.E.
Project Engineer

cc: Keith Schoonover
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REKHA ENGINEERING, INC.

CONSULTING ENGINEERS

Planning and Zoning Committee
City of Pearland c/o
Mr. John Hargrove
City Engineer
City of Pearland
3519 Liberty Drive
Pearland, Texas 77281

January 9, 1998

RE: Proposed West Oaks Village II - Variance Request (1)

Dear Mr. Hargrove:

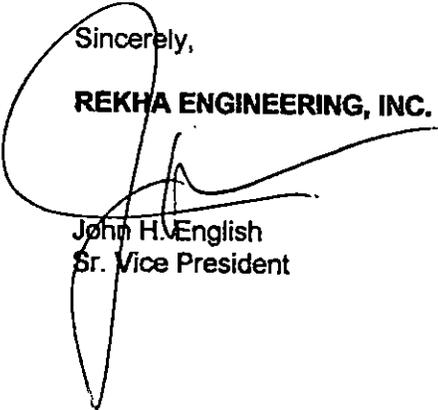
The purpose of this letter is to respectfully request a Variance to:

1. allow 12.5 sideyard aggregate setback line instead of 15' per ordinance. This variance was granted for West Oaks Village Section One, and due to the fact of the developer are using the same builders, we would like to maintain the same housing project with this setback line variance request.

Please review all and if you have any questions, please call.

Sincerely,

REKHA ENGINEERING, INC.



John H. English
Sr. Vice President



January 2, 1998

Mrs. Beverly Lands, P. E.
County Engineer
Brazoria County Engineers Office
131 E. Live Oak, Rm. 105
Angleton, TX 77515

Re: *Thoroughfare Development Plan Within the Silverlake Development*

Dear Mrs. Lands:

Attached you will find a revised thoroughfare development plan for the Silverlake project. This plan describes each thoroughfare segment and states when it will be constructed with respect to the development of tracts within the project. Silverlake Development hereby agrees to the attached plan, however it is requested that dead end streets be extended to the entrance of new sections and no further. This is consistent with previous road construction and will eliminate long dead end streets.

I have also enclosed for your use, an updated overall development plan. Should you have any questions or require any additional information, please don't hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom P. Wilcox".

Tom P. Wilcox
Vice President

cc: John Hargrove, City Engineer
The City of Pearland

Where Town & Country Meet

SILVERLAKE THOROUGHFARE DEVELOPMENT PLAN
December 1997

<u>Item</u>	<u>ROAD SEGMENTS</u>	<u>CONSTRUCTED WITH TRACT DEVELOPMENT</u>
1.	C.R. 90 (2nd Half Blvd. Adjacent to Tract P)	Tract P
2.	C.R. 90 (2nd Half Blvd. Adjacent to Golf Course)	Tract P
3.	C.R. 90 (2nd Half Blvd. Adjacent to Cambridge Cove Sec. 2)	Tract P
4.	C.R. 90 (1st Half Blvd. Adjacent to Camb. Cove, Tract DD, & Fair. Vill. Sec. 2)	Independent*
5.	Morgan Road (Between Fair. Vill. Sec. 2 and C.R. 90)	Independent*
6.	C.R. 90 (2nd Half Blvd. Adjacent to Cambridge Cove Sec. 2 & Tract N)	Tract N
7.	C.R. 90 (2nd Half Blvd. Adjacent to Tract L)	Tract L
8.	C.R. 90 (1st Half Blvd. Adjacent to Sedgefield Sec. 2 & Tract BB)	Tract BB (west 1/2)
9.	C.R. 90 (2nd Half Blvd. Between Morgan Rd. & Tract PP)	Tract PP
10.	Southfork Drive (1st Half Blvd. Adjacent to Fairway Village Sec. 2, Ph. 2)	Fair. Vill. Sec. 2 Ph. 2
11.	Southfork Drive (2nd Half Blvd. Adjacent to Winfield)	Tract DD
12.	Southfork Drive (All Remaining Full & Half Blvd. Between Winfield & CR 90)	Tract DD
13.	Southfork Drive (1st Half Blvd. Adjacent to Tract N)	Tract N
14.	Southfork Drive (1st Half Blvd. Adjacent to Tract M)	Tract M
15.	Southfork Drive (2nd Half Blvd. Adjacent to Tract L)	Tract L
16.	Southfork Drive (1st Half Blvd. Adjacent to Tract K)	Tract K
17.	Southfork Drive (1st Half Blvd. Adjacent to Golf Course)	Tract K
18.	Southfork Drive (1st Half Blvd. Adjacent to Tract I Sec. 2)	Tract K
19.	C.R. 94 (Adjacent to Sheldon Cove)	Tract I (Sec. 1)
20.	C.R. 94 (Adjacent to Golf Course)	Tract I (Sec. 1)
21.	C.R. 94 (Adjacent to Tract I Sec. 1)	Tract I (Sec. 1)
22.	C.R. 94 (Adjacent to Tract I Sec. 2)	Tract I (Sec. 2)

* To be constructed together after Sedgefield Sec. 2

file folder

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JANUARY 19, 1998, 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Jack D. Mathis
Commissioner	Mary Starr
City Engineer	John Hargrove
Director of Planning & Development	Dennis Smith
Secretary	Judy Highburger

Project Coordinator Alan Mueller and Commissioner Nghiem Doan arrived at 6:05 p.m.. Commissioner Don Baker and Tommy Scott were absent.

II. APPROVAL OF MINUTES: Minutes of January 5, 1998.

Vice Chair Emil Beltz made a motion, seconded by Commissioner Mary Starr to approve the Minutes of January 5, 1998.

Motion passed to approve 4 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - Final Replat of Southwyck Center - A replat of 4.0240 acre "Out Tract" of replat of Southwyck Section One, City of Pearland, Brazoria County, Texas (to remove one foot reserve).**

Mr. Jatin Desai, P.E., was present and representing the owners, Meldi Investment Corporation.

City Engineer John Hargrove said staff recommends conditional approval upon acquiring the signatures of the owners, a notary, Brazoria County Drainage District #4, and the surveyor. He went on to say that he and the City Attorney will withhold signatures until completion of same.

A motion was made by Commissioner Jack D. Mathis, and seconded by Commissioner Starr to approve the Final Replat of Southwyck Center with the above conditions.

Motion passed to approve 5 to 0.

- B. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Southdown, Section Eight - 18.11 acres of land out of the H.T. & B. R.R. Co. Survey, Section One A-310, Brazoria County, Texas.

Variance: Use a 20 foot building line on cul-de-sac and thumbnail lots.

Mr. Manny De Pau was present and representing the owners, Lennar Homes of Texas.

Mr. Hargrove said staff recommended approval with the condition that the applicant provide existing temporary benchmarks with elevations, and Commissioner Doan's name be added to the plat.

A motion was made by Commissioner Starr and seconded by Commissioner Mathis to approve the Final Plat of Southdown, Section Eight with the requested variance and conditions of Mr. Hargrove.

Motion passed to approve 5 to 0.

- C. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Southdown, Section Nine. 8.95 acres of land out of the H.T. & B. R.R. Co. Survey, Section One A-310, Brazoria County, Texas.

Variance:

1. To use 20 foot building line.
2. Use extra long cul-de-sacs.

Mr. Manny De Pau was present and representing the owners, Lennar Homes of Texas.

Mr. Hargrove said staff recommended approval as presented with the requested variance.

A motion was made by Commissioner Mathis and seconded by Commissioner Starr to approve the Preliminary Plat of Southdown, Section Nine with the requested variances.

Motion passed 5 to 0.

- D. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of West Oaks Village, Section Two. Being a 28.9920 acre tract of land located in the H. T. & B. R.R. Company Survey, A-241 Pearland, Brazoria County, Texas.

Variance:

Allow 12.5 sideyard aggregate setback line instead of 15 foot.

Mr. Rick Gadd and Mr. John English were present representing the owner, R. West Development.

Vice Chair Beltz asked if this was the first time the Commission has considered a variance for 12.5 foot sideyard aggregate setback line, and Mr. English said it had been approved in West Oaks Section 1.

Mr. Hargrove recommend approval of the plat as presented.

Vice Chair Beltz asked if Autumn Forest was 1,000 feet in length; and Mr. Hargrove replied yes, it ties into Section 2. He added there is no problem ending paving at the north end of Lot 1. Vice Chair Beltz asked if there is a provision to make a turnaround out of Autumn Forest Drive. Mr. Gadd said that is a possibility. Mr. Hargrove said he would like for the street to be built all the way to the end and a high grade barrier there, as Lot 16 access depends on that street. Mr. Hargrove said the Ordinance allows for short deadend streets.

A motion was made by Commissioner Starr and seconded by Vice Chair Beltz to approve the Preliminary Plat of West Oaks Village, Section Two.

Motion to approve passed 5 to 0.

E. INFORMATIONAL ITEM - Petition from West Lea residents.

Mr. Mueller stated that residents are voicing their support in not opening Mockingbird to Ravenwood. The developers of Ravenwood do not have plans at this time to do so.

Mr. Mueller spoke with the Home Owners Association of West Lea that the Planning and Zoning Commission would be aware of traffic changes in the area. Reasons to change the flow of traffic by opening Mockingbird is for safety, EMS, fire and police response.

IV. NEXT MEETING DATE: Monday, January 26, 1998, 6:30 p.m. Joint Public Hearing

V. ADJOURNED 6:25 p.m.

Minutes approved as submitted this 26 day of JANUARY A.D., 1998.


Pat Lopez, Chairman

ATTEST:


Judy Highburger, Secretary