

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 6, 1998, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of March 23, 1998

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Election of Chairperson.

B. CONSIDERATION AND POSSIBLE ACTION - Election of Vice Chairperson.

C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Silverlake Commercial Park Phase III. A subdivision of 1.3042 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

D. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Sonic - Pearland. Being a subdivision of 0.8953 acre out of 4.8646 acres recorded in B.C.C. File No. 93-035649 and being a partial replat of Lot 64 of Section 9, H.T. & B.R.R. Company Survey, A-234 recorded in Volume 2, Page 24, B.C.D.R.

E. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Gilbert Acres. A subdivision of 3.0877 acres out of Lots 11 and 12 West Friendswood Subdivision recorded in Vol. 1, Page 96 Brazoria County Plat Records in the Perry and Austin League Abstract No. 111, Brazoria County, Texas.

F. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Park Place, Section One, 40.0232 acres. Being all of the west ½ of the west ½ of the northeast ¼, Section 14, H.T. & B. R.R. County Survey, A-509, Brazoria County, Texas.

Variance Request:

Cul-de-sac length of 600 feet.

G. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Oakbrook Estates, Section Four and a partial replat of Oakbrook Estates Section One. A subdivision of 14.5836 acres out of the W.D.C. Hall League Abstract No. 70 Pearland, Brazoria County, Texas.

Variance Request:

1. Allow 20 foot front building lines on all cul-de-sacs and bulb cul-de-sacs.
2. Allow cul-de-sac length greater than 600 feet.

IV. NEXT MEETING DATE: April 13, 1998, 6:30 p.m.

V. ADJOURNMENT

Posted: _____ Day of _____, A.D., 1998
____ P.M.

Removed: _____ Day of _____, A.D., 1998

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V. NEXT MEETING DATE: April 13, 1998, 6:30 p.m.

V. ADJOURNMENT

Posted: 3rd Day of April, A.D., 1998
12:00P.M.

Removed: 7th Day of April, A.D., 1998

**Kirby Run Associates,
LLC**

**4718 Backenberry Drive
Friendswood, Tx. 77546-3138 USA**

March 26, 1998

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

Re: Park Place Subdivision

Dear Mr. Hargrove:

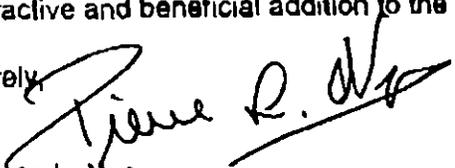
We are requesting a variance of Section 27-4.M-1 of the City of Pearland Subdivision Ordinance. This section can be found on page 1631 of the ordinance and requires that cul de sac streets have a maximum length of 600', a turnaround with roadway diameter of at least 80', and a street property line diameter of 100'.

Although proposed Audubon Place would be substantially in excess of the ordinance, having a total length of approximately 2,300', we believe that there are specific conditions involved that would justify a variance. These conditions are listed below:

1. Proposed street right-of-way is 100'
2. Street will be esplanaded, with turn breaks
3. Esplanades will be landscaped
4. A large turnaround will be located approximately midway on Audubon Place, and will have a right-of-way diameter of 160'
5. Cul de sac right-of-way diameter will also be 160'
6. After extensive study we have determined that no other access is feasible

We appreciate your review of this request, and believe that Park Place Section 1 will be an attractive and beneficial addition to the City of Pearland.

Sincerely,


Mr. Pierre L. Nys
Manager

Kirby Run Associates, LLC

**LENTZ
ENGINEERING, L.C.**

RECEIVED MAR 30 1998

CONSULTING CIVIL ENGINEERS AND PLANNERS

March 27, 1998

The Planning and Zoning Commission
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Re: Oakbrook Estates, Section Four
LE #97025

Ladies and Gentlemen:

We are hereby requesting the following variances as you consider the Final Plat for the above mentioned project:

1. A request is made to allow 20 foot front building lines on all cul-de-sacs and bulb cul-de-sacs. This is consistent with the variances allowed in the other sections of Oakbrook Estates.
2. We are requesting a variance for a cul-de-sac length of greater than 600 feet on Oak Point Drive and Oak Point Court. The length from centerline of street to the center of the cul-de-sac is approximately 655 feet or 55 feet longer than the maximum. In addition, this length has not changed since the submittal of the overall Master Plan.

We appreciate your consideration of these matters. If you have any questions or require any additional information, please do not hesitate to call. I remain,

Very truly yours,
Lentz Engineering, L.C.



Thomas R. Langford, P.E.
Vice-President

TRL:jn

w:\LE97025-2

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, APRIL 6, 1998, 6:00 P.M. IN THE COUNCIL CHAMBERS, 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	Nghiem Doan
Commissioner	Jack D. Mathis
Commissioner	Tommy Scott
Commissioner	Mary Starr
City Engineer	John Hargrove
Director of Planning and Development	Dennis Smith
Secretary	Judy Highburger

Project Coordinator Alan Mueller and Commissioner Don Baker were absent. Director of Planning and Development Dennis Smith arrived at 6:05 p.m., and Commissioner Nghiem Doan arrived at 6:20 p.m.

II. APPROVAL OF MINUTES: Minutes of March 23, 1998.

A motion was made by Commissioner Jack D. Mathis, and seconded by Commissioner Mary Starr to approve the Minutes of March 23, 1998.

Motion passed to approve 5 to 0.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Election of Chairperson.

B. CONSIDERATION AND POSSIBLE ACTION - Election of Vice Chairperson.

A motion was made by Commissioner Mathis to move Item A and B to the end of the meeting. Motion was seconded by Commissioner Tommy Scott.

Motion to move passed 5 to 0.

- C. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Silverlake Commercial Park Phase III. A subdivision of 1.3042 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, L.P.

City Engineer John Hargrove said staff recommended approval with the exception the shown physical improvements on the plat map need to be removed.

A motion was made by Commissioner Scott, and seconded by Commissioner Mathis to approve the Final Plat of Silverlake Commercial Park Phase III with the exception specified by Mr. Hargrove.

Motion passed to approve 5 to 0.

- D. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Sonic - Pearland. Being a subdivision of 0.8953 acre out of 4.8646 acres recorded in B.C.C. File No. 93-035649 and being a partial replat of Lot 64 of Section 9, H.T. & B.R.R. Company Survey, A-234 recorded in Volume 2, Page 24, B.C.D.R.

Mr. Gonzalo Buentello was present representing the owner, Melvin Dilling.

Mr. Hargrove said he had been in discussion with Mr. Buentello with requirements needed for approval of the plat. He went on to say staff recommended approval with the following exceptions:

1. Preliminary and final plat needs signatures from Brazoria Drainage District #4 (BDD#4);
2. plat needs signatures of owners and attest; and,
3. plat needs legal metes and bounds.

Commissioner Starr made a motion, seconded by Commissioner Mathis for conditional approval subject to the above-stated items, and the City Engineer and Interim City Attorney will withhold their signatures until completion of same.

Motion passed to approve 5 to 0.

- E. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Gilbert Acres. A subdivision of 3.0877 acres out of Lots 11 and 12 West Friendswood Subdivision recorded in Vol. 1, Page 96 Brazoria County Plat Records in the Perry and Austin League Abstract No. 111, Brazoria County, Texas.

Chairman Pat Lopez abstained from this item and passed the Chair to Vice Chairman Emil Beltz.

Mr. Al Lentz was present representing the owner, James Gilbert. Mr. Lentz said the plat was divided into two lots with a house on lot, with another home to be built on the second lot.

Mr. Hargrove said staff had no comments.

Commissioner Starr made a motion, seconded by Commissioner Scott to approve the Preliminary Plat of Gilbert Acres.

Motion to approve passed 4 to 1 (Chairman Lopez abstained).

- F. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Park Place, Section One, 40.0232 acres. Being all of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the northeast $\frac{1}{4}$, Section 14, H.T. & B. R.R. County Survey, A-509, Brazoria County, Texas.

Variance Request:

Cul-de-sac length of 600 feet.

Mr. Chuck Davis, Mr. Al Lentz and Mr. Pierre Nys, owner, were present.

Mr. Hargrove recommended approval with the following requirements:

1. Need signatures of BDD#4;
2. show flood fringe edge line of AE zone;
3. Note #10 needs to speak of one foot above base flood elevation;
4. Note #1 is not appropriate to the plat;
5. statement on plat that each side lot line will be center of a 20 feet wide strip for common drainage easement granted to each adjacent lot;
6. access to reserve A and B should be moved south to align with Becky and Colonial Streets;
7. variance for requirement for back lot easement; and,
8. formal agreement with City for use of SWEC for interim detention space.

A motion was made by Commissioner Mathis, and seconded by Commissioner Starr to approve the Preliminary Plat of Park Place, Section One, subject to the requirements by Mr. Hargrove, and the requested variances.

Motion passed to approve 6 to 0.

G. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Oakbrook Estates, Section Four and a partial replat of Oakbrook Estates Section One. A subdivision of 14.5836 acres out of the W.D.C. Hall League Abstract No. 70 Pearland, Brazoria County, Texas.

Variance Request:

1. Allow 20 foot front building lines on all cul-de-sacs and bulb cul-de-sacs.
2. Allow cul-de-sac length greater than 600 feet.

Mr. Al Lentz was present representing the owner, Oakbrook Estates, Ltd.

Mr. Lentz said the plat is approximately 14 ½ acres that is in front of Oakbrook Estates.

Mr. Hargrove commented that the Subdivision Ordinance speaks of required 10' planting easements for double fronted lots; and that planting easements can be substituted by creating two foot fence reserves on lots backing onto Dixie Farm Road.

Mr. Lentz replied that that would not be a problem allowing for the two-foot fence reserves, and Mr. Hargrove said he prefers the two foot fence reserves to ten foot planting easement anyway.

A motion was made by Commissioner Starr to approve the Final Plat of Oakbrook Estates, Section Four with the requested variances, and the addition of two-foot fence reserves. Motion was seconded by Commissioner Beltz.

Motion passed to approve 6 to 0.

A. CONSIDERATION AND POSSIBLE ACTION - Election of Chairperson.

Commissioner Scott nominated Commissioner Mathis chairman. Commissioner Nghien Doan nominated Commissioner Starr. Vice Chairman Beltz recommended the nominations cease.

Commissioner Mathis resigned his nomination.

Commissioner Mathis made a motion that Commissioner Starr be elected by acclamation, and Commissioner Scott seconded the motion.

Motion passed 5 to 1 (Commissioner Starr abstained).

B. CONSIDERATION AND POSSIBLE ACTION - Election of Vice Chairperson.

Vice Chair Beltz made a motion that Commissioner Scott be elected, and was seconded by Commissioner Mathis.

Motion passed 5 to 1 (Commissioner Scott abstained).

IV. NEXT MEETING DATE: Monday, April 13, 1998, 6:30 p.m.
Joint Public Hearing

V. ADJOURNED p.m.

Minutes approved as submitted this 13 day of April
A.D., 1998.

Mary Starr
Mary Starr, Chairperson

ATTEST:

Judy Highburger
Judy Highburger, Secretary