

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 20, 1997, 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** Minutes of October 6, 1997

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Southwyck, Section Eight, Phase Three. A subdivision of 21.6627 acres of land within the George C. Smith Survey, Section 22, Abstract 548 in Brazoria County, Texas.

Variance Request:

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

**B. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Countryplace, Section Thirteen, a proposed subdivision of 4.3038 ac. out of the H.T. & B.R.R. Survey, A-310.

Variance Request:

1. Use of a 20 foot front building line on front access garages.
2. Use of a 15 foot building line on houses with garages that do not face the street right-of-way on Lots 2 through 5, Block 1.
3. Use of a 10 foot side setback between houses.

**C. CONSIDERATION AND POSSIBLE ACTION** - Amending Plat of the Final Plat of West Oaks, Section Three, Phase A. 18.3105 acre tract of land out of a 70.0131 acre tract of land as recorded in Vol. 772, Pg. 94, Brazoria County Deed records in the H.T. & B. R.R. Survey, A-241, Pearland, Brazoria County, Texas.

**IV. NEXT MEETING DATE:** Monday, November 3, 1997, 6:00 p.m.

**V. ADJOURNMENT**

Posted: 16th Day of October, A.D., 1997  
11:00 A.M./P.M.

Removed: 2nd Day of October, A.D., 1997

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, OCTOBER 6, 1997 AT 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 by Chairman Pat Lopez 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 L. Scott
Commissioner	Mary Starr
Director of Planning and Development	Dennis L. Smith
City Engineer	John Hargrove

Project Coordinator Alan Mueller and Secretary Judy Highburger were absent.

**II. Approval of the Minutes: October 6, 1997**

A motion was made by Commissioner Starr and seconded by Commissioner Mathis to approve the minutes as presented.

**Motion pass to approve 4-0-1 (Commissioner Beltz abstained).**

**III. New Business:**

- A. Consideration & Possible Action - Preliminary Plat of Sheldon Cove at Silverlake, a subdivision of 14.4204 acres of land out of the R.B. Lyle survey, A-539, Brazoria County, TX.**

City Engineer John Hargrove recommended approval with the following stipulations: requested that in the future second pages of the plat not be included on preliminary plats, asked for additional

information regarding the completion of County Road 94. In addition, Mr. Hargrove recommended the acceptance of three variances which are consistent with previous section development in Silverlake (i.e. use of 20 ft. Setbacks on bulb portion of cul-de-sacs; use of 5 ft. Side lot building line setbacks; use of a cul-de-sac greater than 600 ft. in length.)

Developer representatives, Cathy Mitchell and Brian Jordan, indicated the proposed completion date would be the 3rd quarter of 1998. C.R. 94 was originally slated for construction with section G, but was shifted to correspond with section I completion because financially the link to section I was more consistent for the developer. Also, Ms. Mitchell stated that the northern half (not in Manvel) will develop first.

Commissioner Starr motioned to approve the plat with the City Engineer's comments and variances attached. The motion was seconded by Commissioner Baker and the motion passed 5-0.

**B. Consideration & Possible Action - Preliminary Plat of Villages of Edgewater Estates, Section one, being 44.8 acres of land containing 101 lots and 8 reserves containing 10.14 acres in six blocks, out of the H.T. & B.R.R. Co. Survey, A-309 Brazoria County, TX.**

Mr. John Hargrove, City Engineer, recommended conditional approval with the following corrections: two contours must be shown on the face of the Plat; a surveyor's statement and signature block must be attached; split Spinnaker Bay Lane on the common property line of lots 12 and 13 with the suggestion of a name change to Spinnaker Lane from lot 12 east to west and Lakeway Lane from lot 13 north to west; and show ownership of the property on the final plat.

Commissioner Baker asked if Pebble Brook Lane was also a problem. Mr. Hargrove indicated the only suggestion would be to make street names one word (i.e. Pebblebrook) when possible to allow for limited space on street signage. Commissioner Lopez asked if a letter to the engineers regarding use of contours would be helpful. Mr. Hargrove indicated that the ordinance clearly calls for it, and all of the engineers who work with the City of Pearland are aware of this requirement. In addition, Mr. Hargrove said the County wants originally signed white Mylars on all future projects and the City would appreciate the same consideration.

Commissioner Starr motioned for approval with the suggested changes. The motion was seconded by Commissioner Scott and passed 5-0.

**C: CONSIDERATION & POSSIBLE ACTION - Final Plat of Dixie Woods Section Three, out of and a part of Lots 60 & 70, G.W. Jenkins Subdivision, Vol. 79, Pg. 616, Brazoria Count Deed Records, in the W.D.C. Hall League, A-70, Pearland, Brazoria County, TX.**

City Engineer John Hargrove recommended conditional approval. Mr. Hargrove stated that designated line L2 (a long lot line) left a strange bit of land defined by detail 2492 as a trapezoidal area which should be left with the developer because it is located over a pipeline.

[Al Lentz, Engineer for the project, arrived at 7:10]

Mr. Hargrove reiterated his concerns with this lot configuration and Mr. Lentz said it would be rectified. Mr. Lentz asked if this could be added to only one lot as opposed to the two lot division that exists now. Mr. Hargrove indicated that it was better than the existing configuration.

Mr. Hargrove also recommended limited approval because construction drawings have not been approved by staff. Mr. Lentz said they were being reviewed by OxyChem and he had a set with him for Mr. Hargrove.

Commissioner Mathis motioned for approval with the stipulations expressed by the City Engineer. The motion was seconded by Vice-Chairman Beltz and passed 5-0.

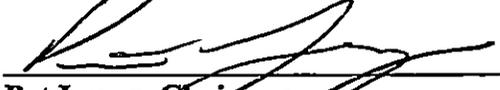
**D. CONSIDERATION & POSSIBLE ACTION - Facade Ordinance changes.**

Planning Director Dennis Smith presented suggested changes to the facade ordinance from staff. The Commissioners debated the pros and cons of each change at length and recommended that Mr. Smith recall the facade committee for another meeting to discuss these changes. The Commissioners believed changes should be made, but wanted as much input as possible prior to their review.

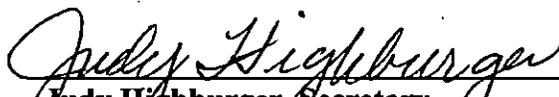
**IV. NEXT MEETING DATE:** Monday, October 20, 1997 @ 6:00 p.m.

The meeting was adjourned by Chairman Lopez at approximately 7:20 p.m.

**APPROVED BY:**

  
Pat Lopez, Chairman

**ATTEST:**

  
Judy Highburger, Secretary

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, OCTOBER 20, 1997, 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 6:01 p.m. with the following present:

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

Commissioner Don Baker, Director of Planning and Development Dennis Smith, and Project Coordinator Alan Mueller were absent.

**II. APPROVAL OF MINUTES:**

Minutes of October 6, 1997

Commissioner Emil Beltz made a motion, seconded by Commissioner Jack Mathis to approve the Minutes of October 6, 1997.

**Motion passed to approve 5 to 0.**

**III. NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Southwyck, Section Eight, Phase Three. A subdivision of 21.6627 acres of land within the George C. Smith Survey, Section 22, Abstract 548 in Brazoria County, Texas.**

Variance Request:

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

Mr. Steve Gardner and Mr. Don Lindsay were present representing the owners, and delivered utility approval letters from HL&P and Time Warner Cable.

City Engineer John Hargrove said staff recommends approval of the plat with the variances, and he and the City Attorney will withhold signatures on the plat until receipt of the requested letters from SWB and Entex, along with a diskette.

Commissioner Mary Starr made a motion for approval of the Final Plat of Southwyck, Section Eight, Phase Three with the requested variances, and Commissioner Tommy Scott seconded the motion, with the following exceptions: City Engineer and City Attorney will withhold signatures until receipt of utility letters and diskette.

**Motion passed to approve 5 to 0.**

**B. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Countryplace, Section Thirteen, a proposed subdivision of 4.3038 ac. out of the H.T. & B.R.R. Survey, A-310.**

Variance Request:

1. Use of a 20 foot front building line on front access garages.
2. Use of a 15 foot building line on houses with garages that do not face the street right-of-way on Lots 2 through 5, Block 1.
3. Use of a 10 foot side setback between houses.

Mr. Steve Gardner and Mr. Don Lindsay were present representing the owners, and delivered utility approval letters from HL&P and Time Warner Cable.

Mr. Gardner said HL&P asked for 14' easements and Mr. Hargrove said the City requires 16'.

Mr. Hargrove said staff recommends approval with the comment that Sheet 2, Note 15, Temporary Easement should be identified. He went on to say that he and the City Attorney will withhold their signatures until receipt of the remaining utility letters and diskette.

Commissioner Mathis made a motion, seconded by Commissioner Scott to approve the Final Plat of Countryplace, Section Thirteen and requested variances with the comments by Mr. Hargrove.

**Motion passed to approve 5 to 0.**

**C. CONSIDERATION AND POSSIBLE ACTION - Amending Plat of the Final Plat of West Oaks, Section Three, Phase A. 18.3105 acre tract of land out of a 70.0131 acre tract of land as recorded in Vol. 772, Pg. 94, Brazoria County Deed records in the H.T. & B. R.R. Survey, A-241, Pearland, Brazoria County, Texas.**

No representative was present.

Mr. Hargrove said the changes were for the dimensions with the clouds on the plat, and staff recommends approval of the plat. He asked the Commissioners to allow the Chairman to sign the plat as protocol does not call for all members to sign amended plats.

Commissioner Beltz made a motion to approve the Amending Plat of the Final Plat of West Oaks, Section Three, Phase A, and was seconded by Commissioner Mathis.

**Motion passed to approve 5 to 0.**

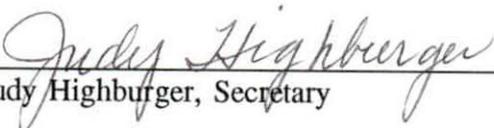
**IV. NEXT MEETING DATE:** Monday, November 3, 1997, 6:00 p.m.

**V. ADJOURNED** 6:20 p.m.

Minutes approved as submitted this 3 day of November  
A.D., 1997.

  
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Pat Lopez, Chairman

ATTEST:

  
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Judy Highburger, Secretary



September 26, 1997

Mr. John Hargrove, P.E.  
City Engineer  
P.O. Box 2068  
Pearland, Texas 77588-2068

Reference: US Home Corporation  
Countryplace Section 13 Variance  
FSI JO 94006-12

Dear Mr. Hargrove:

On behalf of US Home Corporation, we hereby request a variance on the plat for Countryplace Section 13 in reference to the following items:

1. Use of a 20 foot front building line on front access garages.
2. Use of a 15 foot building line on houses with garages that do not face the street right-of-way on lots 2 through 5, Block 1.
3. Use of a 10 foot side setback between houses.

The request is based on the following considerations:

20 foot Front Building Line

The lots along West Palmcrest Court front on a 60 foot street right-of-way. This 60 feet plus the 20 foot building line would provide a total of 100 feet between houses. The 20 foot building line provides adequate space to park a car in the driveway without blocking the sidewalk.

15 foot Front Building Line on Lots 2 through 5 Having Side Driveway Access to the Garage

Concerning lots 2 through 5, certain houses will be built with garages that do not face the street. Driveways will tie into the street then turn into the side accessed garage. We request a 15 foot building line for these lots when a side access garage is used.

This variance is necessary on said lots that are only 97 feet deep because of the installation of the fence 8 feet outside the Countryplace Section One rear lot line and extending into Countryplace Section 13. Without the use of the 15 foot building line, nearly all house plans cannot be built on these lots. One of the concerns about a reduced building line (less than 20 foot) is that cars parked on the driveway would extend onto the sidewalk crossing area. By using a side access garage, cars could be parked on the driveway beyond the building line, thus keeping the sidewalk open.



Mr. John Hargrove, PE.  
September 26, 1997  
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The use of a 15 foot building line would apply only to the following: 1) lots 2 through 5; 2) houses with garages having side access. All lots having front access garage plans would remain at 20 foot. In reference to the plat submitted for approval, the building line is labeled 15 or 20 foot and refers to note 17 on the plat that states: "As to Lots 2 through 5, Block 1, houses with garages that face the public right-of-way shall have a building set-back line of 20 feet. Houses with garages not facing the public right-of-way shall have a minimum set-back line of 15 feet." This concept was approved for Countryplace Section 12.

10 foot Side Setback Between Houses

Pearland requires a total side setback of 15 feet between houses. Since all of Countryplace Subdivision has been built and approved with the 10 foot side setback, we request use of a 10 foot setback on the standard single family lots on West Palmcrest Circle.

All houses in Countryplace subdivision are one story units which reduces the crowded appearance of the houses.

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

Sincerely,

Steven P. Gardner, P.E.  
Project Manager