

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, JUNE 4, 2001, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** May 21, 2001

**III. NEW BUSINESS**

- A. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Fairways at Highland Glen Section One, a subdivision of 47.9945 acres out of the D.H.M. Hunter Survey, A – 76, City of Pearland, Brazoria County, Texas.
- B. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Fairways at Highland Glen Section Two, a subdivision of 39.7827 acres out of the D.H.M. Hunter Survey, A – 76, City of Pearland, Brazoria County, Texas.
- C. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the J.R.G. Subdivision, being a subdivision of 0.7021 acres, located in Section 5, H.T. & B.R.R. Co., A – 237, City of Pearland, Brazoria County, Texas.
- D. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Park Village Estates Section Four, a subdivision of 13.5895 acres of land out of the H.T. & B.R.R. Co. Survey, A – 509, City of Pearland, Brazoria County, Texas.
- E. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Seventh Fairway Estate, a subdivision 1.0376 acre tract out of W.D.C. Hall Survey, A – 23, City of Pearland, Harris County, Texas.
- F. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Shadow Creek Ranch SF – 7A, a subdivision of 13.007 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675 and Section 3, A – 678, City of Pearland, Brazoria County Texas.
- G. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Shadow Creek Ranch SF – 7B, a subdivision of 18.907 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675 and Section 3, A – 678, City of Pearland, Brazoria County Texas.
- H. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Shadow Creek Ranch SF – 9A, a subdivision of 20.893 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675, and William Morris Survey, A – 344 City of Pearland, Brazoria County, Texas.

**I. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Shadow Creek Ranch SF – 9B, a subdivision of 41.525 acres being out of the T.C.R.R. Co. Survey, Section 4, A - 675, Section 3, A – 678, and the William Morris Survey, A – 344, City of Pearland, Brazoria County, Texas.

**J. CONSIDERATION & POSSIBLE ACTION** – Preliminary Right – of – Way Plat of Shadow Creek Ranch / Sapphire Bay Drive, a subdivision of 2.414 acres being out of the T.C.R.R. Co., Survey Section 3, A – 678, and the B.R.R. Co. Survey, Section 82, A – 565, City of Pearland, Brazoria County, Texas.

**IV. NEXT MEETING DATES:** June 11, 2001 (JPH & Regular Meeting)  
June 18, 2001 (Regular Meeting)

**V. ADJOURNEMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.**

**POSTED:** \_\_\_\_\_ Day of \_\_\_\_\_, 2001 A.D.

**REMOVED:** \_\_\_\_\_ Day of \_\_\_\_\_, 2001 A.D.

**MINUTES – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND HELD MONDAY, JUNE 4, 2001, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 6:47 PM with the following present:

Vice Chairperson	Donald Glenn
Commissioner	Todd Iocco
Commissioner	Russ Selemon
Commissioner	Robert Scherrer
City Engineer	John Hargrove
Secretary	Mona Ann Phipps

**II. APPROVAL OF MINUTES: May 21, 2001**

Commissioner Todd Iocco made a motion, seconded by Commissioner Russ Selemon, to approve the minutes of May 21, 2001.

Motion passed 4 to 0.

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Fairways at Highland Glen Section One, a subdivision of 47.9945 acres out of the D.H.M. Hunter Survey, A – 76, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) Final plat submittal must include layout design for town ditch on South boundary.
- 2) Exterior easements must have file numbers.
- 3) Add the verbage "Ordinance 509-489" to Note 15.
- 4) Shady Gate Lane must be moved either 150' South or a minimum of 110' North to comply with the Drainage Criteria Manual and Land Use and Urban Development Ordinance.

Commissioner Todd Iocco made a motion, seconded by Commissioner Russ Selemon, to recommend approval with staffs comments.

Motion passed 4 to 0.

**B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Fairways at Highland Glen Section Two, a subdivision of 39.7827 acres out of the D.H.M. Hunter Survey, A – 76, City of Pearland, Brazoria County, Texas.**

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) Final plat submittal must include layout design for town ditch on South boundary.
- 2) Exterior easements must have file numbers.
- 3) Add the wording "Ordinance 509-489" to Note 15.
- 4) Shady Gate Lane must be moved either 150' South or a minimum of 110' North to comply with the Drainage Criteria Manual and Land Use and Urban Development Ordinance.

Commissioner Russ Selemon made a motion, seconded by Commissioner Robert Scherrer, to recommend approval with staff comments.

Motion passed 4 to 0.

**C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the J.R.G. Subdivision, being a subdivision of 0.7021 acres , located in Section 5, H.T. & B.R.R. Co., A – 237, City of Pearland, Brazoria County, Texas.**

City Engineer John Hargrove stated that staff recommends approval with the note that Board Member "Randy Patro" be removed from the final plat.

Commissioner Todd Iocco made a motion, seconded by Commissioner Russ Selemon, to recommend approval with staffs comment.

Motion passed 4 to 0.

**D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Park Village Estates Section Four, a subdivision of 13.5895 acres of land out of the H.T. & B.R.R. Co. Survey, A – 509, City of Pearland, Brazoria County, Texas.**

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) Remove the name "Randy Patro" from the final plat.
- 2) Exterior easement must have file numbers.
- 3) Add "Note 14 - Land Is zoned R-3 at the time of platting".

Commissioner Robert Scherrer made a motion, seconded by Commissioner Russ Selemon, to recommend approval with staff comments.

Motion passed 4 to 0.

**E. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Seventh Fairway Estate, a subdivision 1.0376 acre tract out of W.D.C. Hall Survey, A – 23, City of Pearland, Harris County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) Remove the name "Richard Tetens" from the final plat.
- 2) Make City limits solid continuous line, not dashed line.
- 3) Add "Note 13 - Land is zoned R-1 at the time of platting".

Commissioner Todd Iocco made a motion, seconded by Commissioner Russ Selemon, to recommend approval with staff comments.

Motion passed 4 to 0.

**F. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Shadow Creek Ranch SF – 7A, a subdivision of 13.007 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675 and Section 3, A – 678, City of Pearland, Brazoria County Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) All exterior easements must show file numbers.
- 2) Remove the notes calling for a 14' rear building line.

Mr. Hargrove explained that the Land Use and Urban Development Ordinance requires a 20' rear building line. He recommends not showing a rear building line on plats due to the confusion with easements.

- 3) Add "Note 11 - No lots shall have access to Sapphire Bay Drive".
- 4) Remove the names of "Randy Patro" and "Richard Tetens".
- 5) Add "Note 17 - Land is zoned PUD at the time of platting."

Commissioner Russ Selemon stated that Note 14 refers to an agreement signed prior to the adoption of the Park Land Dedication ordinance. He would like for the developer to state the date that agreement was made so that Planning and Zoning can verify that it was prior the adoption of the ordinance. City Engineer John Hargrove explained that he has verified the date.

Commissioner Todd Iocco made a motion, seconded by Commissioner Russ Selemon, to recommend approval with staff comments.

Motion passed 4 to 0.

**G. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Shadow Creek Ranch SF – 7B, a subdivision of 18.907 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675 and Section 3, A – 678, City of Pearland, Brazoria County Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) All exterior easements must show file numbers.
- 2) Remove the notes calling for a 14' rear building line.
- 3) Add "Note 11 - No lots shall have access to Sapphire Bay Drive".
- 4) Remove the names "Randy Patro" and "Richard Tetens".
- 5) Add "Note 17 - Land is zoned PUD at the time of platting."
- 6) Change the number "11" to the number "14" on Note 12.

Commissioner Todd Iocco made a motion, seconded by Commissioner Robert Scherrer, to recommend approval with staff comments.

Motion passed 4 to 0.

**H. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Shadow Creek Ranch SF – 9A, a subdivision of 20.893 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675, and William Morris Survey, A – 344 City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) Change the street name "Rivermist".  
Mr. Hargrove explained that this street name has already been used in another subdivision.
- 2) Remove rear building line markings.
- 3) Change the 10' building line to a 15' building line on Lots 16 and 21, Block 1 and Lot 14, Block 2.
- 4) All exterior easements must include recording numbers.
- 5) Add "Note 17 - Land is zoned PUD at the time of platting."
- 6) Remove the names "Randy Patro" and "Richard Tetens" from the final plat.

Mr. Hargrove recommended that the developer of Shadow Creek get a current street name list to be sure of the names that have already been used.

Commissioner Todd Iocco made a motion, seconded by Commissioner Robert Scherrer, to recommend approval with staff comments.

Motion passed 4 to 0.

**I. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Shadow Creek Ranch SF – 9B, a subdivision of 41.525 acres being out of the T.C.R.R. Co. Survey, Section 4, A - 675, Section 3, A – 678, and the William Morris Survey, A – 344, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 1) “Misty Morning Circle” should be “Misty Morning Court”.
- 2) The streets “Soft Breeze” and “Sunrise Creek Court” exceed 600' in length, therefore, they require a 36' width. If the final shows a 28' width, it must be submitted with a variance request.
- 3) 20' sanitary reserve for land on South side should be marked as “Commercial Reserve C”.
- 4) Change the street name “Sunrise Creek”.
- 5) Remove all rear building lines.
- 6) Show recording information on all easements.
- 7) Remove the names “Randy Patro” and “Richard Tetens”.
- 8) Show 15' side building lines on Lot 18 and 23, Block 1, Lot 59, Block 2, and Lots 4 and 10, Block 3.
- 9) Add “Note 17 - Land zoned PUD at the time of platting”.

Commissioner Todd Iocco made a motion, seconded by Commissioner Robert Scherrer, to recommend approval with staff comments.

A discussion ensued regarding the possibility of changing the length of Sunrise Creek Court. City Engineer John Hargrove explained that City Council looks negatively on variances.

Motion passed 3 to 1.

**J. CONSIDERATION & POSSIBLE ACTION** – Preliminary Right – of – Way Plat of Shadow Creek Ranch / Sapphire Bay Drive, a subdivision of 2.414 acres being out of the T.C.R.R. Co., Survey Section 3, A – 678, and the B.R.R. Co. Survey, Section 82, A – 565, City of Pearland, Brazoria County, Texas.

City Engineer John Hargrove stated that staff recommends approval with the following corrections:

- 9) Remove the names “Richard Tetens” and “Randy Patro”.
- 10) Add “Note 12 - Land is zoned Planned Unit Development at the time of platting.
- 3) Show a minimum of two contours on preliminary plat.

Commissioner Robert Scherrer made a motion, seconded by Commissioner Russ Selemon, to recommend approval with staff comments.

Motion passed 4 to 0.

**IV. NEXT MEETING DATES:** June 11, 2001 (JPH & Regular Meeting)  
June 18, 2001 (Regular Meeting)

**V. ADJOURNMENT**

The meeting adjourned at 7:21 PM.

These minutes respectfully submitted by:

  
\_\_\_\_\_  
Mona Ann Phipps, Secretary

Approved this 7 day of JULY, 2001.

  
\_\_\_\_\_  
Charles Viktorin, Chairperson

06/04

**MEMBERS OF THE PLANNING & ZONING COMMISSION**  
**(3 YEAR TERM)**  
**(2 TERMS ALLOWED)**  
**as of 04/01**

out of town

<u>MEMBER</u>	<u>TERM EXPIRES</u>	<u>PHONE #'S</u>
H. CHARLES VIKTORIN, Chairman 2905 Smith Road Pearland, TX 77584	November, 2002	Home: 281-485-4111 Mobile: 281-413-1844 Work: 281-997-3438 Fax: 281-997-3728
Yes DONALD GLENN, Vice-Chairman 1112 Gulfton Pearland, TX 77581	March, 2002	Home: 281-996-1809 Office: 713-892-0340 Fax: 713-892-0380
Yes Out of town TODD IOCCO 3510 Shadycrest Pearland, TX 77581	March, 2002	Office: 281-997-3747 Mobile: 281-923-8633 Fax: 281-403-1433
Yes ROBERT SCHERRER 5315 Colonial Drive Pearland, TX 77584	April, 2004	Office: 713-529-3992 Fax: 713-529-8161
Yes RUSS SELEMON 2312 John Pearland, TX 77581	November, 2002	Office: 409-766-6445 Home: 281-996-9785 Fax: 409-766-6541

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IV. **NEXT MEETING DATES:** June 11, 2001 (JPH & Regular Meeting)  
June 18, 2001 (Regular Meeting)

V. **ADJOURNEMENT**

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Posted: June 1, 2001

Removed: June 8, 2001