

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, MARCH 7, 1994, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Jack Womack (arrived 7:06 p.m.)
Commissioner	Pat Lopez
Commissioner	Helen Beckman
Commissioner	Barbara Lenamon
Division Director - Planning, Public Works and Parks	Richard Burdine
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

Commissioner Robert Larsen was absent.

APPROVAL OF MINUTES

The approval of the minutes was passed since there were not enough commission members present to vote. Commissioner Jack Womack arrived and the Commission acted after the completion of New Business and the Director's Report as follows:

A motion to approve the minutes of the 2-14-94 meeting, was made by Commissioner Jack Womack, seconded by Barbara Lenamon.

Motion Passed 3 to 0. (Richard Tetens, Emil Beltz and Helen Beckman abstained)

NEW BUSINESS

Preliminary Re-Plat Oakbrook Subdivision, Section One Reserve "B". Al Lentz of Lentz Engineering was present, requesting a variance to allow a 2' wide planting easement along Dixie Farm Road in place of the 10' wide easement specified by the Subdivision Ordinance. He stated a

10' easement would cause them to lose an entire lot.

Commissioner Helen Beckman made the motion, seconded by Commissioner Jack Womack to **deny** the variance to allow a two (2) foot wide planting easement along Dixie Farm Road in place of the ten (10) foot wide easement specified by the development ordinance.

Motion Passed 4 to 2.

Mr. Lentz stated the decision to deny the variance as requested would eliminate the need to vote on the preliminary re-plat and he would come back to the Commission with a revised layout.

Final Plat Bethel Subdivision, Section 2. John Garner was present representing Municipal Engineering. Bethel is an open ditch subdivision located in the extraterritorial jurisdiction. It will have a private water system and each lot will have it's own septic system.

Commissioner Jack Womack made the motion, seconded by Vice Chairman Emil Beltz to grant the variance for a 955' cul-de-sac as requested and accept the final plat of Bethel Subdivision.

Motion Passed 6 to 0.

Preliminary Plat Ashton Park. John Garner was present representing Municipal Engineering. Don Barras and Jerry Barras of Heritage Erectors were also present requesting a variance allowing a two (2) foot planting and screening easement instead of a ten (10) foot fencing easement. Discussion followed regarding possible alternatives to the 10' planting easement.

Commissioner Helen Beckman made the motion, seconded by Vice Chairman Emil Beltz to **deny** the variance allowing a two (2) foot planting and screening easement instead of a ten (10) foot fencing easement; and to approve the Preliminary Plat of Ashton Park Subdivision with the variance to allow reduction of the 25 foot front building line to a 20 foot front building line of the six "knuckle" lots on Vista Lane as requested, subject to the addition of the ten (10) foot planting and screening easement on the Final Plat.

Motion Passed 6 to 0.

Director's Report:

Richard Burdine said there is a need to look at the Subdivision Ordinance for clarification of the purpose of the ten (10) foot screening easement.

The workshop on Impact Fees held on February 24, 1994 was well received by the City Council. The fees recommended by the Commission seemed to be acceptable, with a meter set fee of \$100.00 being adequate. (A total increase of \$647.00 over today's fees, is the net result.)

The Public Hearing on Impact Fees is scheduled for March 28, 1994 at 6:00 p.m. After the public hearing, City Council has 30 days in which to take action.

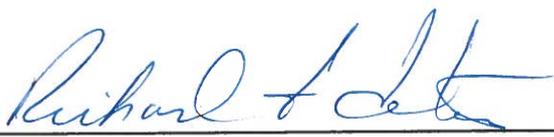
Mr. Burdine also stated we are waiting to get the contract from the state for the preliminary engineering of the Hughes Road extension.

It also looks as though we will be able to apply for federal funds this fall for overpasses at the railroad tracks. There are approximately 20 trains that pass through Pearland on a daily basis.

He also stated that the new Super K-Mart store has stimulated activity in that part of town. The Blockbuster Video store is now open and there is talk that Taco Cabana is looking into a lot on the north side of the new K-Mart location. There are also a number of smaller residential developments currently in the works.

Adjourned: 8:39 p.m.

Minutes approved as submitted and/or corrected this 4th day of April
A.D., 1994.


Richard Tetens, Chairman

ATTEST:


Wendy Standorf, Secretary to the Commission

AGENDA - REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MONDAY, MARCH 7, 1994 AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of February 14, 1994

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY RE-PLAT OAKBROOK SUBDIVISION, SECTION ONE RESERVE "B" A parcel of land containing 9.0343 acres (393,535 square feet) more or less being all of Reserve B of Oakbrook Subdivision, Section 1, Phase 1, according to the amending plat thereof recorded in Volume 19, Page 41, Map Records, Brazoria County, Texas, and 0.6900 acres, 30,057 square feet out of Lot 7 of the George W. Jenkins Subdivision, Volume 79, Page 616, Map Records, Brazoria County, Texas, said 9.0343 acre tract being in the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT BETHEL SUBDIVISION, SECTION 2, Being a 25.02 acre tract of land out of Lots 39, 40, 55 and 56, Section 19 Allison Richey Gulf Coast Home Co. Subdivision, Abstract 243, as recorded in Volume 2, Page 23, Brazoria County Plat Records, Brazoria County, Texas.

C. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT ASHTON PARK SUBDIVISION, Being a 40.00 acre tract of land situated in the Southeast one-quarter (SE 1/4) of Section 13, H.T. & B. R.R. Survey, Abstract 240, Brazoria County, Texas.

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

Posted: 4th Day of March, A.D., 1994 3:10 P.M.

Removed: 8th Day of ~~31~~th March, A.D., 1994