

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, NOVEMBER 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	Emil Beltz
Vice Chairman	Pat Lopez
Commissioner	Marshall Eggers
Commissioner	Kevin Cole
Commissioner	Charles Philipp
Commissioner	Peggy Mayfield-Royer
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: Minutes of October 24, 1994

A motion to approve the minutes of the 10-24-94 meeting, was made by Commissioner Charles Philipp, seconded by Commissioner Marshall Eggers.

Motion Passed 6 to 0.

NEW BUSINESS

Landscape Plan 3414 Swenson.

Division Director Richard Burdine stated the landscape plan was in compliance with the ordinance.

The final certificate of occupancy is held until the final inspection has been made. A temporary

certificate of occupancy will be issued if the landscaping is not complete because of the season.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Marshall Eggers to approve the landscape plan for 3414 Swenson.

Motion Passed 6 to 0.

Preliminary Plat Countryplace Section Eleven. Stan Winter representing Vernon Henry & Associates was present requesting approval of the final plat of Countryplace Section Eleven, and requesting approval of a variance to allow a 20' front setback on lots of 105' in depth.

City Engineer Hargrove recommended approval as submitted.

Commissioner Marshall Eggers made the motion, seconded by Vice Chairman Pat Lopez to approve the preliminary plat of Countryplace Section Eleven and to approve the variance requested.

Variance granted:

1. Variance granted to allow a 20' front setback on lots of 105' in depth.

Motion Passed 6 to 0.

Preliminary Plat Magnolia Estates Section One: City Engineer Hargrove stated for the Commission's information that the owner is considering combining lots 2 & 3, and we may see it that way on the final plat. He recommended approval as submitted.

Commissioner Charles Philipp made the motion, seconded by Commissioner Marshall Eggers to approve the preliminary plat of Magnolia Estates Section One as submitted.

Motion Passed 6 to 0.

Discussion of Proposed Changes to the Subdivision Ordinance. Mr. Burdine presented "27.3 Procedures for submission of plats, section 27.3(D) Final Plat (Subdivision Plat)", and section 27.3(E), Minor Plats, to the Commission and explained the changes shown.

City Engineer Hargrove asked that "construction drawing approval shall not extend beyond two years from the date of approval of final plat by the Planning & Zoning Commission without being formally re-approved" be added to section 27.3(D)4.

He also asked that "all plats must include at least one corner tied to Texas State Plane coordinates and the City of Pearland GPS grid" be added to section 27.3(D)5(a)2.

To maintain consistency throughout the ordinance, section 27.3(D)5(l) needs to have "professional land" added.

NOTE:

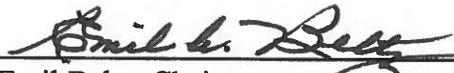
Verify ordinance no. 421-6; and

Re-align lettering in Section 27.3(D)5(b) through 27.3(D)5(n)5.

Next Meeting Date: Monday, November 14, 1994, immediately following the Joint Public Hearing with City Council.

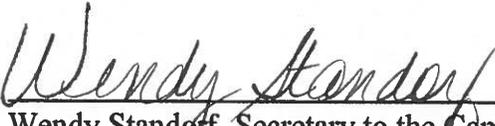
Adjourned: 7:48 p.m.

Minutes approved as submitted and/or corrected this 14th day of November A.D., 1994.



Emil Beltz, Chairman

ATTEST:



Wendy Standoff, Secretary to the Commission

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of October 24, 1994

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, 3414 Swenson.

B. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT, COUNTRYPLACE, SECTION ELEVEN, being 10.3 acres in the H.T. & B. R.R. Co. Survey, A-310, Brazoria County, Texas.

Variance Requests:

1. Variance requesting 20' front setback on lots of 105' in depth.

C. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT, MAGNOLIA ESTATES, SECTION 1, 8.0691 acres being out of Lot 1, O.W. Willits Subdivision, W.D.C. Hall League, A-70, Vol. 3, Pg. 65 BCPR & being out of a replat Minnetex Acres Vo. 16, Page 294 BCPR, Pearland, Brazoria County, Texas.

D. DISCUSSION - PROPOSED CHANGES TO THE SUBDIVISION ORDINANCE.

IV. NEXT MEETING DATE: November 14, 1994, immediately following the Joint Public Hearing with City Council.

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

Posted: 3rd Day of November, A.D., 1994 2:48 P.M.

Removed: 9th Day of November, A.D., 1994