

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, DECEMBER 5, 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 November 14, 1994

A motion to approve the minutes of the 11-14-94 meeting, was made by Vice Chairman Pat Lopez, seconded by Commissioner Peggy Mayfield-Royer.

Motion Passed 6 to 0.

NEW BUSINESS

Landscape Plan Taco Bell, 2110 N. Main. No action was taken. Landscape Plan was approved by the Commission on August 15, 1994.

Final Plat Southwyck Section Eight, Phase One. Steve Gardner representing Ferro Saylor and Alan Bauer representing Amvest were present requesting the approval of the final plat of Southwyck

Section Eight, Phase One, along with two variances.

City Engineer Hargrove stated that he was in agreement with the Fire Marshal in not liking one entrance into such a large subdivision.

Commissioner Charles Philipp made the motion, seconded by Commissioner Marshall Eggers to approve the final plat of Southwyck Section Eight, Phase One, and to approve the two variances requested.

Variations granted:

1. Variance granted to allow a 20 foot front building line around the cul-de-sac lots and the "thumbnail" lots.
2. Variance granted to allow a five (5) foot side lot building line.

Motion Passed 6 to 0.

Final Plat Fairway Village at Silverlake, Section One (preliminary plat approved as Southwyck Section 15): Thomas Stroh representing Jones & Carter and Tom Wilcox representing Southwyck Joint Venture were present requesting approval of the final plat of Fairway Village at Silverlake, Section One, along with two variances.

City Engineer Hargrove recommended approval as submitted.

Commissioner Kevin Cole made the motion, seconded by Vice Chairman Pat Lopez to approve the final plat of Fairway Village at Silverlake, Section One, and to approve the two variances requested.

Variations granted:

1. Variance granted to allow 20 foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Variance granted to allow five (5) foot side lot building setback lines with 10 foot separation between structures.

Motion Passed 6 to 0.

Final Plat The Gardens at Silverlake, Section 1 (preliminary plat approved as Southwyck Section 11): Thomas Stroh representing Jones & Carter and Tom Wilcox representing Southwyck Joint Venture were present requesting the approval of the final plat of The Gardens at Silverlake, Section 1, along with two variance requests.

City Engineer recommended approval as submitted.

Commissioner Marshall Eggers made the motion, seconded by Commissioner Kevin Cole to approve the final plat of The Gardens at Silverlake, Section 1, and to approve the two variances requested.

Variances granted:

1. Variance granted to allow 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Variance granted to allow units to be built up to the side lot (zero lot line) with 10' separation between units.

Motion Passed 6 to 0.

Final Plat Lakepointe at Silverlake, Section 1 (preliminary plat approved as Southwyck Section 14). Thomas Stroh representing Jones & Carter and Tom Wilcox representing Southwyck Joint Venture were present requesting the approval of the final plat of Lakepointe at Silverlake, Section 1, along with two variance requests.

City Engineer recommended approval as submitted.

Commissioner Charles Philipp made the motion, seconded by Commissioner Kevin Cole to approve the final plat of Lakepointe at Silverlake, Section 1, and to approve the two variances requested.

Variances Granted:

1. Variance granted to allow 20 foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Variance granted to allow five (5) foot side lot building setback lines with 15-foot separation between structures.

Motion Passed 6 to 0.

Final Plat Parkside at Silverlake, Section 1 (preliminary plat approved as Southwyck Section 6). City Engineer Hargrove recommended approval as submitted.

Vice Chairman Pat Lopez made the motion, seconded by Commissioner Marshall Eggers to approve the final plat of Parkside at Silverlake, Section 1, and to approve the variances requested.

Variances granted:

1. Variance granted to allow 20 foot building line in lieu of a 25 foot building line on the two cul-de-sacs and one "thumbnail" within Parkside at Silverlake, Section 1.

2. Variance granted to allow 5 foot setbacks with 15' separation between structures.

Motion Passed 6 to 0.

Discussion of Proposed Changes to the Subdivision Ordinance. In Section 27.3D(4) that was discussed at the 11-7-94 meeting, the expiration should be consistent with Brazoria County Drainage District No. 4, therefore it needs to be changed to "one year from the date of approval".

In Section 27.3D(4)(b)(f) that was discussed at the 11-7-94 meeting, "See Ordinance No. 421-6" needs to be removed.

Mr. Burdine presented section "27.4 General requirements and minimum design standards to the Commission and explained the changes shown.

In Section 27.4(A)(1) the word "through" needs to be struck through.

In Section 27.4(A)(3)(p) capitalize the letter "p" on the word Plan throughout the paragraph.

In Section 27.4(C)(3) remove the strike out.

In Section 27.4(C)(5) strike through the word "easement".

In Section 27.4(C)(8), paragraph needs some work.

In Section 27.4(D) add "shall be required" to the end of the paragraph.

In Section 27.4(E)(2) change "five (5) feet" to "ten feet".

In Section 27.4(E)(5) preservation language is needed.

Next Meeting Date: Monday, January 16, 1995.

Adjourned: 8:38 p.m.

Minutes approved as submitted and/or corrected this 16th day of January
A.D. ~~1994~~ 1995

Emil D. Beltz
Emil Beltz, Chairman

ATTEST:

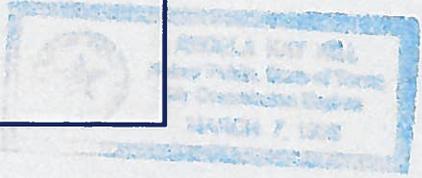
Wendy Standorf
Wendy Standorf, Secretary to the Commission

ally appeared Ray Stauffacher, known
d to the foregoing instrument, and
d corporation. for the purposes and
n stated.

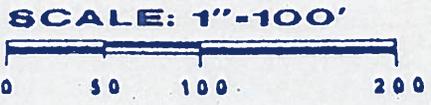
29th day of October.

Ray Stauffacher
Signature)

County, Texas.
98



BEARINGS REFER TO A TRUE MERIDIAN
DECLINATION 8° EAST OF NORTH



y, Texas, this 29th day of

[Signature]

an Keller
ommissioner/Secretary
rainage District No. 4
razoria County, Texas

[Signature]

alcolm A. Collins
istrict Engineer
rainage District No. 4
razoria County, Texas

nty, Texas this _____ day of

ames Clawson
ommissioner/Precinct 2
razoria County, Texas

f. A. Brooks
ommissioner/Precinct 4
razoria County, Texas

FINAL PLAT

SOUTHWYCK SECTION EIGHT PHASE ONE

A Subdivision of 20.2182 Acres of Land
out of the
George C. Smith Survey, Abstract No. 548, Section 22
located in
Brazoria County, Texas

20.2182 Acres 6 Blocks 80 Lots 2 Reserve

Owner
Southwyck Eight Ltd.
Clinton Wong, President
7676 Woodway, Suite 238, Houston, Texas 77063
713-784-6102

Engineer
Bernard Johnson Young, Inc.
3000 Wilcrest, Suite 200, Houston, Texas 77042
713-977-7411

Surveyor
Foster - Rainwater Associates Surveying
3425 Federal Street, Pasadena, Texas 77504
713-941-0070

Scale 1" = 100' Date: September 1994



RECEIVED NOV 22 1994

November 22, 1994

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

Reference: Southwyck Eight Ltd
Southwyck Section 8 Final Plat
FSI JO 94014-80

Dear Mr. Hargrove,

On behalf of Southwyck Eight Ltd, we request a variance on the following items in Southwyck Section Eight, Phase One:

1. Use a 20 foot front building line around the cul-de-sac lots and the "Thumbnail" lots. The request of variance is necessary since the depth of these lots is less than lots along a straight or slightly curved road. Without the variance, certain houses plans could not be built on the lots. Since these cul-de-sac and thumbnail lots have wider right-of-ways, the offset between houses across the street is still maintained.
2. Use of a five (5) foot side lot building line. Total separation between houses would be 10 foot. This request for a 10 foot side separation has been granted on all previous sections within Southwyck Subdivision.

Sincerely,

Steven P. Gardner, P.E.
Project Manager

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 5, 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 November 14, 1994

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - LANDSCAPE PLAN, Taco Bell 2110 N. Main.

B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT, Southwyck Section Eight, Phase One, a subdivision of 20.2182 acres of land out of the George C. Smith Survey, Abstract No. 548, Section 22 located in Brazoria county, Texas.

Variance Requests:

1. Use a 20 foot front building line around the cul-de-sac lots and the "Thumbnail" lots.
2. Use of a five (5) foot side lot building line.

The following variances were granted on the preliminary plat.

1. Variance granted to allow a 20' front building set back line in lieu of a 25' front building line on cul-de-sac lots.
2. Variance granted to allow a 5' set back (10' total between houses) in lieu of a 7' side set back (15' total between houses).

C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT, Fairway Village at Silverlake, Section One (preliminary plat approved as Southwyck Section 15), a subdivision of 29.197 acres of land out of the G.C. Smith Survey, Abstract No. 548, Brazoria County, Texas.

Variance Requests:

1. Variance request to allow for 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Variance request to allow five (5) foot side lot building setback lines with 10-foot separation between structures.

The following variances were granted on the preliminary plat.

1. Variance granted to allow 20-foot building line setbacks on lots fronting the bulb portion of a cul-de-sac.

- D. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT, The Gardens at Silverlake, Section 1, (preliminary plat approved as Southwyck Section 11), a subdivision of 22.748 acres of land out of the John W. Maxey Survey, Abstract No. 721 and H.T.&B. R.R. Co. Survey, Abstract No. 309, Brazoria County, Texas.**

Variance Requests:

1. Variance request to allow for 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Variance request to allow five (5) foot side lot building setback lines with 10-foot separation between structures.

The following variances were granted on the preliminary plat.

1. Variance granted to allow 20-foot building line set backs on lots fronting the bulb portion of a cul-de-sac.
2. Variance granted to allow units to be built up to the side lot (zero lot line). the required minimum fifteen (15) foot separation between units will still be maintained.

- E. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT, Lakepointe at Silverlake, Section 1, (preliminary plat approved as Southwyck Section 14), a subdivision of 27.298 acres of land out of the G.C. Smith Survey, Abstract No. 548, Brazoria County, Texas.**

Variance Requests:

1. Variance request to allow for 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Variance request to allow five (5) foot side lot building setback lines with 10-foot separation between structures.

The following variances were granted on the preliminary plat.

1. Variance granted to allow a 20-foot building line setbacks on lots fronting the bulb portion of a cul-de-sac.

F. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT, Parkside at Silverlake, Section 1 (preliminary plat approved as Southwyck Section 6), a subdivision of 24.0840 acres of land out of the J.W. Maxey Survey, Abstract No. 721, Section 18, located in Brazoria County, Texas.

Variance Requests:

1. Variance request to allow 20-foot building line in lieu of a 25-foot building line on the two cul-de-sacs and one "thumbnail" within Southwyck Section 6.
2. Variance request to allow 5 foot setback in Parkside at Silverlake Section One instead of the required 7.5 foot setback.

The following variance was granted on the preliminary plat.

1. Variance granted to allow 20-foot building line in lieu of a 25-foot building line on the two cul-de-sacs and one "thumbnail" within Southwyck Section 6.

G. DISCUSSION - PROPOSED CHANGES TO THE SUBDIVISION ORDINANCE.

IV. NEXT MEETING DATE: January 16, 1994

V. DIRECTOR'S REPORT

VI. ADJOURNMENT

Posted: 30th Day of November, A.D., 1994 4:30 P.M.

Removed: _____ Day of _____, A.D., 1994