

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, MAY 20, 1996, AT 7:00 P.M. IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Peggy Mayfield-Royer
Commissioner	Randy Patro
Commissioner	Robert Larsen
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove

Commissioner Jeffery O'Brien was absent.

II. APPROVAL OF MINUTES: Minutes of May 13, 1996

A motion to approve the minutes of the May 13, 1996, meeting was made by Vice Chairman Emil Beltz, seconded by Commissioner Marshall Eggers.

Motion Passed 6 to 0.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Final plat of Keilers Subdivision.

Mr. John Hargrove, City Engineer, approved the final plat as submitted with the following exception that an ink-stamp surveyor's seal be placed on the original plat as the impression seal doesn't come through on the reproductions.

Commissioner Eggers made the motion, seconded by Commissioner Peggy Mayfield-Royer to approve the final plat as submitted of Keilers Subdivision with the following exception that the ink-stamp surveyor's seal be placed on the original plat.

Motion Passed 6 to 0.

B. CONSIDERATION AND POSSIBLE ACTION - Preliminary plat of West Oaks Section Three.

Ms. Renee West, representing West Development, was present asking for approval of West Oaks, Section Three.

Mr. Hargrove recommended approval of the preliminary plat with no exceptions.

Commissioner Mayfield-Royer made the motion, seconded by Commissioner Eggers to approve

the preliminary plat of West Oaks, Section Three, as submitted.

Motion Passed 6 to 0.

C. CONSIDERATION AND POSSIBLE ACTION - Final plat of Crystal Lake Subdivision, Section One.

Variance Requests:

1. Use of a 20 foot building line around cul-de-sac lots.
2. Use of a 10 foot side building setback on Lot 25, Block 1.
3. Block length of 1,400 feet on the streets around the Lake. This includes Crystal Lake Circle North, and Crystal Lake Circle East.
4. Reductions and adjustments to back lot utility easement requirements including:
 - a. Use of an 8 foot back utility easement on Lots 3, 4, 5, 10, 11, 12, 34, & 35 of Block 2, instead of a 10 foot utility easement.
 - b. No back lot utility easement on lots backing on CR 403 and FM 865.
 - c. No back lot utility easement on lots abutting the Houston Memorial Cemetery.

Mr. Steve Gardner, representing Ferro Saylor, was present requesting approval of the final plat of Crystal Lake Subdivision. Mr. Gardner stated that the subdivision has front utility easements only, and has coordinated this with the utility companies.

Mr. Hargrove asked for details to be added to the plat to show a one foot reserve that lies within the eight foot utility easement. Mr. Gardner replied that change will be not be a problem. Mr. Hargrove added that he and the city attorney will withhold their signatures on the plat until the details are added.

Commissioner Randy Patro made a motion, seconded by Robert Larsen to approve the final plat of Crystal Lake, Section One, with the corrections specified by the city engineer.

Motion Passed 6 to 0.

D. CONSIDERATION AND POSSIBLE ACTION - Final plat of Lakepointe, Section Two at Silverlake.

Variance Requests:

1. Use of a 20 foot building line setback on lots fronting the bulb portion of cul-de-sac.
2. Use of a 5 foot side lot building line setback.

Ms. Catherine Garza, representing Jones and Carter and standing in for Thomas Stroh, requested approval of the final plat of Lakepointe, Section Two.

Mr. Hargrove recommends approval of the final plat.

Commissioner Eggers made a motion, seconded by Vice Chairman Beltz to approve the final plat of Lakepointe, Section Two at Silverlake with the requested variances.

Motion Passed 6 to 0.

E. CONSIDERATION AND POSSIBLE ACTION - Final plat of Winfield at Silverlake.

Variance Requests:

1. Use of 20 foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5 foot side lot building line setbacks.

Ms. Garza, representing Jones and Carter and standing in for Thomas Stroh, requested approval of the final plat of Winfield at Silverlake.

Mr. Hargrove informed the commissioners that the plat shows BCDD (Brazoria County Drainage District) which has now been changed to BDD #4 (Brazoria Drainage District). Mr. Hargrove also noted that Briarfield Court needs to be changed to Summerfield Court, as it is better to name the cul-de-sacs from the parent drive.

Ms. Garza replied the owner was advised of the name change but preferred to leave the streets named as they reflect on the plat. Mr. Richard Burdine stated the street name changes still need to be made.

Commissioner Larsen made a motion, seconded by Commissioner Mayfield-Royer to approve the final plat of Winfield at Silverlake with the requested variances, and the need to change the street names Briarfield Court to Summerfield Court.

Motion Passed 6 to 0.

F. CONSIDERATION AND POSSIBLE ACTION - Discussion of Capital Improvements Projects.

Mr. Burdine stated that he went over this subject at a recent meeting; however, there were some projects that needed to be added to the discussion:

1. Broadway Upgrade - Dixie Farm Road Intersection
2. Extension of Monroe Drive from Beltway 8 to SH 35
3. Widening of SH 35 from Clear Creek to Broadway (FM 518)

There was a lengthy discussion by the commissioners concerning those projects, and Mr. Burdine replied he would report back to the members with a revised plan at another meeting.

IV. Next Meeting Date: Monday, June 17, 1996; 7:00 p.m.

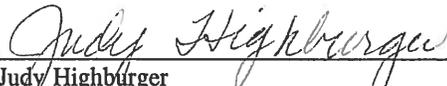
V. Adjourned: 7:52 p.m.

Minutes approved as submitted this 10 day of June
A.D., 1996.



Pat Lopez, Chairman

ATTEST:



Judy Highburger
Secretary to the Commission

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MAY 20, 1996, 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 May 13, 1996

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Keilers Subdivision, Brazoria County, Texas, a subdivision of two 0.952 acre tracts of land conveyed to Sidney F. Keilers and Virginia Keilers by deed dated January 25, 1995, recorded in File No. 95-003963 Official Records, Brazoria County, Texas, and deed dated February 6, 1995, recorded in File No. 95-004877 Official Records, Brazoria County, Texas, being out of a 3.363 acre tract known as Lot 2, Block 3, of Herridge-Miller S/D, being an unrecorded subdivision of 102 acres of land in Section 5, H.T. & B.R.R. Co. Survey, Abstract 237, Brazoria County, Texas.

B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of West Oaks Section Three, a 0.9889 acre tract 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.

C. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Crystal Lake Subdivision, Section One, being 49.571 acres of land out of the H.T. & B. R.R. Company Survey, Abstract 506 Brazoria County, Texas.

Variance Requests:

1. Use of a 20 foot building line around cul-de-sac lots.
2. Use of a 10 foot side building setback on lot 25 block 1.
3. Block length of 1,400 feet on the streets around the Lake. This includes Crystal Lake Circle North, Crystal Lake Circle East, Crystal Lake Circle South, and Crystal Lake Circle West.
4. Reductions and adjustments to back lot utility easement requirements including:
 - a. Use of an 8 foot back utility easement on Lots 3, 4, 5, 10, 11, 12,

34, & 35 of Block 2 instead of a 10 foot utility easement.

- b. No back lot utility easement on lots backing on CR 403 and FM 865.
- c. No back lot utility easement on lots abutting the Houston Memorial Cemetery.

D. CONSIDERATION AND POSSIBLE ACTION - Final plat of Lakepointe, Section 2 at Silverlake, a subdivision of 20.1472 acres of land out of the H.T. & B.R.R. Survey, abstract No. 309, and the G.C. Smith Survey, Abstract No. 548 Brazoria County, Texas.

Variance Requests:

- 1. Use of a 20 foot building line setback on lots fronting the bulb portion of cul-de-sac.
- 2. Use of a 5 foot side lot building line setback.

E. CONSIDERATION AND POSSIBLE ACTION - Final plat of Winfield at Silverlake, a subdivision of 24.9232 acres of land out of the G.C. Smith Survey, Abstract No. 548, Brazoria County, Texas.

Variance Requests:

- 1. Use of 20 foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
- 2. Use of 5 foot side lot building line setbacks.

F. CONSIDERATION AND POSSIBLE ACTION - Discussion of Capital Improvement Projects.

IV. NEXT MEETING DATE: Monday, June 3, 1996; 7:00 p.m.

V. ADJOURNMENT

Posted: 19th Day of May, A.D., 1996

2:30 p.m.

Removed: 22nd Day of May, A.D., 1996