

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, OCTOBER 7, 1996, AT 6:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM AT CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. with the following present:

Chairman	Robert Larsen
Commissioner	Emil Beltz
Commissioner	Marshall Eggers
Commissioner	Randy Patro
Assistant City Manager	Richard Burdine
City Engineer	John Hargrove

Vice Chairman Pat Lopez and Commissioner Jeffery O'Brien were absent.

II. APPROVAL OF MINUTES: Minutes of September 23, 1996

A motion was made by Commissioner Randy Patro, and seconded by Commissioner Emil Beltz to approve the Minutes of September 23, 1996.

Motion passed 5 to 0.

III. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION -** Final Plat of Briarglen, Section 4 & 5. Being a 18.5850 acre tract out of the Perry and Austin League Survey Abstract 111, Brazoria County, Texas, being a portion of a 36.3870 acre tract of land conveyed to Bill Wooten, as recorded in Vol. 1055, Pg. 719 of the Deed Records of Brazoria County, Texas, a portion of a 3.632 acre tract of land, a portion of an abandoned road out of the Hazeldale and Coffman Subdivision, as recorded in Vol. 3, Pg. 6, of the plat records of Brazoria County, Texas, portion of Briarglen, Sect. 3, as recorded in Vol. 19, Pg. 483-484, of the Plat Records of Brazoria County, Texas, and a portion of a 4.13 acre tract of land conveyed to Tejas Gas Pipeline Co., as recorded in the Plat Records of Brazoria County, Texas.

Variance Request:

1. 20 foot front building line on all cul-de-sac lots.
2. 20 foot front building line on Lot 22, Block 22; Lot 6, Block 4; and Lots 1, 2, 3, & 4, Block 5.

Mr. John Garner of Municipal Engineering, was present representing Coastal Bend Property Development, LLC, and was seeking approval of the final plat of Briarglen, Section 4 and 5.

Mr. John Hargrove, City Engineer, said the prints of the plat submitted do not agree with the mylar; however, changes have been made on the mylar.

Mr. Dan Rucker, agent, for Coastal Bend Development, LLC, was also present. He presented Mr. Hargrove with a Hold Harmless Agreement.

Mr. Hargrove said staff recommends approval of the plat, and he and the City Attorney will withhold their signatures on the final plat until the mylar and Hold Harmless Agreement are recorded.

A motion was made by Commissioner Patro, and seconded by Commissioner Marshall Eggers to approve the final plat of Briarglen, Section 4 & 5, with the requested variances.

Motion passed 4 to 0.

- B. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Partial Replat of Cobblestone.** Being a subdivision of 10.0889 acres and a replat of Cobblestone, Reserves "A", "B", and "G", and Lots 1 through 7, Block 2, and a partial replat of Reserve "E", Block 2, as recorded in Volume 19, Pages 323-324 of the Brazoria County Plat Records, the Perry and Austin League A 111, Pearland, Brazoria County, Texas.

Variance Request:

20 foot front building line.

Mr. Garald Munger, Jr., Surveyor, was present representing R. and S. Land Co., Inc.. He was requesting approval of the preliminary plat of the partial replat of Cobblestone.

Commissioner Patro asked what changes were made on the replat, and Mr. Hargrove stated that Area C is zoned multi-family/GB, and is being rezoned to R2. The zoning is not yet effective. The first reading before City Council will be October 14, 1996, with the second reading on October 28, 1996.

Chairman Larsen asked Mr. Munger if he assumed the zoning was in effect, to which Mr. Munger replied in the affirmative. The Chairman was concerned if the zoning application does not pass, then the preliminary plat would not be accurate.

Discussion followed with other concerns regarding the zoning application. Mr. Hargrove suggested the item be tabled until after the zoning change was in effect.

A motion was made by Commissioner Patro, and seconded by Commissioner Beltz to table the preliminary plat of the partial replat of Cobblestone with the requested variance.

Motion to table passed 4 to 0.

- C. **CONSIDERATION AND POSSIBLE ACTION** - Preliminary Replat of Lot 1, Block 4, Green Tee Terrace, Section 1, Vol. 170, Pg. 28, H.C.M.R. to include adjacent property in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas.

Mr. Al Lentz, of Lentz Engineering, was present representing Gaston and Camille Barmore, owners, and requested approval of the preliminary replat of Lot 1, Block 4, Green Tee Terrace, Section 1.

Mr. Lentz said that this portion of the property was rezoned to R2 and R3 PUD. The plat was submitted previously and several lawsuits were filed and the plat was withdrawn. Now the owner wants to incorporate the property into lots.

Discussion followed and a motion was made by Commissioner Beltz and seconded by Commissioner Patro to approve the preliminary replat of Lot 1, Block 4, Green Tee Terrace, Section 1.

Motion passed 4 to 0.

- D. **CONSIDERATION AND POSSIBLE ACTION** - Discussion item on guidelines from the City Engineer for certain plats to bypass the Preliminary Plat phase.

Commissioners had a memo from Mr. Hargrove outlining criteria on approval of certain plats to bypass the preliminary plat stage (copy attached).

Commissioner Beltz was concerned that this would set a precedent unless the guidelines were followed. Mr. Hargrove stated this would be incorporated into the draft of the Subdivision Ordinance revision, now in its seventh draft.

A motion was made by Commissioner Eggers, and seconded by Commissioner Eggers to approve the guidelines for submittal of plats.

Motion passed 4 to 0.

The Commissioners adjourned at 6:35 p.m.

The Commissioners reconvened at 6:40 p.m.

E. Briefing on Pearland Area Homebuilders Comprehensive Subdivision Directional Sign Program.

Ms. Renee West, of West Development, and Richard Burdine, Assistant City Manager, gave a presentation on the proposed Subdivision Directional Sign Program.

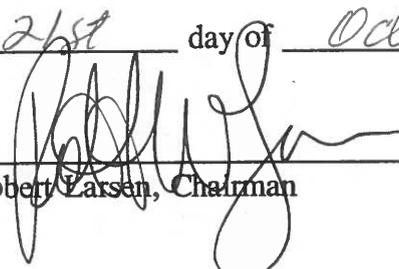
The thrust of the presentation was to eliminate "bandit signs" and replace them with conforming signs to show Pearland as a Master Planned Community. Various signs were introduced and discussed. They are proposed to be placed along main corridors into Pearland. Builders and developers are to pay all costs, and will remove off-site signs from main corridors. This will not effect on-site signs. Approval of the program would expire after three years.

The next step is to complete the draft of the Ordinance and schedule a Joint P&Z and Council Public Hearing. Ms. West said she has met with approximately 30 builders/developers and has received support from all, and is ready to implement the program as soon as P&Z and City Council approve it.

IV. NEXT MEETING DATE: Monday, October 21, 1996; 7:00 p.m.

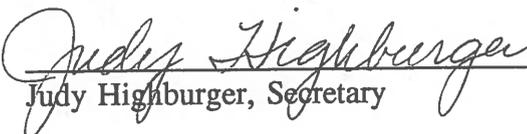
V. ADJOURNED: 7:15 p.m.

Minutes approved as submitted this 21st day of October
A.D., 1996.



Robert Larsen, Chairman

ATTEST:



Judy Highburger, Secretary

MEMO

October 7, 1996

TO: Planning and Zoning Commission, City of Pearland
FROM: John Hargrove, City Engineer
SUBJECT: Preliminary Plats

I recommend that developers and their agents be allowed, with a letter of variance, to bypass the Preliminary Plat phase of the plat approval process for certain limited kinds of platting options. Specifically, I am speaking of all Amending Plats and some Replats. The limiting criteria are:

- 1) The replat will be only for changes in an existing, recorded subdivision in the City or our ETJ.
- 2) There must be no net increase in the number of lots platted in the original subdivision.
- 3) There must be no new rights of way or change in existing rights of way (an easement is not a right of way).
- 4) There must be no addition to public water, sewer, storm or street systems.
- 5) The replat itself will not create new zoning conditions.

If these criteria are met, I feel confident that allowing a replat to be considered for approval as a final plat, without first approving a preliminary plat, will cause no difficulties.

Thank you for your consideration.

