



**NOTICE
VILLAGE OF PLEAK
PLANNING & ZONING COMMISSION
OCTOBER 7, 2020
MINUTES**

The Planning & Zoning Commission of the Village of Pleak, Texas held a regular meeting, open to the public, on October 7, 2020 at 6:30 p.m. in the Pleak Village Hall located at 6621 FM 2218 South, Richmond, Texas. Planning & Zoning Commissioners in attendance were Gary Miller, Joan Wendt, Ivan Wood and David Ondrias.

1. Planning & Zoning Commission to approve or correct the minutes as presented from the June 3, 2020 Planning & Zoning meeting.

Ivan Wood made the motion to approve the minutes as presented from the June 3, 2020 Planning & Zoning meeting. Joan Wendt made the second and the vote was unanimous.

2. Planning & Zoning Commission to approve or correct the minutes as presented from the September 2, 2020 Planning & Zoning meeting.

Ivan Wood made the motion to approve the minutes as presented from the September 2, 2020 Planning & Zoning meeting. Joan Wendt made the second and the vote was unanimous.

3. Planning & Zoning Commission to take action on the Pecan Place preliminary plat presented by Ryan Moeckel with Texas Engineering and Mapping Company.

David Ondrias made the motion to deny the Pecan Place preliminary plat for reasons sited by City Engineer David Leyendecker in his review notes. Ivan Wood made the second and the vote was unanimous.

4. Planning and Zoning Commission to take action on the 7222 Kari Lane Reconstruction Plans.

Ivan Wood made the motion to approve the 7222 Kari Lane Reconstruction Plans providing there will be Cement Siding be continuous to 8in above the ground to properly skirt the home. David Ondrias made the second and the vote was unanimous.

5. Adjournment.

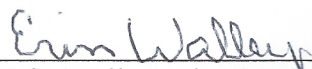
Joan Wendt made the motion to adjourn at 7:00pm. David Ondrias made the second and the vote was unanimous.

Approved by:

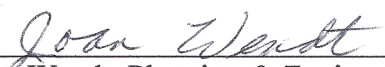
Submitted by:



Gary Miller, Planning & Zoning Vice-Chairman



Erin Walley, City Secretary



Joan Wendt, Planning & Zoning Secretary



September 29, 2020

Engineering Review

Preliminary Plat
Pecan Place
Fort Bend County, Texas

For Information only:

1. This plat will create nine (9) lots in one (1) block with one (1) Reserve that covers an area of 15.4399 acres of land.
2. All nine (9) lots and the one (1) Reserve have access to Fenske Rad along their Northwest Line.
3. This subdivision is shown to be located within the E.T.J. of the Village of Pleak and as such approval will be required from both the Village and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Pecan Place be denied approval with the following considerations:

- A) The four (4) lots that have panhandles do not have sufficient road frontage to meet the Village's Ordinances.
- B) Side Lot Building Lines need to be shown on all lots per the Subdivision Ordinance.
- C) With the lots being only 1.00 acre there may not be sufficient room for a water well & septic system on the lots without separation easements on the adjoining property.
- D) The Vicinity Map needs to reflect the Village Limits and the E.T.J. of the Village of Pleak