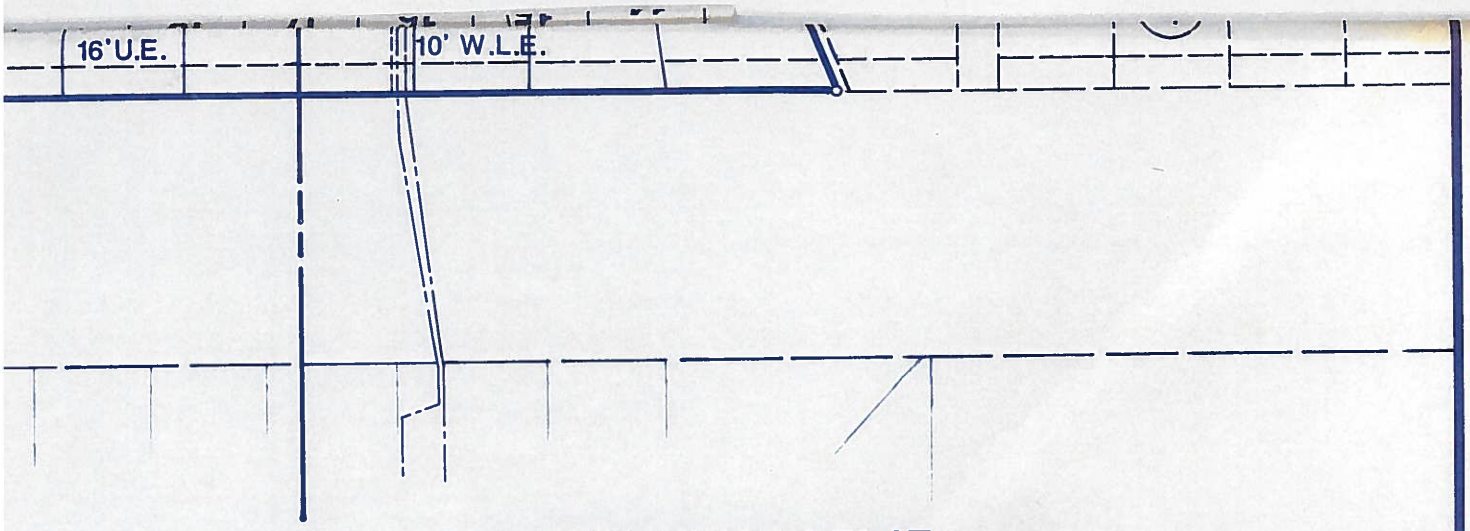

PRELIMINARY PLAT

COUNTRYPLACE SECTION TWO AND THREE

PEARLAND, TEXAS

COUNTRYPLACE SECTION TWO A PROPOSED SUBDIVISION OF 30.1321 AC. OUT OF THE F.B. DRAKE SURVEY A-510 AND THE JAMES CRAWLEY SURVEY A-174

65 LOTS 5 BLOCKS 1 RESERVE
APPROXIMATELY 2245 L.F. OF STREETS

COUNTRYPLACE SECTION THREE A PROPOSED SUBDIVISION OF 16.5028 AC. OUT OF THE F.B. DRAKE SURVEY A-510 AND THE JAMES CRAWLEY SURVEY A-174

81 LOTS 3 BLOCKS 2 RESERVES
APPROXIMATELY 2795 L.F. OF STREETS

OWNER: U.S. HOME TEXAS

ENGINEER: BERNARD JOHNSON INCORPORATED
5050 WESTHEIMER
HOUSTON, TEXAS 77056

SURVEYOR: THE FISHER COMPANY
P.O. BOX 13429
HOUSTON, TEXAS 77019

JULY 20 1988

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION/CAPITAL IMPROVEMENTS ADVISORY COMMITTEE OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 2, 1988, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of July 19, 1988

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION -

PRELIMINARY PLAT OF COUNTRYPLACE SUBDIVISION, SECTIONS TWO AND THREE, OUT OF THE F. B. DRAKE SURVEY A-510 AND THE JAMES CRAWLEY SURVEY A-174 (SECTION TWO - 30.1321 ACRES, SECTION THREE - 16.5028 ACRES), U. S. HOME TEXAS, OWNER, BERNARD JOHNSON, INC., ENGINEER, STEVE GARNER, AGENT.

B. INFORMAL DISCUSSION -

PRESENTATION OF PROPOSED CAPITAL IMPROVEMENT PLAN AS RELATED TO SB 336 BY BERNARD JOHNSON, INC., CHARLES KALKOMEY, AGENT

IV. ADJOURN

POSTED: 29 DAY OF July, A. D,, 1988, 3:00 P.M.

REMOVED: 3rd DAY OF August, A. D., 1988.

BERNARD JOHNSON INCORPORATED
5050 WESTHEIMER • HOUSTON, TEXAS 77056 • 713/622-1400 • CABLE: JOHNSENG

July 26, 1988

City of Pearland
P.O. Box 2068
Pearland, TX 77588-2068

Reference: U.S. Home Corporation
Countryplace Subdivision Sections 2 and 3
BJI J.O. 79003-50

Gentlemen:

On behalf of U.S. Home Corporation of Texas, we are submitting for your review and consideration the preliminary plat for Countryplace Subdivision Sections 2 and 3. The preliminary plat submittal includes the following documents:

a. 19 blueline prints and 1 original mylar
b. Filing fee of $1,433.50
c. Overall utility layout for the proposed storm, sanitary and water lines (2 prints)
d. Storm sewer sizing calculations
e. Overall conceptual layout of Countryplace Subdivision approved in November, 1980 by the Pearland City Council and Planning Commission (2 prints)
f. Metes and bounds description of Sections 2 and 3

The title report and restrictive covenants are not included at this time but will be submittal prior to the planning commission meeting.

In conjunction with our submittal, we are requesting a variance on the following items:

a. The use of block lengths in excess of 1,200 feet. The length of South Peach Hollow Circle is 1,260 feet. The length of West Peach Hollow Circle is 1,300 feet.

The original 1980 preliminary plat for all of Countryplace Subdivision indicated the longer block length. The plat was approved under the existing Pearland criteria, allowing the longer block lengths. Countryplace Section 1 and the Countryplace Golf Course have since been built, which now "locks in" the land plan. Also, portions of the utilities for this area have been installed, and fill material has also been placed on the future lot areas. There is no flexibility to reduce the block length.

b. The use of a side building setback less than 15 feet total per lot. We propose to use five feet on each side for a total of 10 feet per lot.

Again, the 1980 Preliminary Land Plan was based on the Pearland criteria, which allowed a five foot setback on each side for a total of 10 feet. The final plat of Countryplace Section 1 indicates a total 10 foot side setback. Houses in Section 1 have been built based on this criteria. A change at this time would mean that either some lots would be lost or smaller houses would be built.

Also, most of the lots front on the golf course, and very few fences have been built. The lots project a more open view on space betweeen the lots.

If you have any questions or comments, please call.

Sincerely,

Steven P. Gardner, P.E.
Project Manager
Texas Reg. No. 37265

/kb

cc: George d'Hemecourt

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION/CAPITAL IMPROVEMENTS ADVISORY COMMITTEE OF THE CITY OF PEARLAND HELD ON AUGUST 2, 1988 AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order with the following present:

Vice Chairman	Al Lentz
Member	Clyde Starns
Member	Benny Frank
Member	Mary Starr
Member	James Garner
Member	Helen Beckman
Code Enforcement Officer	Ernesto Buenrostro
Assistant City Secretary	Pat Vaught

Chairman Leroy Savoie was not present, having an excused absence.

APPROVAL OF MINUTES

It was moved by Benny Frank, seconded by Mary Starr, that the Minutes of the Regular Meeting of July 19, 1988, be approved as presented.

Motion passed 6 to 0.

NEW BUSINESS

PRELIMINARY PLAT OF COUNTRYPLACE SUBDIVISION, SECTIONS TWO AND THREE

Art Storey of Bernard Johnson, Inc. introduced the preliminary plat. Code Enforcement Officer Ernesto Buenrostro stated that the Drainage District would meet next Monday night at which time they will consider this plat and the Commission's approval should be contingent upon the Drainage District's signatures.

Steve Gardner, Agent, produced aerial maps and discussed with the Commission street lighting, water lines, storm sewers, drainage facilities, detention ponds, square footage of proposed homes, street lengths, and side building setbacks.

It was moved by Mary Starr, seconded by James Garner, that the preliminary plat of Countryplace, Sections 2 and 3, and variances for street lengths and aggregate side yard requirements of 15' to 10' be approved contingent upon the signatures of the Drainage District.

Motion passed 6 to 0.

PRESENTATION OF PROPOSED CAPITAL IMPROVEMENT PLAN AS RELATED TO SB 336

Charles Kalkomey of Bernard Johnson, Inc. reviewed the proposed capital improvement

plans with Capital Improvements Advisory Committee members. They discussed sanitary sewer facilities, ground and surface water potentials, streets, an elevated railroad crossing, and a drainage project in the Regency Park area.

Mr. Kalkomey stated the next step would be to put a dollar figure on these improvements and he outlined the timetable Bernard Johnson, Inc. would be using, indicating all data would be put in writing so the Capital Improvements Advisory Committee could make a report to the City Council.

ADJOURN

The meeting adjourned at 8:31 P. M.

Minutes approved as submitted and/or corrected this 15 day of August, A. D., 1988.

Leroy J. Savoie
Chairman

ATTEST:

Pat Vaught
Assistant City Secretary