

said lot 10;

THENCE northeasterly along a curve of radius 2720.20 feet, being the most southerly R.O.W. line of Longherrick Drive and the northwesterly line of said Lot 10, an arc distance of 150 feet to the PLACE OF BEGINNING and being 0.796 acres of land, more or less.

cc: Major

A REPLAT OF
LOTS 9 & 10 - SHADYCREST SUBD

A REPLAT OF ACRES, BEING LOTS 9 &
BLOCK 5 OF THE SHADYCREST SUBDIVISION
IN THE WDC HALL LEAGUE, ABSTRACT NO 7
BRAZORIA COUNTY, TEXAS.

PORTION OF 1 BLOCK, 2 LOTS
FEBRUARY 1988

OWNER: BENNY FINLEY
4005 LONGHERRIDGE
PEARLAND, TX. 77581

PURPOSE: OWNER OF LOTS 9 & 10 DESIRES
TO SELL LOT 9 MINUS 15'

AGENDA - REGULAR MEETING OF PLANNING AND ZONING COMMISSION OF PEARLAND, TEXAS ON MARCH 22, 1988, AT 7:30 P.M., IN CITY HALL COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER:

II. APPROVAL OF MINUTES:

Minutes of Planning and Zoning Commission Special Meeting of February 16, 1988.

III. NEW BUSINESS:

A. Consideration and possible action:

Replat of Lots 9 and 10 of Block 5, of Shadycrest Subdivision in WDC Hall League, Abstract No. 70, Brazoria County, Texas by Benny Finley, owner, 4005 Longherridge, Pearland, Texas.

B. Consideration and possible action:

Final Plat of Robin Cove, a subdivision of 7.68 acres out of lot 50 of the Allison Richey Gulf Coast Home Company Subdivision, H.T. & B. R.R. Co. Survey, A-234, Brazoria County, Texas, Municipal Engineering, J.D. Garner, P.E., agent, Ray and Eleanor Whaley, owners.

C. Consideration and possible action:

Final plat of Magnolia Industrial Sites, Section 1, a subdivision of 16.5589 acres out of the H.T. & B. R.R. Co., Survey Section 11, A-239 Pearland, Brazoria County, Texas, James E. Thompson, P.E., C.L. Davis and Co., agent, Industrial Leasing & Investment Co., LTD, Mancel C. Beam and Robert C. Anderson, owners.

485-8739
485-2116

IV. ADJOURNMENT:

TIME: 4:30

POSTED: 3/18/88

REMOVED: 3-23-88

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 22, 1988, AT 7:30 P.M. IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order with the following present:

Chairman	Leroy Savoie
Vice Chairman	Al Lentz
Member	James Garner
Member	Clyde Starns
Member	Helen Beckman
Member	Mary Starr
Member	Benny Frank (entered Chambers at 7:43 P. M.)
Code Enforcement Officer	Ernesto Buenrostro
Assistant City Secretary	Pat Vaught

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Clyde Starns, that the Minutes of the Special Meeting of February 16, 1988, be approved as submitted.

Motion passed 4 to 0, with Members Lentz and Beckman abstaining.

Chairman Leroy Savoie apologized for lack of a quorum for the scheduled meeting of March 15, 1988.

NEW BUSINESS

REPLAT OF LOTS 9 AND 10 OF BLOCK 5 OF SHADYCREST SUBDIVISION IN WDC HALL LEAGUE, ABSTRACT NO. 70, BRAZORIA COUNTY, TEXAS, BY BENNY FINLEY, OWNER, 4005 LONGHERRIDGE.

Member Al Lentz questioned Staff regarding replats and recent legislation and whether this replat conformed to certain rules and regulations enacted by legislation. Ernie Buenrostro, Code Enforcement Official, stated he was not aware of legislation in regard to replats.

Chairman Savoie asked Mr. Finley, Owner, why he needed to replat the lots. Mr. Finley stated his home is on Lot 10 and he has a buyer for Lot 9 and would like to retain 15 feet of Lot 9 to park his travel trailer on which would still leave Lot 9 with 120 feet of frontage.

A motion was made by Al Lentz, seconded by Helen Beckman, that the replat of Lots 9 and 10, Shadycrest Subdivision, be approved as submitted with the stipulation that the City Attorney be asked to review the replat concerning the State replat requirements.

Motion passed 6 to 0, with Benny Frank abstaining.

FINAL PLAT OF ROBIN COVE, SUBDIVISION OF 7.68 ACRES OUT OF LOT 50 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, H.T. & B.R.R. CO. SURVEY, A-234, BRAZORIA COUNTY, TEXAS, MUNICIPAL ENGINEERING, J. D. GARNER, P. E., AGENT, RAY AND ELEANOR WHALEY, OWNERS.

There was a general discussion among Commission members, Staff and Mr. Whaley, the owner. Code Enforcement Officer Ernie Buenrostro stated that the changes that had been requested had been met with the exception of the approval of the relocated off-site water well by the Texas Department of Health which was pending.

Al Lentz suggested that a temporary water line easement be granted. Mr. Buenrostro stated that Mr. Whaley plans, with the approval of the Department of Health, to develop the tract south of Robin Cove as a second phase. At that time it will be part of the overall subdivision. Benny Frank asked if this were a sanitary easement and Mr. Buenrostro said it was a control easement restricted to any sewer lines or septic systems which is a requirement of the State, but that it was well within the Commission's authority to require a temporary water line easement.

It was moved by Benny Frank, seconded by Mary Starr, that the final plat of Robin Cove be approved as submitted with the request for a temporary utility easement to the water well site which is south of the Robin Cove Subdivision.

Question was made as to the size of the easement and it was suggested that it be left up to the discretion of the engineering division to determine an appropriate easement.

Motion passed 7 to 0.

FINAL PLAT OF MAGNOLIA INDUSTRIAL SITES, SECTION 1, SUBDIVISION OF 16.5589 ACRES OUT OF THE H.T. & B.R.R. CO., SURVEY SECTION 11, A-239 PEARLAND, BRAZORIA COUNTY, TEXAS, JAMES E. THOMPSON, P. E., C. L. DAVIS AND CO., AGENT, INDUSTRIAL LEASING & INVESTMENT CO., LTD, MANCEL C. BEAM AND ROBERT C. ANDERSON, OWNERS.

Al Lentz requested that the 30' right-of-way along the east boundary of tract A be named and that the 40' drainage easement be included in Section 1.

There was a general discussion about the Drainage District's involvement and detention ponds.

A motion was made by Al Lentz, seconded by Clyde Starns, to approve the final plat of Magnolia Industrial Sites, Section 1, with the stipulations the right-of-way dedication be named and the 40' drainage easement be included in Section 1.

Motion passed 7 to 0.

Chairman Savoie commented on the passage of the Sign Ordinance on first reading by the City Council and expressed his appreciation to all those who worked on it.

Al Lentz requested that Council and Staff look at reviewing the Subdivision Ordinance. Mr. Savoie asked Ernie Buenrostro to draft a note to City Council to consider re-working our current subdivision ordinance so that it will conform to State law.

The meeting adjourned at 8:22 P. M.

Minutes approved as submitted and/or corrected this 4th day of April,
A. D., 1988.

Leroy Looie
Chairman

ATTEST:

Pkt Vaught
Assistant City Secretary

RE:- BENNY D. FINLEY

SHADYCREST

BLK 3	LOT 14.	DOROTHY FRAZIER, 2101 LAKE EDGE, PEARLAND 7758		
"	LOT 15.	WALTER M. MERRITT, 2103 LAKE EDGE, PEARLAND 7758		
"	LOT 16.	SPENCER, CHAS. V. 307 OAK, FRIENDSWOOD, 77546		
BLK. 4	LOT 1.	ALFONSE RASKA. 2107 SPRITE LN. PEARLAND 77581		
"	LOT. 2.	REX EDWIN SEARLE. 4011 SHADYCREST	"	"
"	LOT. 3-4.	MANUEL JUNCO. 4007 SHADYCREST	"	"
"	LOT. 5.	MURPHY, EVELYN B. c/o C.J. MURPHY JR. 14226 TURTLE ROCK, SAN ANTONIO, TX 78232		
"	LOT 6.	CHAS. O. TILBURY JR. 4003 SHADYCREST, PEARLAND 7758		
"	LOT 7.	SHIRLEY ARLENE GRAY, 4001 SHADYCREST,	"	"
"	LOT 8.	" " " " " " " "	"	"
"	LOT 9.	RALPH FRAZIER, P.O. Box 262323, HOUSTON, TX 7720		
"	LOT 10.	CLAUDE A. LILLEY JR. 2102 LAKE EDGE, PEARLAND 7758		
"	LOT 11.	MICHAEL LUCCHESI, 4004 LONGHERRIDGE	"	"
"	LOT 12.	GARY ALBRECHT, 6830 EVANS, HOUSTON, TX. 77061		
"	LOT 13.	BILLY B. SMITH, 4008 LONGHERRIDGE, PEARLAND 7758		
"	LOT 14.	H.A. GOODMAN, 4010 LONGHERRIDGE,	"	"
"	LOT 15.	F. L. ERWIN, 2101 SPRITE LANE	"	"
"	LOT 16.	DOROTHY F. TYLER 2103 SPRITE LANE	"	"
"	LOT 17.	ALFONSE RASKA, 2107 SPRITE LANE	"	"
BLK 5.	LOT 3.	RONALD J. STRICKLING, 2106 SPRITE LANE	"	"
"	LOT 4.	CRAWSON, ROBERT DAVID, 2104 SPRITE LANE	"	"
"	LOT 5.	R.C. RICHARDS, 4015 LONGHERRIDGE	"	"
"	LOT 6.	MARY LAFASO, 4013 LONGHERRIDGE	"	"
"	LOT 7.	FRANCIS W. RAVET, 4011 LONGHERRIDGE	"	"
"	LOT 8.	WM. K. DENTON, 4009 LONGHERRIDGE	"	"
"	LOT 9-10.	FINLEY, BENNY D. 4005 LONGHERRIDGE	"	"

BLK. 5	LOT 11.	ROBERT EDWARD WILLIAMS, 4003 LONGHERRIDGE P/L. 775
"	LOT. 12.	LARRY L. HILLIS, 4001 LONGHERRIDGE, PEARLAND 7758
BLK 6	LOT. 1.	LESTER E. REAGAN, 3913 LONGHERRIDGE, " "
"	LOT 2.	MICHAEL G. GLEESON, 3911 LONGHERRIDGE " "