



U.S. HOME TEXAS

VICINITY MAP
SCALE : 1" = 1000'

APPROVAL BY PLAT ROOM RECORDER

Date _____

Plat Book Recorder _____

Volume _____, Page _____

We, George d'Hemecourt, Division President, and James Michael Warden, Division Secretary of U.S. Home Corporation, owner of the property subdivided, in this plat of Countryplace Section Two, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the same.

BERNARD JOHNSON INCORPORATED

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

January 30, 1989

Planning and Zoning Commission
City of Pearland
P.O. Box 2068
Pearland, TX 77056

Reference: U.S. Home Corporation
Countryplace Section Two
BJI J.O. 79003-50

Commissioners:

On behalf of U.S. Home Corporation, we hereby request a variance on Countryplace Subdivision Section Two and Three to use a 20-foot front building line in lieu of a 25-foot building line indicated in the City review letter (Item No. 10) dated January 18, 1989. Our request for variance is based on the following considerations:

1. The preliminary plat for Countryplace Section Two and Three was approved on August 2, 1988 with the 20-foot building line. A copy of the preliminary plat is enclosed.
2. The overall land plan that was approved and signed by Pearland City Council on November 24, 1980 indicated a 20-foot building line. This included Countryplace Section Two. A copy is enclosed.
3. The adjoining Countryplace Section One final plat was approved with a 20-foot building line. Houses built in this section are based on the 20-foot building line. A copy of the plat is enclosed.
4. Pearland Subdivision regulations allow 50-foot street rights-of-way. Countryplace Two has 60-foot rights-of-way. A 25-foot building line on a 50-foot right-of-way (25 feet from street centerline plus a 25-foot building line) provides the same separation as 20-foot building line on a 60-foot right-of-way (30 feet from street centerline plus 20-foot building line).

The request for a 25-foot building line could potentially mean that houses with a 50-foot x 50-foot pad could not be built on certain lots. This includes lots 1 and 2 of Block 2, and lots 3 and 4 of Block 1.

Planning and Zoning Commission
City of Pearland
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Based on these considerations, we ask that the variance request and plat of Countryplace Section Two be approved.

If you have any questions or comments, please call.

Sincerely,



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

lmp

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON FEBRUARY 7, 1989, 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:

Chairman	Leroy Savoie
Vice Chairman	Al Lentz
Member	Clyde Starns
Member	Benny Frank
Member	Mary Starr
Member	Helen Beckman (Entered Chambers 7:37 P. M.)
Code Enforcement Officer	Ernesto Buenrostro
Assistant City Secretary	Pat Vaught

Absent from the meeting: James Garner was absent, having an excused absence.

APPROVAL OF MINUTES

It was moved by Al Lentz, seconded by Clyde Starns, that the minutes of the Special Meeting of January 16, 1989, be approved as submitted.

Motion passed 5 to 0. (Helen Beckman absent from the Chambers at this time.)

NEW BUSINESS

APPROVAL OF FINAL PLAT OF COUNTRYPLACE, SECTION TWO, 30.0931 ACRES OUT OF THE F. B. DRAKE SURVEY A-510 AND THE JAMES CRAWLEY SURVEY A-174, STEVEN P. GARDNER, AGENT FOR U. S. HOME CORPORATION, OWNER

Steven Gardner of Bernard Johnson, Inc. introduced the final plat of Countryplace, Section II and requested a variance from the 25' front building line to a 20' building line. Mr. Gardner stated that the other sections of Countryplace have been allowed this 20' building line and further stated that the overall primary land plan was signed by the City Council in 1981 allowing this.

It was moved by Al Lentz, seconded by Mary Starr, that the Final Plat of Countryplace, Section II, be approved and that the variance of a 20' building line be granted.

In discussion, Mr. Gardner related that, at this time, the golf course is being sold to the golf course club and the signatures of the owners of the course are lacking but will be provided by the time the plat is recorded and the title report will be updated to reflect this.

Motion passed 5 to 0. (Helen Beckman absent from the Chamber at this time.)

APPROVAL OF PRELIMINARY PLAT OF HASTINGS WEST, BEING 121.063 ACRES OF LAND, 59.4242 ACRES OUT OF H. & T. C. R.R. CO. SURVEY, SECTION 35, ABSTRACT 296 AND 61.6388 ACRES OUT OF G. C. SMITH SURVEY, ABSTRACT 552, BRAZORIA COUNTY, TEXAS, MALCOLM A. COLLINS, AGENT FOR ENNIS M. COOLEY, OWNER

Mr. Malcolm Collins, agent, introduced the preliminary plat of Hastings West.

The Commission discussed the location of the property, number and use of the lots, road dedications, access roads, maintenance of roads, detention ponds, and restrictions applicable to the property.

The creation of another lot, known as Reserve A, for the detention pond was discussed to avoid future problems with platting and selling.

It was moved by Helen Beckman, seconded by Mary Starr, that the preliminary plat of Hastings West be approved with the condition that the road and property to the east be identified as Reserve A and made into an additional lot.

In further discussion, it was suggested the motion be amended to identify the detention pond as Reserve B. The maker and the seconder of the motion agreed to amend the motion accordingly.

Motion passed 6 to 0.

ADJOURN

The meeting adjourned at 8:08 P. M.

Minutes approved as submitted and/or corrected this 14 day of March, A. D., 1989.

Leroy J. Dardie
Chairman

ATTEST:

Pat Vaught
Assistant City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON FEBRUARY 7, 1989, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Special Meeting of January 16, 1989

III. NEW BUSINESS:

- A. CONSIDERATION AND POSSIBLE ACTION - APPROVAL OF FINAL PLAT OF COUNTRYPLACE, SECTION TWO, 30.0931 ACRES OUT OF THE F. B. DRAKE SURVEY A-510 AND THE JAMES CRAWLEY SURVEY A-174, STEVEN P. GARDNER, AGENT FOR U. S. HOME CORPORATION, OWNER.
- B. CONSIDERATION AND POSSIBLE ACTION - APPROVAL OF PRELIMINARY PLAT OF HASTINGS WEST, BEING 121.063 ACRES OF LAND, 59.4242 ACRES OUT OF H. & T. C. R.R. CO SURVEY, SECTION 35, ABSTRACT 296 AND 61.6388 ACRES OUT OF G. C. SMITH SURVEY, ABSTRACT 552, BRAZORIA COUNTY, TEXAS, MALCOLM A. COLLINS, AGENT FOR ENNIS M. COOLEY, OWNER.

IV. ADJOURN

POSTED: 3 DAY OF February, A. D., 1989, 5:00 P.M.
REMOVED: 8 DAY OF February, A. D., 1989.