AUGUST 1989

PRELIMINARY PLAT

SOUTHWYCK SECTION 6

PEARLAND, TEXAS

4 BLOCKS 79 LOTS

A PROPOSED SUBDIVISION OF 24.5891 ACRES
OUT OF THE H.T.&B.R.R. COMPANY SURVEY,
ABSTRACT No. 309, SEC. 21,
BRAZORIA COUNTY, TEXAS

BEARINGS REFER TO A TRUE MERIDIAN
DECLINATION 8° EAST OF NORTH

1" = 100'

LANPLAN

MEMORANDUM

TO: Pearland Planning Commission

FROM: Nancy Eargle - Lanplan Company/General Homes Corporation

DATE: August 2, 1989

SUBJECT: Preliminary Plat Section 6 Variance Request

We would like to request a variance to the 25' front building setback which would permit lots fronting the bulb portion of all cul-de-sacs to have a 20' front building line setback enabling a greater flexibility in location of the building pads on these radial shaped and more shallow lots.

(713) 774-7129
P.O. Box 37148, Houston, Texas 77237
7322 Southwest Freeway, Houston, Texas 77074

City of Pearland

P. O. Box 2068 • Pearland, Texas 77588-2068 • 485-2411

TO: RONALD J. WICKER, CITY MANAGER

FROM: BILL THOMASSET, DIRECTOR OF PUBLIC WORKS

DATE: AUGUST 17, 1989

SUBJECT: PLANNING AND ZONING MEETING OF AUGUST 15, 1989

At a special meeting held on August 15, 1989, the Commission considered the preliminary plat of Southwyck, Section 6. It was moved by Clyde Starns, seconded by Leroy Savoie, that the plat be approved with the stipulation that the requested 20' front building line be granted on Lots 6 & 7, Block 1, only, at this time, with further variances to be granted at the time the final plat is presented and approved, provided a more detailed explanation is offered for this variance request. Motion passed 5 to 1, with Mary Starr voting against.

The Commission also considered the final plat of Cartercrest. It was moved by Mary Starr, seconded by Helen Beckman, that the plat be approved subject to the following stipulations: 1) the owner's signature being notarized, 2) the title "Block 1" added to the plat, 3) the removal of the "save and except 0.9441 acre" with only the ownership showing on the adjoining property, and 4) submission of the tax certificates. Motion passed 6 to 0.

The Commission then considered the final plat of Yost Addition. It was moved by Clyde Starns, seconded by Benny Frank, that this plat be approved with the stipulation that the tax certificates and the title report be furnished prior to filing. Motion passed 6 to 0.

The Commission considered the final plat of Sunset Meadows, a replat of Nasawood. It was moved by Leroy Savoie, seconded by Mary Starr, that this plat be approved contingent upon the following items: 1) proof of ownership be presented to City Staff, and 2) the area showing Reserve C along the south edge of Glenview Drive between the areas called Detail "A" and Detail "B" be reclassified from Reserve C to normal street right-of-way. Motion passed 6 to 0.

The Commission passed the final plat of Houston Memorial Gardens as they had not reviewed the preliminary plat.

This is submitted for your information.

xc: Ernesto Buenrostro
Building Official

Dick Qualtrough
Engineering Div.

MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON AUGUST 15, 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	Al Lentz
Vice Chairman	Leroy Savoie
Member	Clyde Starns
Member	Benny Frank
Member	Helen Beckman
Member	Mary Starr
Director of Public Works	Bill Thomasset
Assistant City Secretary	Pat Vaught

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

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Benny Frank, that the Minutes of the Special Meeting of July 31, 1989, be approved as submitted.

Motion passed 5 to 0, with Clyde Starns abstaining.

It was moved by Benny Frank, seconded by Clyde Starns, that the Minutes of the Regular Meeting of August 7, 1989, be approved as submitted.

Motion passed 6 to 0.

Chairman Al Lentz announced that Mayor Reid has reactivated the Planning and Development Committee, appointing Councilmember Richard Tetens as Chairman along with Councilmember David Smith to serve on this committee. Chairman Lentz informed he had asked Leroy Savoie and Helen Beckman to represent the Planning and Zoning Commission on this committee, working with City Staff and Councilmembers Tetens and Smith to revise the Subdivision Ordinance.

NEW BUSINESS

PRELIMINARY PLAT OF SOUTHWYCK, SECTION 6, A SUBDIVISION OF 24.5891 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 309, SECTION 21, BRAZORIA COUNTY, TEXAS, GENERAL HOMES CORPORATION, OWNER

Chairman Lentz read the following letter which was submitted with the plat into the records:

TO: Pearland Planning Commission

FROM: Nancy Eargle - Lanplan Company/General Homes Corporation

DATE: August 2, 1989

SUBJECT: Preliminary Plat, Section 6 Variance Request

We would like to request a variance to the 25' front building setback which would permit lots fronting the bulb portion of all cul-de-sacs to have a 20' front building line setback enabling a greater flexibility in location of the building pads on these radial shaped and more shallow lots.

A title report was presented to Director of Public Works Bill Thomasset by David Hinners of General Homes.

The Commission discussed which lots the requested variance to the front building setback line would be applicable to. It was suggested the variance not be granted until presentation of the final plat when more definitive details could be provided and the variance could be granted on the basis of hardship as per the intent of the subdivision ordinance and not just for purposes of flexibility.

It was moved by Clyde Starns, seconded by Leroy Savoie, the the preliminary plat of Southwyck, Section 6, be approved with the stipulation that the requested 20' front building line be granted on Lots 6 & 7, Block 1, only, at this time, with further variances to be granted at the time the final plat is presented and approved, provided a more detailed explanation is offered for this variance request.

Motion passed 5 to 1, with Mary Starr voting against.

FINAL PLAT OF CARTERCREST, A SUBDIVISION OF 8.8264 ACRES OUT OF LOT 89 OF THE GEORGE W. JENKINS SUBDIVISION, OUT OF THE W.D.C. HALL LEAGUE, ABSTRACT 70, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, PHILLIP E. CARTER, OWNER

Mr. Phillip Carter presented the title report and tax receipts to Staff Representative Bill Thomasset. Mr. Carter was informed the tax receipts were not acceptable. Instead, tax certificates from the three local taxing entities must be submitted before the plat is filed.

The Commission discussed a 20' road right-of-way for the future widening of Dixie Farm Road which will be conveyed when the plat is recorded and the omission of a block number on the plat which the subdivision ordinance requires.

It was moved by Mary Starr, seconded by Helen Beckman, that the final plat of Cartercrest be approved subject to the following stipulations: 1) the owner's signature being notarized, 2) the title "Block 1" added to the plat, 3) the removal of the "save and except 0.9441 acre" with only the ownership showing on the adjoining property, and 4) submission of the tax certificates.

Motion passed 6 to 0.

FINAL PLAT OF YOST ADDITION NO. 3, A SUBDIVISION OF 1.0000 ACRE OF LAND OUT OF THE JOHN V. YOST 23.25 ACRE TRACT, ABSTRACT 70, BRAZORIA COUNTY, TEXAS, JESSE W. AND IDA B. SANDERS, OWNERS

Mr. Jesse Sanders assured the Commission the title report and the tax certificates would be forthcoming. The Commissioners discussed the prerequisites they would like to have taken care of on all plats before they consider them.

It was moved by Clyde Starns, seconded by Benny Frank, that the final plat of Yost, Addition No. 3, be approved with the stipulation that the tax certificates and the title report be furnished prior to filing.

Motion passed 6 to 0.

FINAL PLAT OF SUNSET MEADOWS, A 59.9698 ACRE TRACT, BEING A REPLAT OF NASAWOOD AS RECORDED IN VOL. 17, PAGE 73-76 OF B.C.D.R. OUT OF THE JAS. F. PERRY & EMILY M. AUSTIN LEAGUE, A-111, PEARLAND, BRAZORIA COUNTY, TEXAS, SUNSET MEADOWS JOINT VENTURE, OWNER

Mr. Russell Plank of Sunset Meadows Joint Venture gave a brief background of this property, formerly known as Nasawood. The only difference in this plat from what was originally platted is a second point of access, opening Sunset Drive from the Friendswood side, he said. In addition, Mr. Plank related, they have agreed to bring in a second source of water from the Rustic Lane side of the property. They will furnish the pipe with the City furnishing the labor.

Bill Thomasset representing Staff requested proof of ownership and Mr. Plank said it would be forthcoming tomorrow as they had just closed today.

The Commission discussed street lengths and names, radii of lots, setback lines from pipelines, the plans for the water line extension, the one foot fee strip, rights-of-way, and the use of the various reserves.

It was moved by Leroy Savoie, seconded by Mary Starr, that the final plat of Sunset Meadows be approved contingent upon the following items: 1) proof of ownership be presented to City Staff, and 2) the area showing Reserve C along the south edge of Glenview Drive between the areas called Detail "A" and Detail "B" be reclassified from Reserve C to normal street right-of-way.

Motion passed 6 to 0.

FINAL PLAT OF AN ADDITION TO HOUSTON MEMORIAL GARDENS, A 9.2855 ACRE TRACT, BEING ALL OF TRACT 58, IN THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, LOCATED IN H.T. & B.R.R. COMPANY SURVEY NO. 20, ABSTRACT 506, BRAZORIA COUNTY, TEXAS, HOUSTON MEMORIAL GARDENS, INC., OWNER

Chairman Lentz informed this item would be passed because the Commission had not reviewed the preliminary plat.

ADJOURN

The meeting adjourned at 8:40 P. M.

Minutes approved as submitted and/or corrected this 5 day of September, A. D., 1989.

Alfred E. Taff
Chairman

ATTEST:

Pat Vaught
Assistant City Secretary

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 15, 1989, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: 1) Special Meeting of July 31, 1989
2) Regular Meeting of August 7, 1989

III. NEW BUSINESS

Nancy Eaglet

A. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF SOUTHWYCK, SECTION 6, A SUBDIVISION OF 24.5891 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 309, SECTION 21, BRAZORIA COUNTY, TEXAS, GENERAL HOMES CORPORATION, OWNER. 270-4177 D. Hinnerd

Carter

B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF CARTERCREST, A SUBDIVISION OF 8.8264 ACRES OUT OF LOT 89 OF THE GEORGE W. JENKINS SUBDIVISION, OUT OF THE W. D. C. HALL LEAGUE, ABSTRACT 70, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, PHILLIP E. CARTER, OWNER. 479-1651

Jesse Sanders

C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF YOST, ADDITION NO. 3, A SUBDIVISION OF 1.0000 ACRE OF LAND OUT OF THE JOHN V. YOST 23.25 ACRE TRACT, ABSTRACT 70, BRAZORIA COUNTY, TEXAS, JESSE W. AND IDA B. SANDERS, OWNERS.

Olson

D. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF SUNSET MEADOWS, A 59.9698 ACRE TRACT, BEING A REPLAT OF NASAWOOD AS RECORDED IN VOL. 17, PAGE 73-76 OF B.C.D.R. OUT OF THE JAS. F. PERRY & EMILY M. AUSTIN LEAGUE, A-111, PEARLAND, BRAZORIA COUNTY, TEXAS, SUNSET MEADOWS JOINT VENTURE, OWNER.

Jonya

E. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF AN ADDITION TO HOUSTON MEMORIAL GARDENS, A 9.2855 ACRE TRACT, BEING ALL OF TRACT 58, IN THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, LOCATED IN H.T. & B.R.R. COMPANY SURVEY NO 20, ABSTRACT 506, BRAZORIA COUNTY, TEXAS, HOUSTON MEMORIAL GARDENS, INC., OWNER.

IV. ADJOURN

POSTED: 11 DAY OF August, A. D., 1989. 5:00 P.M.

REMOVED _____ DAY OF _____, A. D.

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 15, 1989, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: 1) Special Meeting of July 31, 1989
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III. NEW BUSINESS

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IV. ADJOURN

POSTED: 11 DAY OF August, A. D., 1989. 5:00 P.M.

REMOVED 17 DAY OF August, A. D.