

PRELIMINARY PLAT - JULY 1989

SOUTHWHYCK

SECTION TWO

PEARLAND, TEXAS

185 LOTS 5 BLOCKS 2 RESERVES

A PROPOSED SUBDIVISION OF 44.67 AC OUT OF THE GEORGE C. SMITH SURVEY, ABSTRACT 547, AND THE H.T. & B.R.R. CO. SURVEY NO. 17, A-242 BRAZORIA COUNTY, TEXAS. ALL CONTROL REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, LAMBERT PROJECTION SOUTH CENTRAL ZONE.

OWNER: GENERAL HOMES CORPORATION /7322 SOUTHWEST FRWY., HOUSTON, TX. 77074
DEVELOPER: G.H.C. KENNETH BELANGER, VICE PRESIDENT
PLANNER: G.H.C., DBA LANPLAN
ENGINEER: BERNARD JOHNSON /5050 WESTHEIMER, HOUSTON, TX. 77056
SURVEYOR: MUNICIPAL SURVEYING /3425 FEDERAL RD., PASADENA, TX 77504

CONDITIONS PRIOR TO PLAT TO APPROXIMATE

LOCATED ON THE SOUTH

DATE OF CONCRETE DATUM ELEV. 47.66

PUBLIC IN FEB. AS 1/3 IN THE SUBDIVISIONS BEHIND THE ADJACENT LOTS. THE BUFFER RESERVE IS 5 FEET.

REAR OF FENCES. TO THE OPERATION OF THIS PLAT. TO THIS PLAT. TO THIS PLAT. TO THIS PLAT.

ON THIS PROPERTY

REAR OF FENCES. HAZARD BOUNDARY 1995 (PAGE NO. 1)

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JULY 18, 1989, AT 7:30 P. M. IN THE 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	Helen Beckman
Member	Mary Starr
Code Enforcement Officer	Ernesto Buenrostro
City Secretary	Kay Krouse

Members James Garner and Benny Frank were absent from the meeting with excused absences.

APPROVAL OF MINUTES

It was moved by Leroy Savoie, seconded by Helen Beckman, that the minutes of the Meeting of June 20, 1989, be approved as submitted.

Motion passed 4 to 0, with Chairman Al Lentz abstaining.

NEW BUSINESS

PRELIMINARY PLAT OF SOUTHWYCK, SECTION TWO, A SUBDIVISION OF 44.67 ACRES OUT OF THE GEORGE C. SMITH SURVEY, ABSTRACT 547 AND THE H.T. & B.R.R. CO. SURVEY NO. 17, A-242, BRAZORIA COUNTY, TEXAS, GENERAL HOMES CORPORATION, OWNER

Chairman Al Lentz read the following correspondence into the records:

TO: Pearland Planning Commission

FROM: Lanplan Company/General Homes Corp.

DATE: July 11, 1986

SUBJECT: Variance Request, Southwyck Section 2 Preliminary Plat

1. We request a variance for Plantation Drive to be 220 ft. in length rather than the required 300 ft. block length minimum as stated in the subdivision ordinance, 27-4 Item #B2(a). We request the variance for the following reasons:
 - a. A stub for Plantation Drive was platted in Section One and was approved by

the Pearland Planning Commission.

- b. The typical lot depth for Section 2 is 110 ft. when lots are placed back to back, a total depth of 220 ft. is the result. Therefore, there is no way for any street that runs perpendicular to the lots to meet the required block length.
2. We request a variance to allow a portion of Brookren Court to be 280 ft. in length rather than the required 300 ft. minimum. We request this because:
 - a. The existing block length is only 20' less than the minimum requirement.
 - b. Due to the nature of the design, no way to lengthen this block.

TO: Pearland Planning Commission
FROM: Lanplan Company/General Homes Corp.
DATE: July 11, 1986
SUBJECT: Variance Request, Southwyck Section 2 Preliminary Plat

We request a variance to allow the front bldg. line to be 20 ft. on all lots fronting on the bulb portion of all cul-de-sacs. We request this because:

Pearland ordinances (Pg. 1635) state that the bldg. line can be reduced to 20 ft. if the lots are less than 105 ft. deep.

Alan Bauer of General Homes Corporation stated that there have been no changes on this plat from the one previously submitted for which the time period for approval had elapsed.

Code Enforcement Officer stated there were a few minor clerical errors but these had been corrected on the mylar and Staff gave its approval.

It was moved by Mary Starr, seconded by Leroy Savoie, that the preliminary plat of Southwyck, Section Two, be approved with the variances granted as requested.

Motion passed 5 to 0.

MOTION TO REQUEST COUNCIL AUTHORIZATION TO ALLOW PLANNING AND ZONING CHAIRMAN TO FORM A COMMITTEE TO REVIEW AND RECOMMEND AMENDMENTS TO THE CITY OF PEARLAND CODE OF ORDINANCES, CHAPTER 27, SUBDIVISIONS

Chairman Al Lentz stated that with the passage of Ordinance No. 509, commonly called the Zoning Ordinance, there are conflicts between it and the Subdivision Ordinance. There are many problem areas and the subdivision ordinance needs to be updated so that these two ordinances are compatible.

With the consent of the Commission, Chairman Lentz stated he would like to have a letter written to the Mayor requesting him to reactivate the committee consisting of two Councilmembers, two Planning and Zoning Commission members and the Staff who would review and recommend changes to the Subdivision Ordinance.

It was moved by Helen Beckman, seconded by Mary Starr, that Chairman Lentz draft a letter to the Mayor requesting the reactivation of a committee to update the Subdivision Ordinance.

Motion passed 5 to 0.

ADJOURN

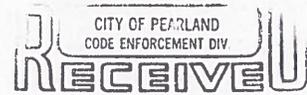
The meeting adjourned at 7:42 P. M.

Minutes approved as submitted and/or corrected this 31st day of JULY,
A. D., 1989.


Chairman

ATTEST:


Assistant City Secretary



JUL 12 89

MEMORANDUM

TO: Pearland Planning Commission

FROM: Lanplan Company/General Homes Corp.

DATE: July 11, 1986

Subject: Variance Request
Southwyck, Section 2 Preliminary Plat

We request a variance to allow the front bldg. line to be 20 ft. on all lots fronting on the bulb portion of all cul-de-sacs. We request this because:

Pearland ordinances (Pg. 1635) state that the bldg. line can be reduced to 20 ft. if the lots are less than 105 ft. deep.



MEMORANDUM

TO: Pearland Planning Commission

FROM: Lanplan Company/General Homes Corp.

DATE: July 11, 1986

SUBJECT: Variance Request
Southwyck, Section 2 Preliminary Plat

1. We request a variance for Plantation Drive to be 220 ft. in length rather than the required 300 ft. block length minimum as stated in the subdivision ordinance, 27-4 Item #B2(a). We request the variance for the following reasons:
 - a. A stub for Plantation Drive was platted in Section One and was approved by the Pearland Planning Commission.
 - b. The typical lot depth for Section Two is 110 ft. when lots are placed back to back, a total depth of 220 ft. is the result. Therefore, there is no way for any street that runs perpendicular to the lots to meet the required block length.

2. We request a variance to allow a portion of Brookren Court to be 280 ft. in length rather than the required 300 ft. minimum. We request this because:
 - a. The existing block length is only 20' less than the minimum requirement.
 - b. Due to the nature of the design, no way to lengthen this block.



City of Pearland

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

cc: Mayor
Council

TO: RONALD J. WICKER, CITY MANAGER
FROM: ERNESTO BUENROSTO, CODE ENFORCEMENT OFFICER
SUBJECT: PLANNING AND ZONING MEETING OF JULY 18, 1989
DATE: JULY 21, 1989

Eue

At their regular meeting of July 18, 1989, the Commission considered the preliminary plat of Southwyck, Section Two. This plat had previously been submitted but the time period for approval had elapsed. It was moved by Mary Starr, seconded by Leroy Savoie, that the plat be approved with the variances granted (by correspondence submitted with plat) as requested. Motion passed 5 to 0.

Chairman Al Lentz requested authorization from the Commission members to request Mayor Reid to reactivate a committee comprised of two Councilmembers, two P & Z members and Staff to review and recommend changes to the Subdivision Ordinance so that it might conform with the Zoning Ordinance. It was moved by Helen Beckman, seconded by Mary Starr, that Chairman Lentz draft a letter to the Mayor requesting the reactivation of a committee to update the Subdivision Ordinance. Motion passed 5 to 0.

This is submitted for your information.

xc: Bill Thomasset
Director of Public Works

Dick Qualtrough
Engineering Div.



City of Pearland

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

July 27, 1989

The Honorable Tom Reid
City of Pearland
Pearland, Texas 77581

Dear Mayor Reid,

With the passage of Ordinance No. 509, the Zoning Ordinance, the Planning and Zoning Commission has become aware of problem areas where the Subdivision Ordinance and the Zoning Ordinance are in conflict.

At our regular meeting of July 18, 1989, the Commission authorized me to request you to reactivate a committee, comprised of two Councilmembers, two P & Z members and Staff, to update the Subdivision Ordinance, reviewing and recommending changes.

On behalf of the Planning and Zoning Commission, I thank you for your assistance in this effort.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Al Lentz', is written over a horizontal line.

Al Lentz, Chairman
Planning and Zoning Commission

AL:pv

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JULY 18, 1989, AT 7:30 P. M. IN CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of June 20, 1989

III. NEW BUSINESS:

- A. PRELIMINARY PLAT OF SOUTHWYCK, SECTION TWO, A SUBDIVISION OF 44.67 ACRES OUT OF THE GEORGE C. SMITH SURVEY, ABSTRACT 547 AND THE H.T. & B.R.R. CO. SURVEY NO. 17, A-242, BRAZORIA COUNTY, TEXAS, GENERAL HOMES CORPORATION, OWNER.
- B. CONSIDERATION AND POSSIBLE ACTION - MOTION TO REQUEST COUNCIL AUTHORIZATION TO ALLOW PLANNING AND ZONING CHAIRMAN TO FORM A COMMITTEE TO REVIEW AND RECOMMEND AMENDMENTS TO THE CITY OF PEARLAND CODE OF ORDINANCES, CHAPTER 27, SUBDIVISIONS.

IV. ADJOURN

POSTED: 14 DAY OF July, A. D., 1989. 3:00 P.M.
REMOVED: 19 DAY OF July - 1989.