

CORPORATION

620 33
& VOL. 1020 PG.

PRELIMINARY PLAN

SOUTHWYCK SECTION EIGHT

**A REPLAT OF SOUTHWYCK, SECTION EIGHT AND BEING 74.7779 ACRE
OUT OF THE GEORGE C. SMITH SURVEY, ABSTRACT 548.
BRAZORIA COUNTY, TEXAS**

260 LOTS IN 5 BLOCKS WITH 4 RESERVES

**OWNER : GENERAL HOMES CORPORATION
7322 SOUTHWEST FREEWAY, SUITE 1600 , HOUSTON, TEXAS 77074 (713) 270-7832**

**ENGINEER : BERNARD JOHNSON INCORPORATED
5050 WESTHEIMER, HOUSTON, TEXAS 77056 (713) 622-1400**

**SURVEYOR : BILLY R. FOSTER & ASSOCIATES SURVEYING, INC.
3425 FEDERAL ROAD, PASADENA, TEXAS 77504 (713) 941-0070**

**LAND PLANNER : NORTHRUP ASSOCIATES
6815 NORTHAMPTON WAY, HOUSTON, TEXAS 77055 (713) 681-3489**

re (45°) angle.

nts inside the boundaries or within 100 feet of the

oodplain must be elevated to the F.I.A. Base Flood
in a floodway below the Base Flood Elevation (B.F.E.)
e for specific information.

government body for purposes of drainage work.

ll not be erected in a drainage easement which inhibit
ement by drainage crews or equipment.

from fill which inhibits the flow of surface water.

e placed after the completion of paving and utility
granted by the Brazoria County Commissioner's Court.

granted by Brazoria County Commissioner's Court.

ire hereby denied direct driveway access to County
y Road 89.

d ten feet from the intersection point measured parallel

ighway Department box culvert at the intersection of
No. 288 in Brazoria County, Texas, Elevation 58.01 ft.

od hazard boundary map for Brazoria County dated
r floodplain elevation is 55.0 (Panel No. 485458-0040E).

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sement

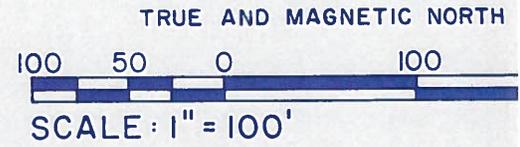
.L.&P.

se by City of Pearland Planning Commission.

r of inlet at southwest corner of intersection of Northfork

. T-457, 1973 Adj. Datum, Elevation 47.64. Concrete
nes below ground at Pearland Airport, northwest corner
the centerline of State Highway 35.

ained by the developer or the homeowners
ICT shall not be responsible for any detention



TRUE AND MAGNETIC NORTH

FINAL PLAT

SOUTHWYCK SECTION TWO PHAS

PEARLAND, TEXAS

SOUTHWYCK SECTION TWO PHASE ONE, A PROPOSED
AC. OUT OF THE H.T. AND B.R.R. CO. SURVEY NO. 17, A-

109 LOTS 5 BLOCKS 1 RESE

OWNER: GENERAL HOMES CORPORATION
7322 SOUTHWEST FREEWAY
HOUSTON, TEXAS 77074

ENGINEER: BERNARD JOHNSON INCORPORATED
5050 WESTHEIMER
HOUSTON, TEXAS 77056

SURVEYOR: BILLY R. FOSTER & ASSOCIATES SURVEYIN
3425 FEDERAL
PASADENA, TEXAS 77504



City of Pearland

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

TO: JAMES DESHAZER, ACTING CITY MANAGER
FROM: ERNESTO BUENROSTRO, BUILDING OFFICIAL *Luis*
DATE: MARCH 9, 1990
SUBJECT: PLANNING & ZONING MEETING OF MARCH 6, 1990

At their regular meeting of March 9, 1990, the Planning and Zoning Commission considered the preliminary plat of Southwyck, Section Eight, which had been tabled at the February 27, 1990 meeting.

It was moved by Clyde Starns, seconded by Mary Starr, that the plat be approved subject to the receipt of the current title report. Motion passed 4 to 0.

The Commission also considered the final plat of Southwyck, Section Two, Phase One. It was moved by Mary Starr, seconded by Helen Beckman, that the plat be approved as submitted. Motion passed 4 to 0.

This is submitted for your information.

xc: Mayor and Council
Dick Qualtrough, P. E.



February 22, 1990

Planning Commission
City of Pearland
Post Office Box 2068
Pearland, Texas 77588-2068

Attention: Mr. Ernie Buenrostro

RE: General Homes Corporation
Southwyck Subdivision Section 8
Preliminary Plat

Commission Members:

We are submitting for your review and consideration the preliminary plat for Southwyck, Section 8. In conjunction with this submittal, we request a variance on the following item:

The proposed cul-de-sac street Bodine Drive is approximately 625' in length, as measured from the street intersection with Sorenson Drive to the center of the turnaround. The Subdivision Ordinance calls for cul-de-sacs to not be longer than 600'. We therefore, respectfully request that a variance be granted allowing this longer street. This will allow for proper lot widths.

Included in our submittal are the following:

1. Two original tracings;
2. Nineteen prints of the preliminary plat;
3. Declaration of Covenants, Conditions and Restrictions;
4. Preliminary Plat Checklist and Application.

The filing fee of \$1,600.00 and the Title Report will be submitted prior to the Planning Commission meeting. We ask that the Southwyck, Section 8 plat be considered at the February 27, 1990 meeting.

Sincerely,

David A. Hinners
Project Manager

DAH/r1
Enclosure



February 27, 1990

Planning Commission
City of Pearland
P.O. Box 2068
Pearland, Texas 77588-2068

Attention: Mr. Ernie Buenrostro

Reference: General Homes Corporation
Southwyck-Section Eight (8)
Preliminary Plat

Dear Commission Members:

Please accept for your review and consideration the Preliminary Plat for Southwyck, Section 8. In conjunction with this submittal we request a variance on the following item:

The use of a side building setback less than fifteen feet total per lot. We propose to use five feet on each side for a total of ten feet per lot. The original conceptual land plan approved by the City of Pearland allowed the use of the five foot setback on each side of the lot. Additionally houses built in Southwyck, Sections One, Four, and Seven have used the five foot setback criteria.

Thank you for your consideration in this matter. If there are any questions, please do not hesitate to call.

Sincerely,


David A. Hinners
Project Manager

cc: Mr. Alan F. Bauer

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 6, 1990, 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
Commissioner	Helen Beckman
Commissioner	Clyde Starns
Commissioner	Mary Starr
Building Official	Ernesto Buenrostro
City Secretary	Kay Krouse

Absent from the Meeting: Leroy Savoie, Benny Frank and James Garner had excused absences.

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Helen Beckman, that the Minutes of the Meeting of February 27, 1990, be approved as submitted.

Motion passed 3 to 0, with Clyde Starns abstaining.

Chairman Al Lentz requested that the records show that Mr. Starns had an excused absence for the last meeting.

UNFINISHED BUSINESS

MOTION TO REMOVE FROM TABLE PRELIMINARY PLAT OF SOUTHWYCK, SECTION EIGHT, A REPLAT

It was moved by Mary Starr, seconded by Helen Beckman, that the preliminary plat of Southwyck, Section Eight be removed from the table for consideration.

Motion passed 4 to 0.

PRELIMINARY PLAT OF SOUTHWYCK, SECTION EIGHT, A REPLAT AND BEING 74.7779 ACRES OUT OF THE GEORGE C. SMITH SURVEY, ABSTRACT 548, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS

Chairman Lentz made reference to a consent ordinance passed by the City Council and later revised which submitted an overall development plan for the municipal utility district for General Homes. The plan showed lots of an average size of 60' x 100' with 5' sideyards allowed and bulb intersections with lots being less than 60' in width. Density was also approved under the

consent ordinance.

It was the consensus of the Commission that this plat was within the guidelines under the consent ordinance.

Building Official Ernesto Buenrostro informed the Commission the title report had not been submitted yet.

It was moved by Clyde Starns, seconded by Mary Starr, that the preliminary plat of Southwyck, Section Eight, be approved subject to the receipt of the current title report.

Motion passed 4 to 0.

NEW BUSINESS

FINAL PLAT OF SOUTHWYCK, SECTION TWO, PHASE ONE, A PROPOSED SUBDIVISION OF 25.4279 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY NO. 17, A-242

Building Official Ernesto Buenrostro stated the plat had been reviewed and comments forwarded to the planners. A minor point on the plat had been cleared and he recommended approval.

It was moved by Mary Starr, seconded by Helen Beckman, that the final plat of Southwyck, Section Two, Phase One, be approved as submitted.

Motion passed 4 to 0.

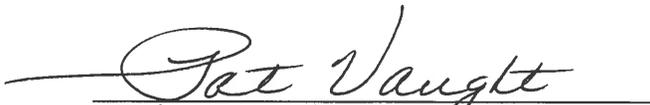
ADJOURN

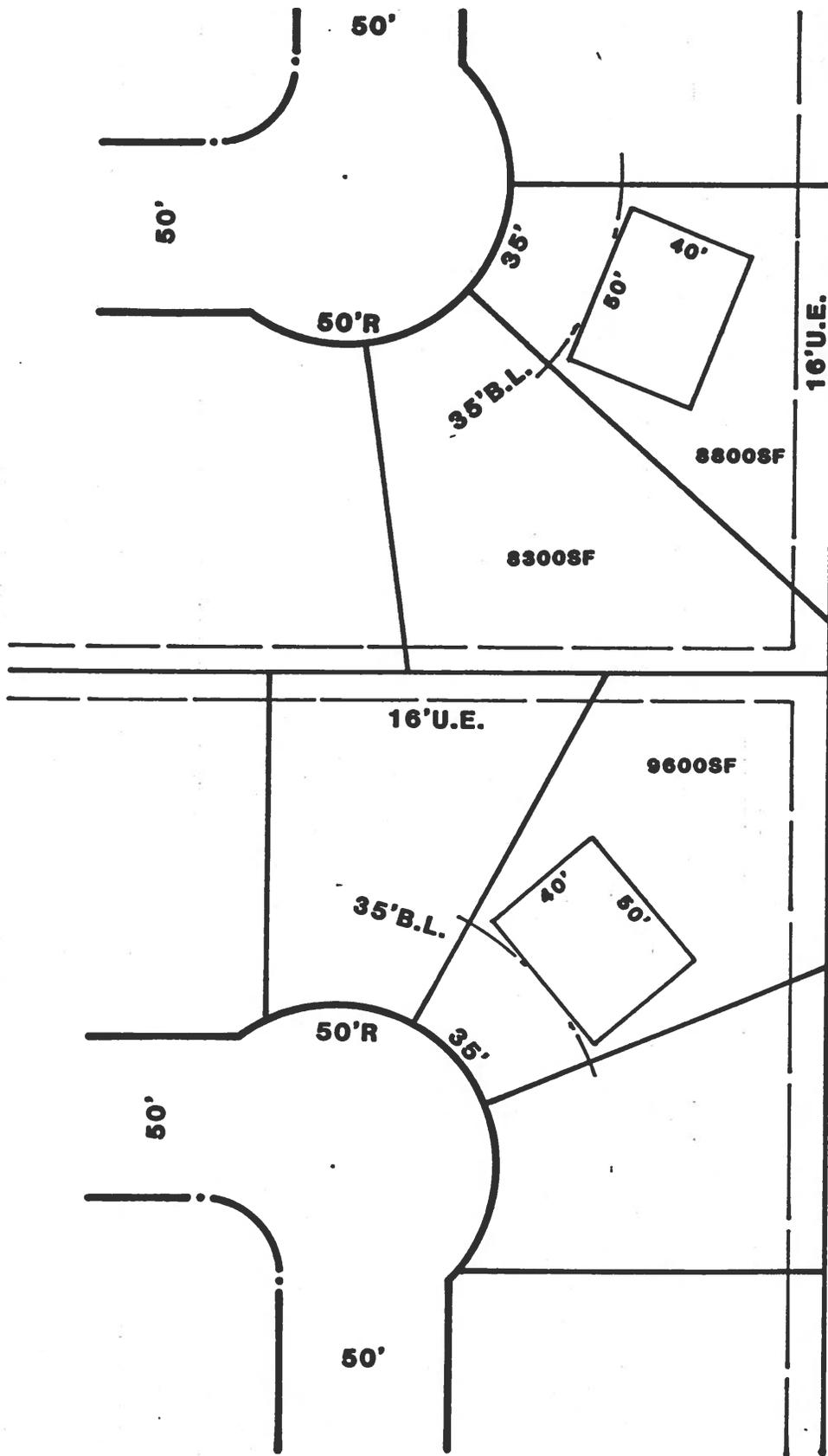
The meeting adjourned at 7:54 P. M.

Minutes approved as submitted and/or corrected this 20 day of March, A. D., 1990.


Chairman

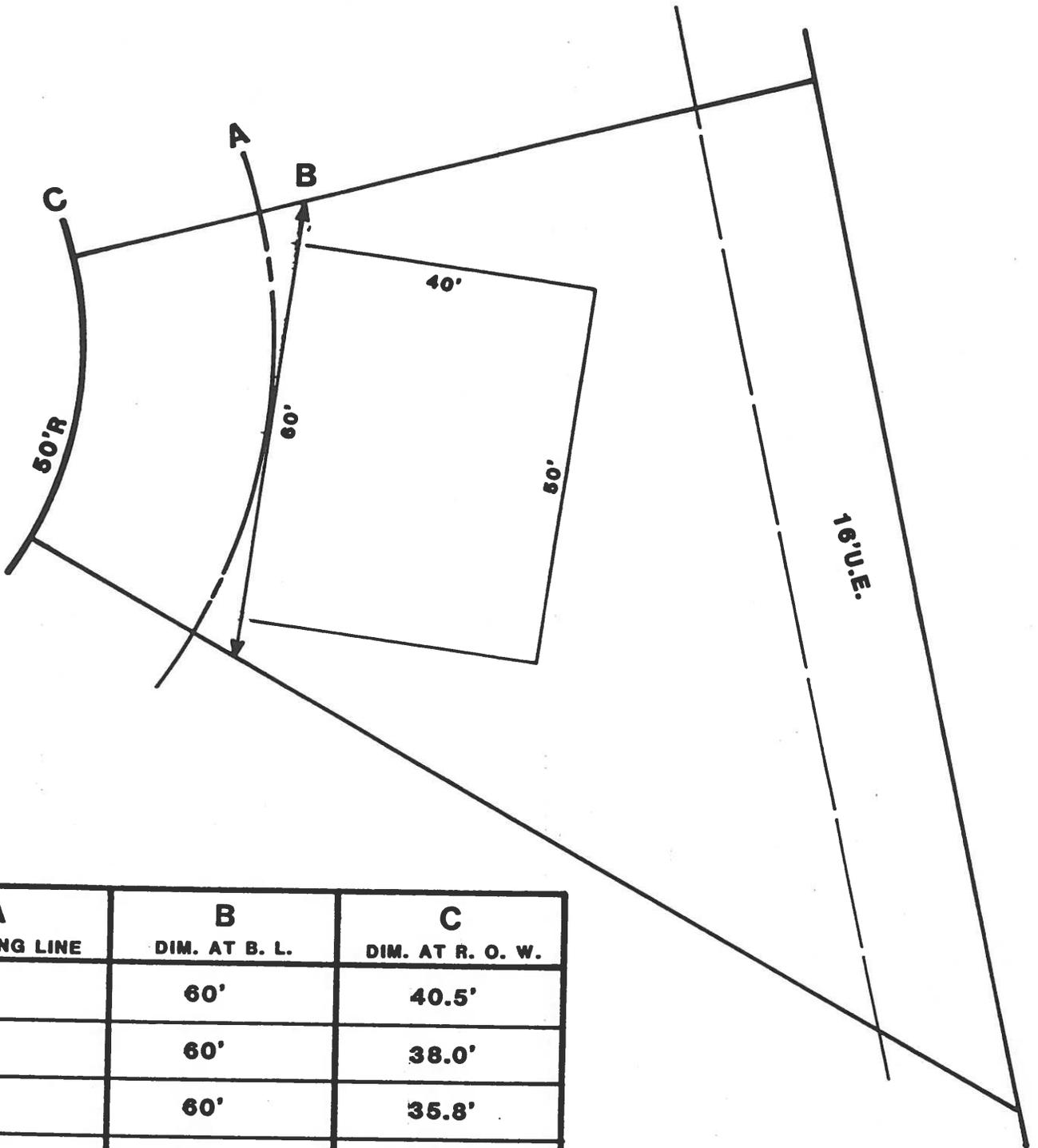
ATTEST:


Assistant City Secretary



SCALE : 1" = 50'

DATE : MARCH , 1990



A BUILDING LINE	B DIM. AT B. L.	C DIM. AT R. O. W.
20'	60'	40.5'
25'	60'	38.0'
30'	60'	35.8'
35'	60'	33.9'
20'	51.1'	35'
25'	54.7'	35'
30'	58.4'	35'
35'	62.1'	35'

SCALE : 1" = 20'

DATE : MARCH 1990



City of Pearland

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

FAX (713) 485-8764

FAX CORRESPONDENCE

DATE: Jan 22, 1991

FROM: Pat Jones

TO: Mary Ann

NO. OF PAGES: 3 INCLUDING THIS COVER PAGE

SUBJECT: Southwyck,
Section Two,
Phase One

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 6, 1990, 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 February 27, 1990

III. UNFINISHED BUSINESS

- A. MOTION TO REMOVE FROM TABLE PRELIMINARY PLAT OF SOUTHWYCK, SECTION EIGHT, A REPLAT.
- B. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF SOUTHWYCK, SECTION EIGHT, A REPLAT AND BEING 74.7779 ACRES OUT OF THE GEORGE C. SMITH SURVEY, ABSTRACT 548, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

IV. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF SOUTHWYCK, SECTION TWO, PHASE ONE, A PROPOSED SUBDIVISION OF 25.4279 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY NO. 17, A-242.

V. ADJOURN

POSTED: 2 DAY OF March, A. D., 1990. 5:00 P.M.

REMOVED: 9 DAY OF March, A. D., 1990.