

COUNTRY GROVE TOWNHOMES SECTION FIVE

PRELIMINARY PLAT OF SECTION FIVE OF 6.93 ACRES IN THE H.T.&B.R.R. CO.
RAZORIA COUNTY, TEXAS

BLOCKS, 44 LOTS, AND 7 RESERVES TOTALING 1.19 ACRES

OWNER: U.S. HOME CORPORATION, RICHARD V. GADD, JR., SENIOR V.P.

30 WEST LOOP SOUTH, SUITE 1900 HOUSTON, TEXAS 77027 877-2376

ENGINEER: BERNARD JOHNSON, INC.
5050 WESTHEIMER, SUITE 200 HOUSTON, TEXAS 77056

STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared Richard V. Gadd, Jr., Division Senior Vice President, and Paul Sims, Division Vice President of U.S. Home Corporation known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30 day of October, 1990.

Ona M. Heide
Signature

ONA M. Heide
Printed Name

Notary Public in and Harris County, Texas

My Commission Expires: 5/5/93



FINAL PLAT

**PARTIAL REPLAT OF
COUNTRY GROVE TOWNHOMES
SECTION ONE**

PEARLAND, TEXAS

COUNTRY GROVE TOWNHOMES SECTION ONE PARTIAL REPLAT, A
PROPOSED SUBDIVISION OF 0.7036 AC. OUT OF THE H.T.&B.R.R. CO.
SURVEY SECTION ONE A-310

10 LOTS 0 BLOCKS 1 RESERVE

OWNER: U.S. HOME CORPORATION
 1800 WEST LOOP SOUTH
 HOUSTON, TEXAS 77027

ENGINEER: BERNARD JOHNSON INCORPORATED
 5050 WESTHEIMER
 HOUSTON, TEXAS 77056

SURVEYOR: THE FISHER COMPANY
 P.O. BOX 13429
 HOUSTON, TEXAS 77019

OCTOBER 1990
REVISED DEC., 1990

MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JANUARY 21, 1991, 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
Commissioner	Mary Starr
Commissioner	Benny Frank
Commissioner	James Garner
Commissioner	Helen Beckman
City Manager	James DeShazer
City Engineer	Dick Qualtrough
City Secretary	Pat Jones

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Helen Beckman, that the Minutes of the Meeting of January 8, 1991, be approved as presented.

Motion passed 5 to 0, with Leroy Savoie abstaining.

NEW BUSINESS

PARTIAL REPLAT OF COUNTRY GROVE TOWNHOMES, SECTION ONE, A PROPOSED SUBDIVISION OF 0.7036 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION ONE A-310, U. S. HOME CORPORATION, OWNER

Chairman Lentz asked Staff for comments and City Manager DeShazer replied that this was a previously platted section which had a problem with a 2' building line for which a variance had been obtained. Now, the title company has notified U. S. Homes that they will not issue a clear title until this section has been replatted. This replat will put the 2' back to a 10' utility easement.

There followed a lengthy discussion between the Commission, Staff, Rick Gadd of U. S. Homes and Lloyd Smith of Bernard Johnson. State law regarding the platting process was discussed and whether this particular plat should be addressed as a replat or an amended plat.

It was moved by Benny Frank, seconded by Helen Beckman, that the

partial replat of Country Grove Townhomes, Section One, be approved with the stipulation that the City Attorney look at State law regarding the platting process and advise if the correct procedure has been followed.

Further discussion continued regarding public hearings, setting precedence, whether the Property Association, which owns the 2' in question in the common area, needs to sign the plat, and the Commission's obligation to sign the plat at this meeting.

It was suggested the motion be amended to defer signing of the plat until written confirmation has been received from the City Attorney that all necessary procedures have been complied with. The maker and seconder agreed to so amend the motion.

The motion passed 4 to 2, with James Garner and Al Lentz voting against.

PRELIMINARY PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FIVE, 6.93 ACRES IN THE H.T. & B.R.R. CO. SURVEY, A-310, BRAZORIA COUNTY, TEXAS, U. S. HOME CORPORATION, OWNER

Chairman Lentz informed Ms. Henry of Vernon G. Henry & Associates that the Commission has made it a policy not to review plats which have not been signed by the Drainage District. Ms. Henry gave the Commission copies which had the Drainage District's signatures as of January 14, 1990.

Chairman Lentz also related that preliminary plats are now stamped approved rather than being individually signed by the Commission.

In reviewing the plat, the Commission considered the master plan, densities, and parking. The Commission advised Ms. Henry of reserves that will need to be allowed on the final plat along North Peach Hollow Circle and Teakwood Lane.

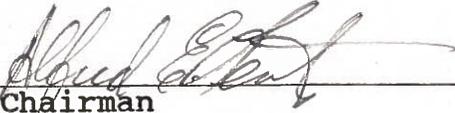
It was moved by Helen Beckman, seconded by Mary Starr, that the preliminary plat of Country Grove Townhomes, Section Five, be approved with the stipulation that the final plat show the required 1' reserves along North Peach Hollow Circle and Teakwood Lane.

Motion passed 6 to 0.

ADJOURN

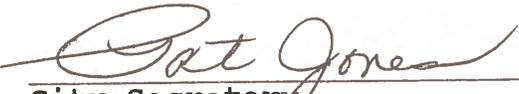
The meeting adjourned at 8:20 P. M.

Minutes approved as submitted and/or corrected this 19 day of
February, A. D., 1991.

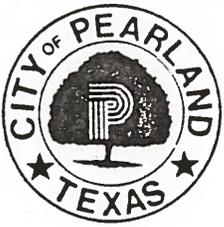


Chairman

ATTEST:



City Secretary



City of Pearland

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

FAX: (713) 485-8764

FAX CORRESPONDENCE

DATE: Jan 17, 1991

FROM: Pat Jones

TO: Alan Hunter

NO. OF PAGES: 2 INCLUDING THIS COVER PAGE

SUBJECT: P+3 Meeting
Monday 1-21-91



City of Pearland

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

FAX: (713) 485-8764

FAX CORRESPONDENCE

DATE:

Jan 17, 1991

FROM:

Pat Jones

TO:

Steve Gudner

NO. OF PAGES:

2 INCLUDING THIS COVER PAGE

SUBJECT:

PS 3 Meeting

Monday 1-21-91

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JANUARY 21, 1991, 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 January 8, 1991

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - PARTIAL REPLAT OF COUNTRY GROVE TOWNHOMES, SECTION ONE, A PROPOSED SUBDIVISION OF 0.7036 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION ONE A-310, U. S. HOME CORPORATION, OWNER.

B CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FIVE, 6.93 ACRES IN THE H.T. & B.R.R. CO. SURVEY, A-310, BRAZORIA COUNTY, TEXAS, U. S. HOME CORPORATION, OWNER.

IV. ADJOURN

POSTED: 18 DAY OF January, A. D., 1991 5:00 P.M.
REMOVED: 23 DAY OF January, 1991.