

IE BROWN
TO
VAN WINKLE
, Pg. 442 BCDR
04-1970

MARIE BROWN
TO
JESSE B. VAN WINKLE, ET UX
Vol. 622, Pg. 609 BCDR
5-25-1955

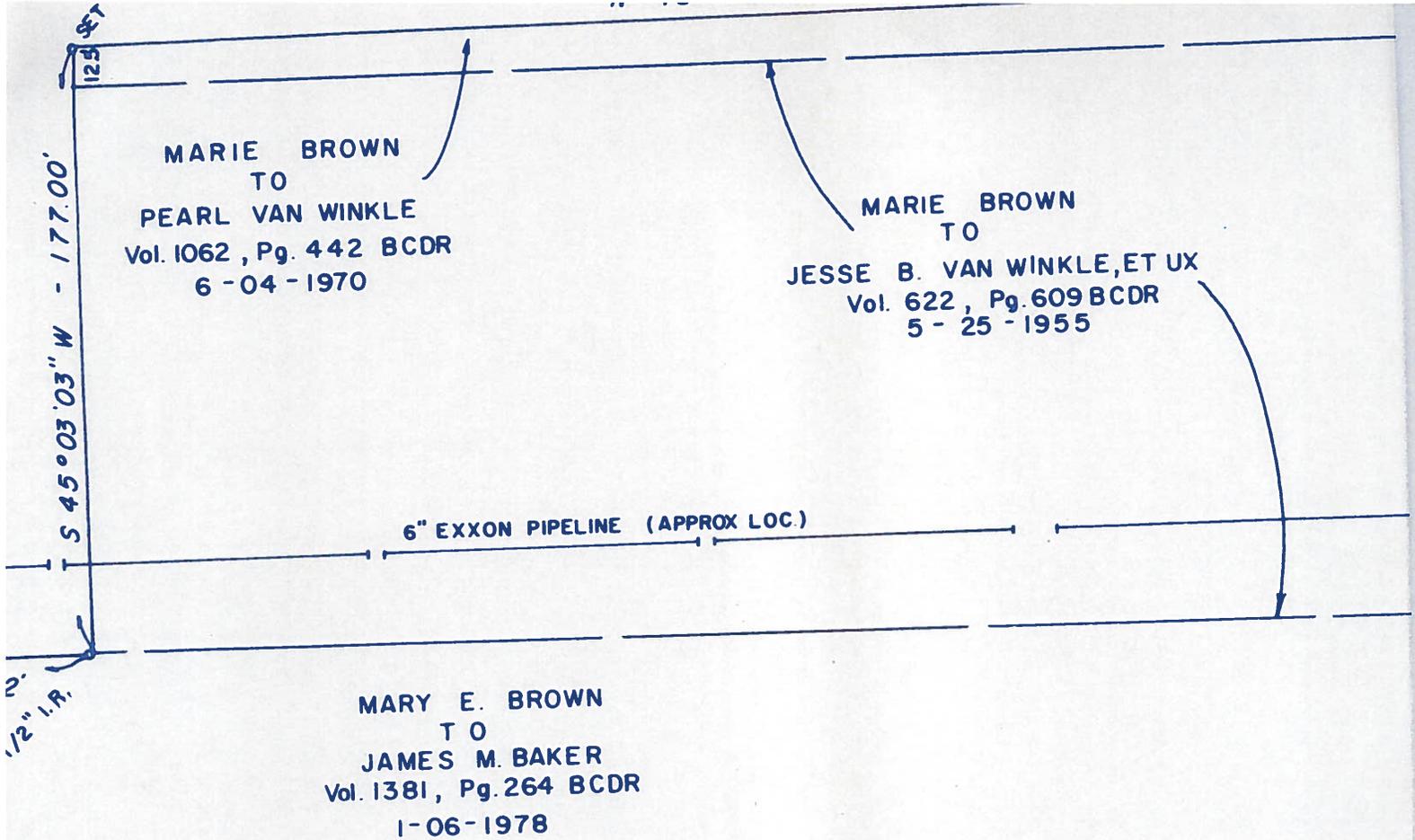
6" EXXON PIPELINE (APPROX LOC)

MARY E. BROWN
TO
JAMES M. BAKER
Vol. 1381, Pg. 264 BCDR
1-06-1978

PRELIMINARY PLAT
VITALE SUBDIVISION
SECTION 1

A SUBDIVISION OF 0.5492 ACRES
OUT OF LOT 112, WEST FRIENDSWOOD SUBDIVISION
(Vol. 01, Pg. 96 BCMR)
PERRY & AUSTIN LEAGUE, A-III
BRAZORIA COUNTY, TEXAS
1 LOT, 1 BLOCK
SCALE: 1" = 50' APRIL, 1991

SRVEYOR
& COMPANY
SRVEYORS
ROADWAY, SUITE 201
, TEXAS 77581
9490

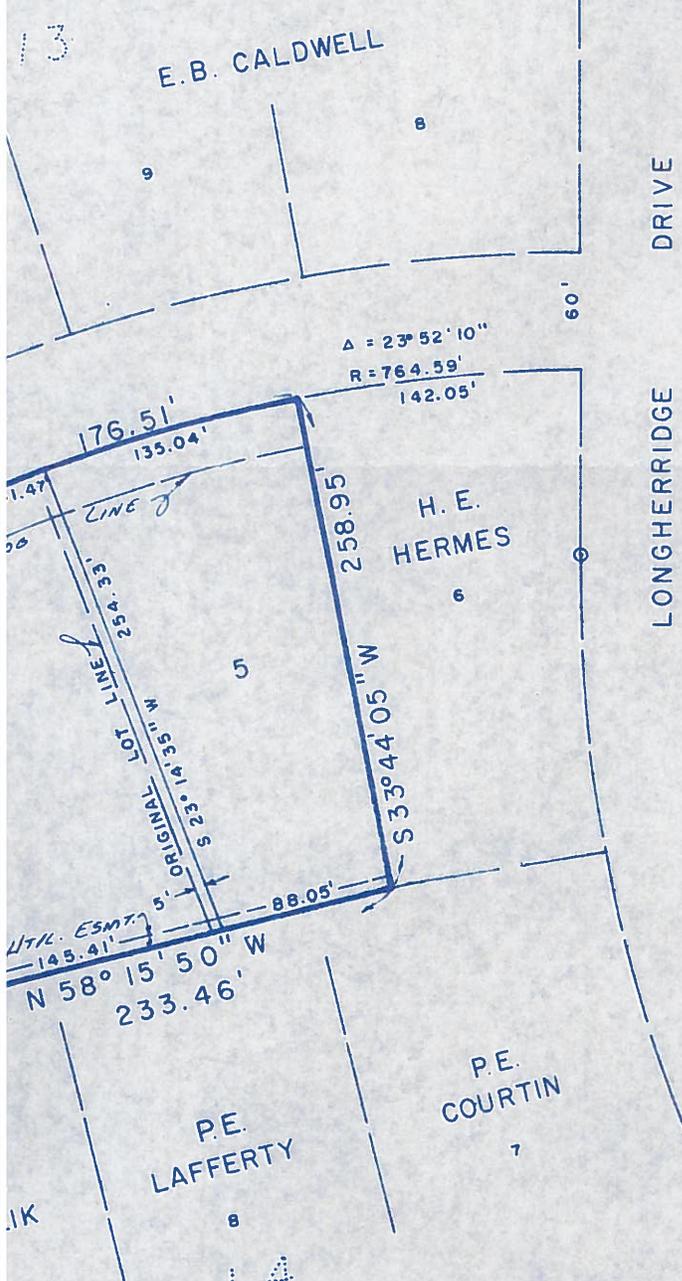
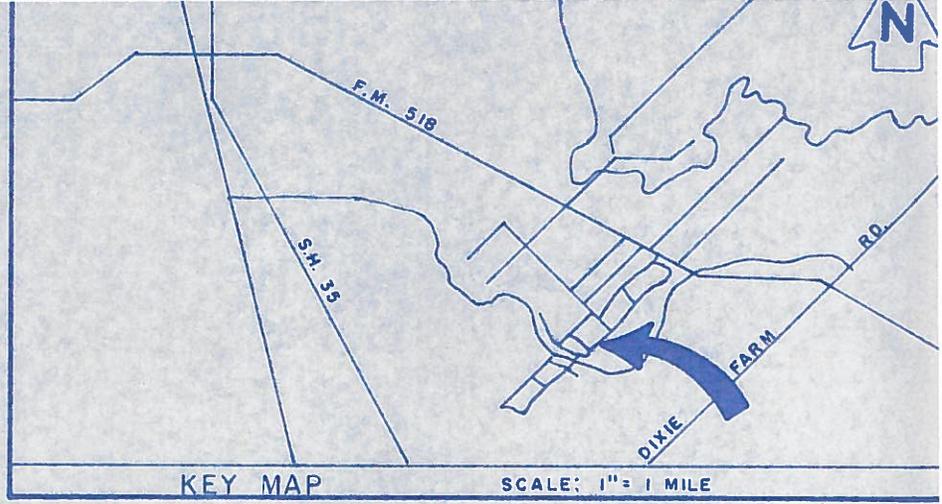
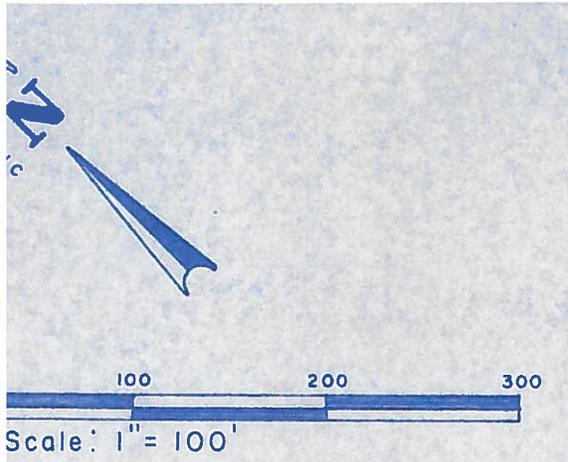


FINAL PLAT
 VITALE SUBDIVISION
 SECTION 1

A SUBDIVISION OF 0.5492 ACRES
 OUT OF LOT 112, WEST FRIENDSWOOD SUB
 (Vol. 01, Pg. 96 BCMR)
 PERRY & AUSTIN LEAGUE, A-III
 BRAZORIA COUNTY, TEXAS
 1 LOT, 1 BLOCK
 SCALE: 1" = 50' APRIL, 1991

SURVEYOR

C.L. DAVIS & COMPANY
 LAND SURVEYORS
 1506 E. BROADWAY, SUITE 201
 PEARLAND, TEXAS 77581
 713-482-9490



**PARTIAL
 AMENDED PLAT
 OF
 SHADYCREST SUBDIVISION**

BEING A 1.4236 ACRE TRACT OF LAND, A PORTION OF BLOCK 14 OF SHADYCREST SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 95-98 OF THE PLAT RECORDS OF BRAZORIA COUNTY TEXAS, IN THE W.D.C. HALL LEAGUE, ABST. 70, BRAZORIA COUNTY, TEXAS.

MAY, 1991

1 BLOCK 2 LOTS

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4

Malcolm A. Collins
 MALCOLM A. COLLINS, DISTRICT ENGINEER

06/05/91
 DATE

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JUNE 25, 1991, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 9:00 P.M. with the following present:

Chairman	Al Lentz
Vice Chairman	Leroy Savoie
Commissioner	Helen Beckman
Commissioner	James Garner
Commissioner	Mike Bunch
Commissioner	Mary Starr
City Engineer	Dick Qualtrough
City Secretary	Pat Jones
Asst. to City Secretary	Leslie Schroeder

Commissioner Pat Courtin had an excused absence.

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by James Garner, that the Minutes of the Meeting of May 28, 1991.

Motion passed 3 to 0, with 3 abstentions.

NEW BUSINESS

APPLICATION NO. 22, REQUEST OF A. HARREL BLACKSHEAR, AGENT FOR FIRST NATIONAL BANK OF PEARLAND, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-3, SINGLE FAMILY DWELLING DISTRICT TO M-F, MULTI-FAMILY DWELLING DISTRICT ON 6.01379 ACRES LOCATED ON ALEXANDER LANE.

The Commission looked at the official zoning map of the City and discussed buffer zones, spot zoning, flooding and a possible retention facility.

After much discussion, it was moved by Helen Beckman, seconded by James Garner, that recommendation be made to Council that Application No. 22 be denied.

Motion passed 6 to 0.

ELECTION OF OFFICERS

It was the consensus of the Commission that this item be discussed later in the meeting.

PRELIMINARY PLAT OF VITALE SUBDIVISION, SECTION 1, BEING 0.5492 ACRES OUT OF LOT 112, WEST FRIENDSWOOD SUBDIVISION, PERRY & AUSTIN LEAGUE A-111, BRAZORIA COUNTY, TEXAS (CR 125).

Chairman Al Lentz excused himself from the Chambers.

City Engineer, Dick Qualtrough explained the property is located adjacent to FM 2351 in Pearland's ETJ.

Chuck Davis, surveyor of the property, conveyed to the Commission the proposed plan for the lot. He explained Mrs. Vitale owns a seven acre tract and would like to sell 0.5492 acres.

The Commission discussed platting, location, intended use for the property, how the property is going to be subdivided and zoning.

It was moved by Mary Starr, seconded by Helen Beckman, that the preliminary plat of Vitale Subdivision be approved. After much discussion, it was suggested that the motion be amended to remove the corner of the acreage which is located in Galveston County.

The maker and seconder agreed to amend the motion accordingly.

Motion passed 5 to 0, with Al Lentz being absent from the Chambers.

FINAL PLAT OF VITALE SUBDIVISION, SECTION 1, BEING 0.5492 ACRES OUT OF LOT 112, WEST FRIENDSWOOD SUBDIVISION, PERRY & AUSTIN LEAGUE, A-111, BRAZORIA COUNTY, TEXAS (CR 125).

It was moved by James Garner, seconded by Mary Starr, that the final plat be approved contingent upon the acreage represented on the plat reflect a deduction of the acreage represented by a triangular piece of property outside of Pearland's jurisdiction.

Motion passed 5 to 0, with Al Lentz being absent from the Chambers.

PARTIAL AMENDED PLAT OF SHADYCREST SUBDIVISION, BEING A 1.4236 ACRE TRACT OF LAND, A PORTION OF BLOCK 14 OF SHADYCREST SUBDIVISION, W.D.C. HALL LEAGUE, ABSTRACT 70, BRAZORIA COUNTY, TEXAS (DEEPBROOK DRIVE)

Mary Starr excused herself from the Chambers.

Nancy Holt of Pearland Properties presented the Commission with the mylars and confirmed the tax certificate, title report and signatures were all in order and ready for filing.

It was moved by Leroy Savoie, seconded by Helen Beckman, that the partially amended plat be approved as submitted.

Motion passed 5 to 0, with Mary Starr being absent from the Chambers.

INFORMAL DISCUSSION WITH INTERESTED PARTIES RELATING TO PLATTING AND ZONING ISSUES REGARDING GREEN TEE TOWNHOUSE RESERVE AND ITS PRESENT ZONING.

The Planning & Zoning Commission discussed with Ms. Cornelius of Pat Griffith Realty many issues. Among those discussed were past and current zoning, zoning regulations applicable to the area, the desire of prospective buyers to build townhouses, and the inability to do so because of the minimum lot sizes.

The Planning and Zoning Commission advised Ms. Cornelius she had the option of seeking a variance from the Zoning Board of Adjustment regarding lot sizes.

CAPITAL IMPROVEMENTS RECOMMENDATIONS FOR THE 1991-92 BUDGET YEAR.

It was moved by Mary Starr, seconded by James Garner, that the following Capital Improvements list be submitted to the City Manager.

Motion passed 6 to 0.

1. Look into the drainage problem in the ^{Willowcrest}~~Woodcreek~~ subdivision.
2. Update of master plan to include area to Highway 288.
3. Development of plan for bikeways and sidewalks.
4. Begin looking at regionalization of wastewater treatment facilities.
5. Perform a joint study between the drainage District and the City to consider regionalizing detention facilities.
6. Annexation of properties along FM 518 to Highway 288 in order to control land use.
7. Potential north/south streets tying into Houston.
8. Upgrading Mykawa Road and Old Alvin Road.
9. Intermediate streets at 1/2 mile intervals to connect major thoroughfares and collectors.
10. Extension of Orange Street to Barry Rose Road.
11. Conversion of Walnut to one way street.

12. Extension of CR 101 to S. Main.
13. Extension of Woody from Orange North.
14. Extension of Orange from Hatfield to O'Day.
15. Emergency railroad grade separation.
16. Establishment of a permanent planning department.

ELECTION OF OFFICERS

Chairman Al Lentz and Vice Chairman Leroy Savoie were re-elected to their respective positions unanimously.

ADJOURN

The meeting adjourned at 10:45 P.M.

Minutes approved as submitted and/or corrected this 15 day of July, A.D., 1991.


Chairman

ATTEST:


City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON JUNE 25, 1991, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Regular Meeting of May 28, 1991

III. NEW BUSINESS

1. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 22, REQUEST OF A. HARREL BLACKSHEAR, AGENT FOR FIRST NATIONAL BANK OF PEARLAND, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-3, SINGLE FAMILY DWELLING DISTRICT TO M-F, MULTI-FAMILY DWELLING DISTRICT ON 6.01379 ACRES LOCATED ON ALEXANDER LANE.
2. CONSIDERATION AND POSSIBLE ACTION - ELECTION OF OFFICERS.
3. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF VITALE SUBDIVISION, SECTION 1, BEING 0.5492 ACRES OUT OF LOT 112, WEST FRIENDSWOOD SUBDIVISION, PERRY & AUSTIN LEAGUE, A-111, BRAZORIA COUNTY, TEXAS (CR 125).
4. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF VITALE SUBDIVISION, SECTION 1, BEING 0.5492 ACRES OUT OF LOT 112, WEST FRIENDSWOOD SUBDIVISION, PERRY & AUSTIN LEAGUE, A-111, BRAZORIA COUNTY, TEXAS (CR 125).
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6. CONSIDERATION AND POSSIBLE ACTION - INFORMAL DISCUSSION WITH INTERESTED PARTIES RELATING TO PLATTING AND ZONING ISSUES REGARDING GREEN TEE TOWNHOUSE RESERVE AND ITS PRESENT ZONING.
7. CONSIDERATION AND POSSIBLE ACTION - CAPITAL IMPROVEMENTS RECOMMENDATIONS FOR THE 1991-92 BUDGET YEAR.

IV. ADJOURN.

POSTED: 21 DAY OF June, A. D., 1991 5:00 P.M.
REMOVED: _____ DAY OF _____, 1991.



City of Pearland

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

July 1, 1991

Mr. James O. DeShazer
City Manager
City of Pearland

Dear Mr. DeShazer:

As per Charter requirement, listed below are the list of capital improvements as recommended by the Planning and Zoning Commission at their meeting of June 25, 1991.

1. Look into the drainage problem in the ^{Willowcrest} ~~Woodcreek~~ subdivision.
2. Update of master plan to include area to Highway 288.
3. Development of plan for bikeways and sidewalks.
4. Begin looking at regionalization of wastewater treatment facilities.
5. Perform a joint study between the Drainage District and the City to consider regionalizing detention facilities.
6. Annexation of properties along FM 518 to Highway 288 in order to control land use.
7. Potential north/south streets tying into Houston.
8. Upgrading Mykawa Road and Old Alvin Road.
9. Intermediate streets at 1/2 mile intervals to connect major thoroughfares and collectors.
10. Extension of Orange Street to Barry Rose Road.
11. Conversion of Walnut Street to one way street.
12. Extension of CR 101 to S. Main.

James O. DeShazer
July 1, 1991
Page Two

13. Extension of Woody from Orange North.
14. Extension of Orange from Hatfield to O'Day.
15. Emergency railroad grade separation.
16. Establishment of a permanent planning department.

These are respectfully submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads "Al Lentz" followed by a stylized flourish or initials in parentheses.

Al Lentz, Chairman
Planning & Zoning Commission

AL:pj

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON JUNE 25, 1991, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

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7. CONSIDERATION AND POSSIBLE ACTION - CAPITAL IMPROVEMENTS RECOMMENDATIONS FOR THE 1991-92 BUDGET YEAR.

IV. ADJOURN.

POSTED: 21 DAY OF June, A. D., 1991 5:00 P.M.
REMOVED: 28 DAY OF June, 1991.