



VICINITY MAP  
SCALE: 1" = 2000'

1 LOT , 1 BLOCK  
PRELIMINARY PLAT

MAGNOLIA INDUSTRIAL SITES , SEC. 2

All that certain 31.1339 acres out of the H.T. & B. RR Company Survey, Section 11, A- 239 Pearland, Brazoria County Texas being a portion of that certain Tract described in a deed dated 11/29/1965 from Berry Miller, et al, to Industrial Leasing & Investment Co. LTD, filed in Vol. 928, Pg. 354, Brazoria County Deed Records and being more particularly described by metes and bounds as follows;

Commencing at a found 5/8" iron rod (in asphalt) marking the southwest corner of Section 11; Thence East 2376.40' to a found 3" iron pipe marking the southeast corner of that certain 24.56 acre tract known as Tract 4 as described in a partition deed dated 6/27/1958 from Charles H. McLean, et ux to Charles H Mclean, Jr. filed in Vol. 721, Pg. 67 Brazoria County Deed Records; Thence N 00 02' 11" W - 522.00' along the east line of said Tract 4, to a point marking the POINT OF BEGINNING of herein described tract;

Thence N 00 02' 11" W - 634.94 continuing along the east line of said Tracts 3 & 4 to a point for corner;

Thence East along the south line of that certain 32.472 acres (gross) tract known as Tract "A" as described in that certain deed dated 4/28/1981 from Houdaille Industries, Inc. to Gate Concrete Products Co. filed in Vol. 1567, Pg. 643, Brazoria County Deed Records also being the north line of said deed filed in Vol. 928, Pg. 354, Brazoria County Deed Records passing at 43.00' the east right-of-way line per said deed, passing at 50.00' found 1 1/4" iron pipe, passing at 00.00' a set 5/8" iron rod marking the east right-of-way line of Veterans Drive as established by a survey dated May, 1980 by Charlie Kalkomey,

CENTER  
 CONSTRUCTION  
 2208  
 1100' R/1

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON OCTOBER 29, 1991, AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order at 7:30 P.M. with the following present:

Chairman	Al Lentz
Vice Chairman	Helen Beckman
Commissioner	Mary Starr
Commissioner	James Garner
Commissioner	Emil Beltz
Commissioner	Jack Womack
City Engineer	Dick Qualtrough
Asst. to City Secretary	Leslie Schroeder

Pat Courtin was absent.

**APPROVAL OF MINUTES**

It was moved by Mary Starr, seconded by James Garner, that the Minutes of the October 7, 1991 meeting be approved as submitted.

Motion passed 3 to 0 with 3 abstentions.

**UNFINISHED BUSINESS**

**CHANGE IN THE ORDER OF BUSINESS**

**MOTION TO REMOVE FROM TABLE PHASE I, PARTIAL REPLAT OF OAKBROOK SECTION ONE.**

It was moved by James Garner, seconded by Mary Starr, that this item be removed.

Motion passed unanimously.

**PHASE I, A PARTIAL REPLAT OF OAKBROOK SECTION ONE, BEING A 50.0050 ACRES, OUT OF LOTS 5,6,7,8 AND 9 OF THE S.W. NARREGANG SUBDIVISION, ABSTRACT 70, BRAZORIA COUNTY, TEXAS.**

Dick Qualtrough, City Engineer, conveyed to the Commission that the plat was in order. The correction was made by changing the developers name on the plat to the owner.

It was moved by Helen Beckman, seconded by Mary Starr, that the plat be approved as submitted.

Motion passed 5 to 0 with 1 abstention.

**MOTION TO REMOVE FROM TABLE PHASE II, A PARTIAL REPLAT OF OAKBROOK SECTION ONE.**

It was moved by Mary Starr, seconded by James Garner, that this item be removed.

Motion passed 4 to 0 with 2 abstentions.

**PHASE II, A PARTIAL REPLAT OF OAKBROOK SECTION ONE, BEING PART OF LOTS 5,6,7,8 AND 9, NARREGANG SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF THE NARREGANG SUBDIVISION RECORDED IN VOLUME 1, PAGE 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.**

It was determined the plat was in order.

It was moved by Helen Beckman, seconded by Mary Starr, that Oakbrook Phase II be approved as submitted.

Motion passed 5 to 0 with 1 abstention.

**NEW BUSINESS**

**FINAL PLAT OF A PORTION OF BLOCK 7 OF GREEN TEE TERRACE TOWNHOUSES, BEING A 15,637.5 SQUARE FEET OUT OF BLOCK 7, GREEN TEE TERRACE TOWNHOUSES, AS RECORDED IN VOLUME 177, PAGE 60, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

The City Engineer reported the plat was in order but recommended the word "Final" Plat be added to the drawing.

It was moved by Mary Starr, seconded by Helen Beckman, that the Final Plat of Green Tee Terrace be approved contingent upon the word "Final" being added to the plat and all necessary documentation being turned in before it is filed.

Motion passed unanimously.

**PRELIMINARY PLAT OF MAGNOLIA INDUSTRIAL SITES, SECTION 2, ALL THAT CERTAIN 31.1339 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 11, A-239, PEARLAND, BRAZORIA COUNTY TEXAS BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN A DEED DATED 11/29/1965 FROM BERRY MILLER, ET AL, TO INDUSTRIAL LEASING AND INVESTMENT CO. LTD, FILED IN VOLUME 928, PAGE 354, BRAZORIA COUNTY.**

The City Engineer reported that the plat had been reviewed and all was in order.

Commissioner Garner recommended the date on the plat be changed to reflect 1991.

It was moved by James Garner, seconded by Mary Starr, that the preliminary plat of Magnolia Industrial Sites be approved contin-

gent upon changing the date from 1990 to 1991.

Motion passed 5 to 0 with 1 abstention.

#### **UNFINISHED BUSINESS**

#### **MOTION TO REMOVE FROM TABLE APPLICATION NO. 24.**

It was moved by Helen Beckman, seconded by Mary Starr, that this item be removed.

**APPLICATION NO. 24, REQUEST OF DANIEL D. RUCKER, AGENT FOR RAMONA CRADDOCK ET AL AND GEORGE SLAUGHTER, JR. OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-1, SINGLE FAMILY DWELLING DISTRICT, TO R-2, SINGLE FAMILY DWELLING DISTRICT ON A 39.8 ACRE TRACT LOCATED IN LONGWOOD PARK.**

Due to the recent appointment of the two new members, Mr. Beltz and Mr. Womack, Chairman Lentz stated they would not be discussing or voting on this item.

Chairman Lentz commented on the history of this application which was tabled at the previous meeting.

Having received no written reply from the City Attorney which was requested by the Commission at its last meeting, Chairman Lentz called upon City Manager Jim DeShazer for his advice.

Mr. DeShazer informed the Commission that he had discussed this matter with the City Attorney, and it was Mr. DeShazer's opinion that the petitions submitted at the October 7, 1991 Joint Public Hearing did not effect the Commission's recommendation.

There followed a lengthy discussion between the Commissioners regarding the proposed zone change.

Helen Beckman moved that recommendation be made to Council that this application be denied. The motion failed for lack of a second.

After more discussion, a motion was made by James Garner, seconded by Mary Starr, that recommendation be made to Council to approve Application No. 24.

Following further discussion the commission voted as follows:

Voting aye - James Garner, Mary Starr

Voting no - Helen Beckman

Abstaining - Al Lentz

Non Participants - Jack Womack, Emil Beltz

Chairman Lentz informed the audience the motion passed. (See Robert's Rules of Order)

**ADJOURN**

The meeting adjourned at 8:50 P.M.

Minutes approved as submitted and/or corrected this 12<sup>TH</sup> day of November, A.D., 1991.

Helen Beckman (As)  
Al Lentz  
Chairman (Vice)

ATTEST:

Pat Jones  
Pat Jones  
City Secretary

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON OCTOBER 29, 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: Regular Meeting of October 7, 1991

III. UNFINISHED BUSINESS

1. CONSIDERATION AND POSSIBLE ACTION ON THE FOLLOWING:

- A. MOTION TO REMOVE FROM TABLE APPLICATION NO. 24, REQUEST OF DANIEL D. RUCKER.
- B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 24, REQUEST OF DANIEL D. RUCKER, AGENT FOR RAMONA CRADDOCK ET AL AND GEORGE SLAUGHTER, JR. OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-1, SINGLE FAMILY DWELLING DISTRICT, TO R-2, SINGLE FAMILY DWELLING DISTRICT ON A 39.8 ACRE TRACT LOCATED IN LONGWOOD PARK.
- C. MOTION TO REMOVE FROM TABLE PHASE I, PARTIAL REPLAT OF OAKBROOK SECTION ONE.
- D. CONSIDERATION AND POSSIBLE ACTION - PHASE I, A PARTIAL REPLAT OF OAKBROOK SECTION ONE, BEING A 50.0050 ACRES, OUT OF LOTS 5,6,7,8 AND 9 OF THE S.W. NARREGANG SUBDIVISION, ABSTRACT 70, BRAZORIA COUNTY, TEXAS (DIXIE FARM ROAD).
- E. MOTION TO REMOVE FROM TABLE PHASE II, A PARTIAL REPLAT OF OAKBROOK SECTION ONE.
- F. CONSIDERATION AND POSSIBLE ACTION - PHASE II, A PARTIAL REPLAT OF OAKBROOK SECTION ONE, BEING PART OF LOTS 5,6,7,8 AND 9, NARREGANG SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF THE NARREGANG SUBDIVISION RECORDED IN VOLUME 1, PAGE 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (DIXIE FARM ROAD).

IV. NEW BUSINESS

- 1. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF A PORTION OF BLOCK 7 OF GREEN TREE TERRACE TOWNHOUSES, BEING A 15,637.5 SQUARE FEET OUT OF BLOCK 7 GREEN TREE TERRACE TOWNHOUSES, AS RECORDED IN VOLUME 177, PAGE 60, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- 2. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF MAGNOLIA INDUSTRIAL SITES, SECTION 2, ALL THAT CERTAIN 31.1339 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 11, A-239, PEARLAND, BRAZORIA COUNTY TEXAS BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN A DEED DATED 11/29/1965 FROM BERRY MILLER, ET AL, TO INDUSTRIAL LEASING AND INVESTMENT CO. LTD, FILED IN VOLUME 928, PAGE 354, BRAZORIA COUNTY.

V. ADJOURN

POSTED: 25<sup>TH</sup> DAY OF October, A.D., 1991 5:00 P.M.  
REMOVED: \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991.