

EXISTING 60" STORM SEWER

EXISTING 60" STORM SEWER

PRELIMINARY PLAT

COUNTRYPLACE SECTION FOUR

PEARLAND, TEXAS

COUNTRYPLACE SECTION FOUR, A PROPOSED SUBDIVISION
OF 1.51 AC. OUT OF THE H.T. & B.R.R. CO. A-310
BRAZORIA COUNTY, TEXAS

10 LOTS 2 BLOCKS 0 RESERVE

OWNER: U.S. HOME CORPORATION RICHARD V. GADD JR., DIVISION SENIOR
1800 WEST LOOP SOUTH VICE PRESIDENT
HOUSTON, TEXAS 77027

ENGINEER: BERNARD JOHNSON INCORPORATED
5050 WESTHEIMER
HOUSTON, TEXAS 77056

SURVEYOR: UNIVERSAL ENSCO, INC.
1811 BERING DRIVE, SUITE 400
HOUSTON, TEXAS 77257-0248

DELTA
01°35'08"
59°02'03"
02°13'53"

By: _____
 Richard V. Gadd, Jr.
 Division Senior Vice President

Attest: _____
 Mary Daily
 Division Vice President

STATE OF TEXAS)
 COUNTY OF BRAZORIA)

of a

BEFORE ME, the undersigned authority, on this day personally appeared Richard V. Gadd, Jr., Division Senior Vice President, and Mary Daily, 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.

in 100

of

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 1991

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: by

paving and
County

 Signature

 Printed Name

ion point

azoria
outside

Notary Public in and _____ County, Texas My Commission Expires: _____

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FINAL PLAT
COUNTRYPLACE SECTION FOUR
PEARLAND, TEXAS

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o. 288 in
:GS 1973
GS 1973
- CMT-28

COUNTRYPLACE SECTION FOUR, A PROPOSED SUBDIVISION
 OF 1.556 AC. OUT OF THE H.T.&B.R.R. CO. SURVEY, A-310

10 LOTS 2 BLOCKS

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

ENGINEER: BERNARD JOHNSON INCORPORATED
 5050 WESTHEIMER
 HOUSTON, TEXAS 77056

SURVEYOR: UNIVERSAL ENSCO, INC.
 1811 BERING DRIVE, SUITE 400
 HOUSTON, TEXAS 77257-0248

SEPTEMBER 1991

REVISION 1. OCTOBER 25 1991

Hollow Circle

By: Richard V. Gadd, Jr.
 Richard V. Gadd, Jr.
 Division Senior Vice President

Attest: Mary Daily
 Mary Daily
 Division Vice President

Hollow Circle

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 Mary Daily, 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 28th day of October, 1991

Ona M. Heide
 Signature

ONA M. Heide
 Printed Name

Notary Public in and Harris County, Texas My Commission Expires: 5/5/93



FINAL PLAT
COUNTRY GROVE TOWNHOMES
SECTION FIVE

PEARLAND, TEXAS

COUNTRY GROVE TOWNHOMES SECTION FIVE, A PROPOSED SUBDIVISION OF 6.9345 AC. OUT OF THE H.T.&B.R.R. CO. SURVEY, A-310

44 LOTS 2 BLOCKS 7 RESERVES

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

ENGINEER: BERNARD JOHNSON INCORPORATED
 5050 WESTHEIMER
 HOUSTON, TEXAS 77056

SURVEYOR: UNIVERSAL ENSCO, INC.
 1811 BERING DRIVE, SUITE 400
 HOUSTON, TEXAS 77257-0248

BEARING	DELTA
N59°43'57"E	59°02'03"
S61°22'34"E	60°01'11"
N59°43'57"E	59°02'03"
N55°39'20"E	50°52'49"
N75°01'31"W	149°31'07"
N30°01'31"W	59°31'07"
N30°01'31"W	59°31'07"
S14°47'04"E	90°00'00"
S04°09'00"E	07°46'05"
S04°09'00"E	07°46'05"
S04°09'00"E	07°46'05"
N55°27'54"E	126°59'53"
N10°27'54"E	36°59'53"
N10°27'54"E	36°59'53"
S16°02'09"E	90°00'00"
N83°41'59"E	70°31'44"
N06°18'01"W	250°31'44"
S30°39'03"E	60°46'12"
S30°39'03"E	60°46'12"
S30°39'03"E	60°46'12"
N45°15'57"W	90°00'00"
S40°24'54"W	81°21'42"

SEPTEMBER 1991

BERNARD JOHNSON INCORPORATED

ARCHITECTURE • ENGINEERING • PLANNING

October 29, 1991

Mr. Richard Qualtrough, P.E.
City Engineer
City of Pearland
P.O. Box 206B
Pearland, Texas 77588

Reference: U.S. Home Corporation
Countryplace Section Four - Preliminary and Final Plat
Variance Request
BJI J.O. 79003-45

Dear Dick:

On behalf of U.S. Home Corporation, we request a variance to use a 20-foot building line in lieu of a 25-foot building line on the ten lots in Countryplace Subdivision Section Four. The request is based on the following considerations:

1. The Master Plan for Countryplace Subdivision was originally approved by the Pearland Planning Commission with the 20-foot building line.
2. The existing sections of Countryplace Subdivision Sections One, Two and Three were approved, platted and built with a 20-foot building line.
3. The lots front on a 60-foot street right-of-way. This gives a 100-foot distance across the street between houses. Pearland regulations allow 50-foot right-of-way. A 50-foot right-of-way with a 25-foot building line gives the same 100-foot distance required by the 25-foot setback.

Based on these points, we ask that our variance request be approved.

If you have any questions or comments please call.

Sincerely,



Steven P. Gardner, P.E.
Project Manager
Texas Reg. No. 37265

dg QUALTROUGH.029

cc: Mr. Rick Gadd

Coming Attraction



City of Pearland

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

October 30, 1991

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 18th day of November, 1991, at 7:00 P. M., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Thomas P. and Jack Alexander, Owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business (GB) to R-2, Single Family Dwelling Single Family Dwelling District, on the following described property, to-wit:

Lots 120, 122, 122A, and 125 of the A.C.H. & B. Survey, Abstract 147, being approximately 40.42 acres, Brazoria County, Texas (3300 Block of Old Alvin Road)

Application and map are provided herewith for your information.

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Sincerely,


Pat Jones
City Secretary

Encl.

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
APPLICATION NO. 26



City of Pearland

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

October 30, 1991

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Re: **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.**

Gentlemen:

The Planning & Zoning Commission, in a special meeting held on October 29, 1991, considered the above mentioned zoning request.

It was moved by James Garner, seconded by Mary Starr, that recommendation be made to Council that Application No. 24 be approved. The Commission voted as follows: 2 ayes - James Garner, Mary Starr, 1 no - Helen Beckman, 3 abstentions - Al Lentz, Emil Beltz, Jack Womack. Chairman Lentz informed the audience the motion had passed as Robert's Rules of Order states "While it is the duty of every member who has an opinion on the question to express it by his vote, yet he cannot be compelled to do so. He may prefer to abstain from voting, though he knows the effect is the same as if he voted on the prevailing side."

This is submitted for your consideration.

Sincerely,

Al Lentz, Chairman
Planning & Zoning Commission

AL/lrs

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON NOVEMBER 5, 1991, AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:03 P.M. with the following present:

Chairman	Al Lentz
Vice Chairman	Helen Beckman
Commissioner	James Garner
Commissioner	Pat Courtin
Commissioner	Emil Beltz
Commissioner	Jack Womack
Staff Representative	Don Guynes
Asst. to City Secretary	Leslie Schroeder

Mary Starr had an excused absence.

NEW BUSINESS

PRELIMINARY PLAT OF COUNTRYPLACE, SECTION FOUR, A PROPOSED SUBDIVISION OF 1.556 ACRES OUT OF THE H.T. & B.R.R. CO SURVEY, A-310, BRAZORIA COUNTY, TEXAS, U.S. HOME CORPORATION, OWNER.

The Staff stated that U.S. Home Corporation had requested in writing a variance to use a 20' building line in lieu of a 25'. Mr. Guynes also stated the corrections had been made on the plat.

It was moved by Emil Bentz, seconded by Pat Courtin, that the plat be approved as submitted.

The maker of the motion agreed to grant the 20' building line. This amendment was seconded by James Garner.

Motion passed unanimously.

FINAL PLAT OF COUNTRYPLACE, SECTION FOUR, A PROPOSED SUBDIVISION OF 1.556 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-310, BRAZORIA COUNTY, TEXAS, U.S. HOMES CORPORATION, OWNER.

It was determined by the Commission that the bench mark was not illustrated properly on the plat.

It was moved by Pat Courtin, seconded by Jack Womack, that a 20' variance be granted and the plat be approved contingent upon the insertion of a permanent bench mark.

Motion passed unanimously.

FINAL PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FIVE, A PROPOSED SUBDIVISION OF 6.9345 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, A-310, U.S. HOME CORPORATION, OWNER.

It was recommended by Chairman Lentz that a 1' reserve note be added on a portion of the curve abutting the easterly boundary on Teakwood Lane.

It was moved by Pat Courtin, seconded by James Garner, that the plat be approved contingent upon the addition of a 1' reserve note.

Motion passed unanimously.

ADJOURN - The meeting adjourned at 7:23 P.M.

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

Al Lentz, Chairman (Vice)
Al Lentz, Chairman (Vice)

ATTEST:

Pat Jones
Pat Jones
City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON NOVEMBER 5, 1991, AT 7:00 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS:

- A. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF COUNTRYPLACE, SECTION FOUR, A PROPOSED SUBDIVISION OF 1.556 ACRES OUT OF THE H.T. & B.R.R. CO SURVEY, A-310, BRAZORIA COUNTY, TEXAS, U. S. HOME CORPORATION, OWNER.
- B. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF COUNTRYPLACE, SECTION FOUR, A PROPOSED SUBDIVISION OF 1.556 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-310, BRAZORIA COUNTY, TEXAS, U. S. HOME CORPORATION, OWNER.
- C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF COUNTRY GROVE TOWNHOMES, SECTION FIVE, A PROPOSED SUBDIVISION OF 6.9345 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, A-310, U. S. HOME CORPORATION, OWNER.

III. ADJOURN

POSTED: 1 DAY OF November, A. D., 1991 5:00 P.M.
REMOVED: 8TH DAY OF November, 1991

AGENDA - WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 5, 1991, IMMEDIATELY FOLLOWING THE REGULAR MEETING, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF WORKSHOP:

1. Discussion of Subdivision Ordinance

III. ADJOURN

POSTED: 1 DAY OF November, A.D., 1991 5:00P.M.

REMOVED: 8TH DAY OF November, 1991.