

PRELIMINARY PLAT

OAKS SECTION

67.88 Acre Tract of Land as Recorded in Vol. 1223,
R.R. Survey, A-241, Pearland, Brazoria County,

102 Residential Lots - 4 Blocks - 2 Unrestricted Reserves

Gene Johnston
Rt. 5 Box 5050
Pearland, Texas 77584

H. D. Johnston
Rt. 5 Box 5051
Pearland, Texas 77584

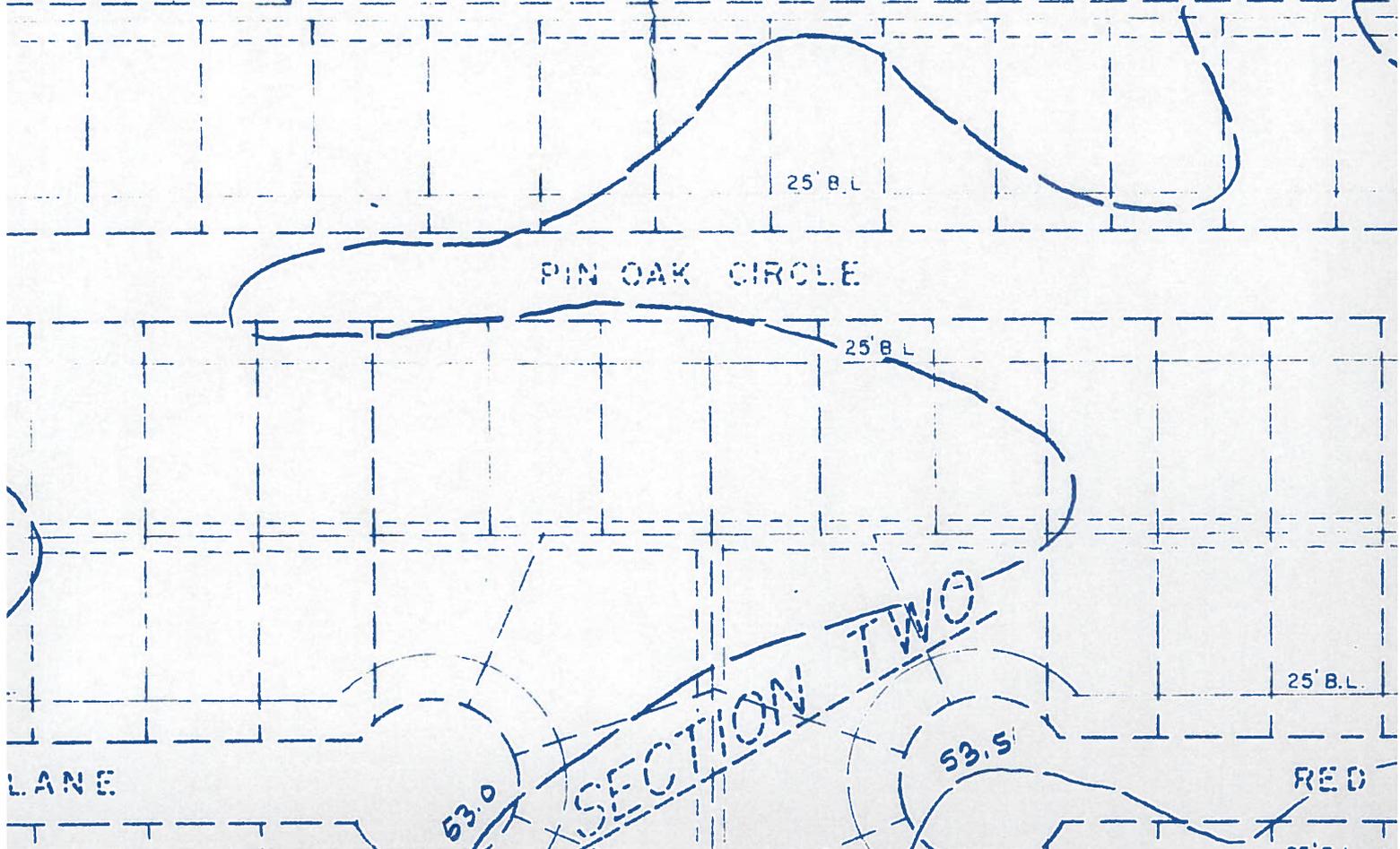
R.W. Pr
Rt. 5 B
Pearlan

cat
584

HARKEY RD. (C.R. 10)

MIT PEARLAND, TEX.

South - 1612.77

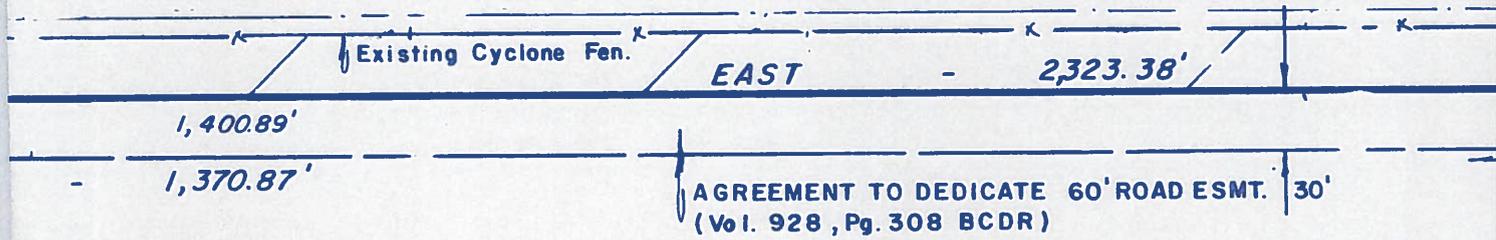


EMENTS ACROSS THIS PROPERTY.
D PLANE MUST BE ELEVATED TO THE F.I.A. BASE FLOOD ELEVATION.

ARE MARKED WITH 5/8" IRON RODS.

of Drainage Improvements must
or to obtaining Building or

TRACT "A"
32.472 ACRES GROSS
30.283 ACRES NET
HOUDAILLE INDUSTRIES, INC.
TO
GATE CONCRETE PRODUCTS CO.
(VOL. 1567, PG. 643 BCDR)
4-28-81

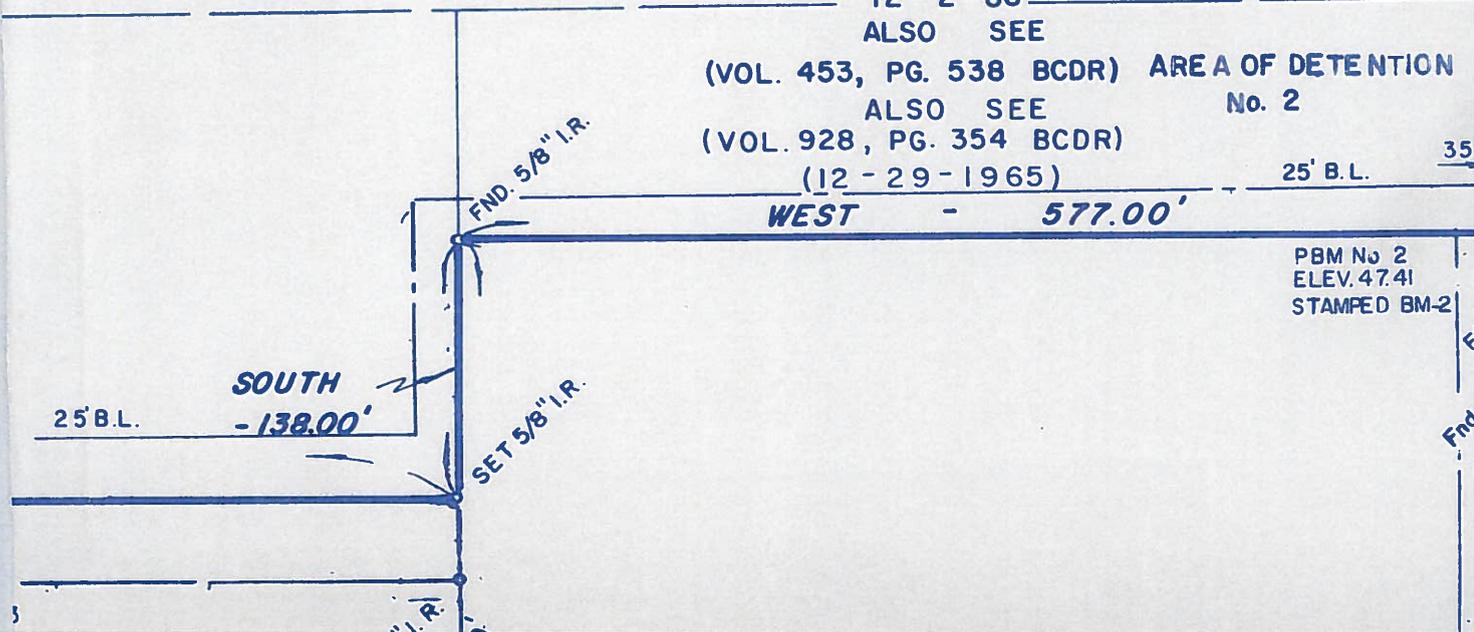


M A G N O L I A I N D U S T R I A L S I T E S

STEPHEN W. LEWIS, SUBSTITUTE TRUSTEE
TO
INDUSTRIAL LEASING AND INVESTMENT CO., LTD.
(VOL. 355, PG. 196 BCDR)

30'

12-2-86
ALSO SEE
(VOL. 453, PG. 538 BCDR) AREA OF DETENTION
No. 2
ALSO SEE
(VOL. 928, PG. 354 BCDR)
(12-29-1965) 25' B.L. 35'



PBM No 2
ELEV. 47.41
STAMPED BM-2



EIKEL ENGINEERING CORPORATION
CIVIL ENGINEERING • SURVEYING • LAND PLANNING

December 2, 1991

Planning and Zoning Commission of the
City of Pearland
3519 Liberty Drive
P.O. Box 2068
Pearland, Texas 77588-2068

RE: West Oaks Section One
Preliminary Plat

We, as agent(s) for West Oaks Ltd., 401 Louisiana, #400, Houston, Texas, respectfully request a variance from the 1,200 L.F. Block length requirement, for Blocks 1 and 2 of the above referenced plat.

Respectfully submitted,

Thomas H. Eikel, P.E.
President
Eikel Engineering Corporation

p&z.1tr



City of Pearland

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

TO: THE HONORABLE PLANNING & ZONING COMMISSION
FROM: LESTER G. RORICK, CITY ATTORNEY
DATE: DECEMBER 2, 1991
SUBJECT: OPINION - CHANGING OF A LOT LINE

You have requested my opinion of the question whether the Zoning Board of Adjustment is empowered to change a lot line.

It is my opinion that it is not.

A handwritten signature in blue ink, appearing to read 'L. Rorick', is written over a horizontal line.

Lester G. Rorick
City Attorney

LGR/tjv

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON DECEMBER 9, 1991, AT 7:00 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:04 P.M. with the following present:

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

Commissioner Courtin was absent.

APPROVAL OF MINUTES

It was moved by Emil Beltz, seconded by Mary Starr, that the Minutes of the November 18, 1991 meeting be approved as submitted.

Motion passed 6 to 0.

NEW BUSINESS

PRELIMINARY PLAT OF WEST OAKS SECTION ONE, BEING 42.2767 ACRES OUT OF A 67.88 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1223, PAGE 730, BRAZORIA COUNTY DEED RECORDS, IN H.T.&B. R.R. SURVEY, A-241, PEARLAND, BRAZORIA COUNTY, TEXAS.

The Commission discussed with Davis Wilson such items as flow of traffic, field notes, sidewalks and right-of-way.

Mr. Wilson stated he would hire a traffic expert to do a study on the street in question to see how heavily impacted it is.

Commissioner Beckman recommended that sidewalks be added to C.R. 91, West Oak and Pin Oak Circle.

It was moved by James Garner, seconded by Mary Starr, that the Preliminary Plat of West Oaks Section One, be approved contingent upon a letter be obtained from Houston Pipeline Company dedicat-

ing 5' of right-of-way along Harkey Road and C.R. 91, and that sidewalks be added to C.R. 91, West Oak and Pin Oak Circle.

Motion passed 6 to 0.

REQUEST FOR A VARIANCE TO EXTEND THE 1,200 L.F. BLOCK LENGTH REQUIREMENT BY 35' IN BLOCK 1 AND 55.37' IN BLOCK 2, BY TEIKEL ENGINEERING, CORP., AGENT, FOR WEST OAKS SUBDIVISION SECTION ONE.

The Commission determined the variation to the 1,200' length would be approximately 1,341', measured from center line to center line.

It was moved by Helen Beckman, seconded by Mary Starr, that the variance be granted as requested.

Motion passed 6 to 0.

FINAL PLAT OF MAGNOLIA INDUSTRIAL SITES, SECTION 2, BEING 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 11/29/65 FROM BERRY MILLER, ET AL, TO INDUSTRIAL LEASING & INVESTMENT CO., LTD, FILED IN VOL. 928, PAGE 354, BRAZORIA COUNTY.

Chairman Lentz excused himself from the room for reason of possible conflict of interest.

City Engineer Dick Qualtrough reported the plat was in order.

It was moved by Mary Starr, seconded by Jack Womack, that the final plat of Magnolia Industrial Sites, Section 2 be approved as submitted.

Motion passed 5 to 0 with Al Lentz absent from the Conference Room.

INFORMAL DISCUSSION WITH DANIEL RUCKER, DEVELOPER, CONCERNING THE DEVELOPMENT OF A PROPOSED SUBDIVISION NORTH OF HAZELDALE ESTATES.

Dan Rucker, Developer, presented to the Commission a new proposal for the subdivision north of Hazeldale Estates. The Commission discussed with Mr. Rucker such items as streets, right-of-way, detention pond, and easements.

INFORMAL DISCUSSION OF CURRENT DEVELOPMENT OF GREEN TERRACE TOWNHOUSE RESERVE.

City Attorney Lester Rorick joined the Planning & Zoning Commission for this portion of the meeting. The Commission asked the City Attorney who has the authority to change lot lines. It was determined that the Planning and Zoning Commission is the only Board able to grant this.

Mr. Rorick stated he will recommend to the City Manager and the

City Council that the City hire a consultant who has demonstrated expertise in this particular area.

ADJOURN

The meeting adjourned at 8:55 P.M.

Minutes approved as submitted and/or corrected this 17 day of December, A.D., 1991.

Helen M. Beckman
Al Lentz Helen Beckman
Chairman Vice Chair

ATTEST:

Pat Jones
City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD DECEMBER 9, 1991, AT 7:00 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Special Meeting of November 18, 1991
- III. NEW BUSINESS
 - 1. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF WEST OAKS SECTION ONE, BEING 42.2767 ACRES OUT OF A 67.88 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1223, PAGE 730, BRAZORIA COUNTY DEED RECORDS, IN H.T.&B. R.R. SURVEY, A-241, PEARLAND, BRAZORIA COUNTY, TEXAS.
 - 2. REQUEST FOR A VARIANCE TO EXTEND THE 1,200 L.F. BLOCK LENGTH REQUIREMENT BY 35' IN BLOCK 1 AND 55.37' IN BLOCK 2, BY TEIKEL ENGINEERING, CORP., AGENT, FOR WEST OAKS SUBDIVISION SECTION ONE.
 - 3. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF MAGNOLIA INDUSTRIAL SITES, SECTION 2, BEING 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 11/29/65 FROM BERRY MILLER, ET AL, TO INDUSTRIAL LEASING & INVESTMENT CO., LTD, FILED IN VOL. 928, PAGE 354, BRAZORIA COUNTY.
 - 4. INFORMAL DISCUSSION WITH DANIEL RUCKER, DEVELOPER, CONCERNING THE DEVELOPMENT OF A PROPOSED SUBDIVISION NORTH OF HAZELDALE ESTATES.
 - 5. INFORMAL DISCUSSION OF CURRENT DEVELOPMENT OF GREEN TERRACE TOWNHOUSE RESERVE.

POSTED: 10TH DAY OF December, A.D., 1991 5:00 P.M.
REMOVED: 13TH DAY OF December, 1991.

AGENDA - WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD DECEMBER 9, 1991, IMMEDIATELY FOLLOWING THE REGULAR MEETING, IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. PURPOSE OF WORKSHOP
 - 1. Discussion of Subdivision Ordinance
- III. ADJOURN

POSTED: 6TH DAY OF December, A.D., 1991 5:00 P. M.
REMOVED: 13TH DAY OF December, 1991.