



City of Pearland

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

May 4, 1992

Mr. Tom Eikel
Eikel Engineering Corporation
3100 Wilcrest, Suite 325
Houston, Texas 77042

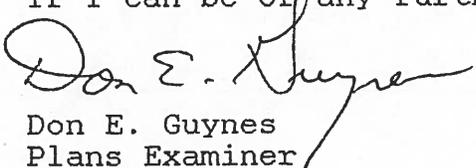
RE: Final Plat of West Oaks, Section 1A

Dear Mr. Eikel,

The following items must be addressed on the final plat for the referenced subdivision before it can be submitted to the Planning and Zoning Commission for their consideration.

1. Pin Oak Circle in West Oaks Subdivision and Pin Oak Drive in Oakbrook Subdivision are almost duplicate street names.
2. Fees in the amount of \$680.00 must be paid (includes application fee \$300.00, 60 lots @ \$3.=\$180.00, 9.5 acres @ \$20.00 = \$200.00)
3. Need approval of the construction drawings by the acting City Engineer.
4. Submit two (2) mylars.
5. Plat "reads" fifty (50) residential lots, however, it shows sixty (60) lots.
6. Are the dashed lines running through Lot 20, Block 2, Lots 2-19, Block 1, and Lots 1,8,9,16, & 17, Block 3 supposed to be the 100' setback from the pipeline easement?
7. The 10' on Lots 4 & 5 and 12 & 13, Block 3 should show 16' utility easement.
8. Submit letters from the pipeline company releasing a drainage easement on the west side of the subdivision.
9. Plat must show one (1) Permanent Bench Mark for every ten (10) acres.

If I can be of any further assistance, please let me know.


Don E. Guynes
Plans Examiner

DEG/mp

**MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING
HELD ON MAY 4, 1992, AT 7:00 P.M., IN THE 2ND FLOOR CONFERENCE
ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order at 7:02 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
Staff Representative	Don Guynes
Asst. to City Secretary	Leslie Schroeder

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Helen Beckman, that the minutes of the April 14, 1992 meeting be approved as submitted.

Motion passed 6 to 0.

NEW BUSINESS

Chairman Lentz explained to the Commission and to the members of the audience that the Planning and Zoning Commission is trying a new approach regarding the approval of plats. He stated that staff will prepare a letter to the Commission listing the suggested corrections that need to be made to the plat. At this time, the Commission can make a decision to approve, disapprove or approve the plat with contingencies.

As you may or may not be aware, Mr. Lentz explained, state law requires a city to act on a plat within thirty days of submittal. Staff has in the past accepted the plat, reviewed it, sent it back for corrections, reviewed it again, and then placed it on the agenda of the Commission. This process may take longer than thirty days.

On a final note, Mr. Lentz stated that no plat will be approved until all plats are signed by the Drainage District and all fees are paid prior to submittal.

FINAL PLAT OF WEST OAKS SUBDIVISION SECTION ONE-A, BEING 31.3096 ACRES OUT OF 67.88 ACRE TRACT OF LAND AS RECORDED IN VOL. 1223, PAGE 730, BRAZORIA COUNTY DEED RECORDS, IN H.T.&B. R.R. SURVEY, A-241, PEARLAND, BRAZORIA COUNTY, TEXAS.

Chairman Lentz read the recommendation letter from Staff Representative Guynes. Several items listed in the letter were discussed with Mr. Tom Eikel, Eikel Engineering. The Commission questioned one of the street names, Pin Oak Circle, in the subdivision. It was pointed out that in Oakbrook Subdivision there is a Pin Oak Drive which could be confusing for the mail service and also in an emergency situation.

The Commission discussed other items such as the approval from the acting City Engineer on the construction drawings, receipt of letters from the pipeline companies releasing the drainage easement on the west side of the subdivision, and the addition of three permanent bench marks.

After no further discussion, it was moved by James Garner, seconded by Mary Starr, that the final plat of West Oaks Subdivision be approved contingent upon the following:

1. The drafting error be changed from 50 residential lots to 60.
2. The letters from the pipeline companies be received by the City.
3. Plat be corrected to show three permanent bench marks.
4. The construction drawings be approved by the acting City Engineer.
5. The duplication of Pin Oak Circle be finalized in a satisfactory condition to the Planning and Zoning Commission.

Motion passed 6 to 0.

In discussion it was questioned whether the subdivision ordinance required approval of the construction drawings prior to plat approval. Upon checking the ordinance, it was determined that this was not a requirement for approval.

RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION TO THE CITY COUNCIL REGARDING THE EXTENSION OF MYRTLEWOOD STREET (IN THE LONGWOOD SUBDIVISION) TO DIXIE FARM ROAD.

Chairman Lentz conveyed to the Commission that this item was previously discussed under an informal discussion. He requested that a letter be prepared to the City Council recommending this extension.

It was moved by Jack Womack, seconded by Helen Beckman, that recommendation be made to Council to approve the extension of Myrtlewood to Dixie Farm Road.

Motion passed 6 to 0.

ADJOURN

The meeting adjourned at 7:35 P.M.

Minutes of the meeting approved and/or corrected this 11 day
of May, A.D., 1992.

Helen W. Becken
Al Lentz, Chairman

ATTEST:

Pat Jones
City Secretary

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MONDAY, MAY 4, 1992, AT 7:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of April 14, 1992
- III. NEW BUSINESS
 - A. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF WEST OAKS SUBDIVISION SECTION ONE-A, BEING 31.3096 ACRES OUT OF A 67.88 ACRE TRACT OF LAND AS RECORDED IN VOL. 1223, PAGE 730, BRAZORIA COUNTY DEED RECORDS, IN H.T.&B. R.R. SURVEY, A-241, PEARLAND, BRAZORIA COUNTY, TEXAS.
 - B. CONSIDERATION AND POSSIBLE ACTION - RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION TO THE CITY COUNCIL REGARDING THE EXTENSION OF MYRTLEWOOD STREET (IN THE LONGWOOD SUBDIVISION) TO DIXIE FARM ROAD.
- IV. ADJOURN

POSTED: _____ DAY OF _____, A.D., 1992 _____ M.

REMOVED: _____ DAY OF _____, 1992.

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MONDAY, MAY 4, 1992, AT 7:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of April 14, 1992
- III. NEW BUSINESS
 - A. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF WEST OAKS SUBDIVISION SECTION ONE-A, BEING 31.3096 ACRES OUT OF A 67.88 ACRE TRACT OF LAND AS RECORDED IN VOL. 1223, PAGE 730, BRAZORIA COUNTY DEED RECORDS, IN H.T.&B. R.R. SURVEY, A-241, PEARLAND, BRAZORIA COUNTY, TEXAS.
 - B. CONSIDERATION AND POSSIBLE ACTION - RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION TO THE CITY COUNCIL REGARDING THE EXTENSION OF MYRTLEWOOD STREET (IN THE LONGWOOD SUBDIVISION) TO DIXIE FARM ROAD.
- IV. ADJOURN

POSTED: 15TH DAY OF May, A.D., 1992 5:00 P.M.
REMOVED: 8TH DAY OF May, 1992.

AGENDA - WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MONDAY, MAY 4, 1992, 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
 - A. Discussion of Subdivision Ordinance
- III. ADJOURN

POSTED: 12 DAY OF May, A D., 1992 5:00 P. M.
REMOVED: 8TH DAY OF May, 1992.