

Thence continuing with the easterly right-of-way line of said Taylor Lane and said curve an arc distance of 224.60' to the POINT OF BEGINNING and containing 1.3277 acres (57,836 square feet) of land more or less.

PRELIMINARY PLAT  
OF  
MARTIN ADDITION

1.3277 ACRE TRACT BEING A PORTION OF  
LOT 21 AND LOT 22 OF THE  
O.W. WILLITS SUBDIVISION  
( VOLUME 3 , PAGE 65 B.C.M.R. )

W.D.C. HALL LEAGUE, ABSTRACT 70  
PEARLAND, BRAZORIA COUNTY, TEXAS

3 LOTS , 1 BLOCK

JUNE 1992

SURVEYOR

C. L. DAVIS & COMPANY  
1506 E. BROADWAY, SUITE 103  
PEARLAND, TEXAS 77581

OWNER

JOE A. MARTIN  
P.O. BOX 746  
PEARLAND, TEXAS  
77581

2,107.00, a central angle of 110 degrees 15 minutes 10 seconds  
Thence continuing with the easterly right-of-way line of said Taylor Lane and said curve an arc distance of 224.60' to the POINT OF BEGINNING and containing 1.3277 acres (57,836 square feet) of land more or less.

# FINAL PLAT OF

## MARTIN ADDITION

*1.3277*

~~1.3449~~ ACRE TRACT BEING A PORTION OF  
LOT 21 AND LOT 22 OF THE  
O.W. WILLITS SUBDIVISION  
( VOLUME 3 , PAGE 65 B.C.M.R. )

W.D.C. HALL LEAGUE, ABSTRACT 70  
PEARLAND , BRAZORIA COUNTY , TEXAS  
3 LOTS , 1 BLOCK

JUNE 1992

### SURVEYOR

C. L. DAVIS & COMPANY  
1506 E. BROADWAY, SUITE 103  
PEARLAND, TEXAS 77581  
(713) 482-9490

### OWNER

JOE A. MARTIN  
P.O. BOX 746  
PEARLAND , TEXAS  
77581

**MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE CITY OF PEARLAND, TEXAS, HELD ON TUESDAY, JUNE 16, 1992, AT 7:00 P.M., CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

The meeting was called to order at 7:01 P.M. with the following members present:

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

**APPROVAL OF MINUTES**

It was moved by Emil Beltz, seconded by Mary Starr, that the minutes of the May 26, 1992 meeting be approved as submitted.

Motion passed 7 to 0.

**CITIZENS**

Barbara Bamburg - 2824 Country Club Drive

Mrs. Bamburg discussed the process to sign up to speak under citizens with the Commission. She also addressed several topics in the Rules of Procedure for the Planning and Zoning Commission. The Commission conveyed to Mrs. Bamburg that they would take her suggestions under advisement and notify her in writing of their decision.

**NEW BUSINESS**

**ELECTION OF OFFICERS**

It was moved by Helen Beckman, seconded by Mary Starr, that Al Lentz be reelected as Chairman.

Motion passed 6 to 0 with Al Lentz abstaining.

It was moved by Helen Beckman, seconded by James Garner, that Emil Beltz be elected as Vice Chairman.

Motion passed 6 to 0 with Emil Beltz abstaining.

**PRELIMINARY PLAT OF MARTIN ADDITION, BEING A 1.3277 ACRE TRACT OF A PORTION OF LOT 21 AND LOT 22 OF THE O.W. WILLITS SUBDIVISION, W.D.C. HALL LEAGUE, ABSTRACT 70, PEARLAND, BRAZORIA COUNTY TEXAS.**

Chairman Lentz stepped down from the chair due to a possible conflict of interest.

Staff Representative Guynes reported that the plat was in order. He stated that the tax certificates had not been turned in but will be received prior to filing.

Commissioner Beckman questioned three lots which are located within a 100' of the pipeline easement. Mr. Guynes stated that the potential buyers are notified of this easement by the builder and that the City will receive a "Hold Harmless Agreement" prior to the submittal of the final plat.

After no further discussion, it was moved by Mary Starr, seconded by Jack Womack that the preliminary plat of Martin Addition be approved contingent upon receipt of the tax certificates.

Motion passed 6 to 0 with Al Lentz abstaining.

**CHANGE IN THE ORDER OF BUSINESS**

**FINAL PLAT OF MARTIN ADDITION, BEING A 1.3277 ACRE TRACT OF A PORTION OF LOT 21 AND LOT 22 OF THE O.W. WILLITS SUBDIVISION, W.D. HALL LEAGUE, ABSTRACT 70, PEARLAND, BRAZORIA COUNTY TEXAS.**

Staff Representative Guynes reported that a few minor drafting errors had been made.

It was the consensus of the Commission that the plat was in order.

It was moved by Mary Starr, seconded by Helen Beckman, that the final plat of Martin Addition be approved contingent upon the drafting errors being corrected and obtaining the "Hold Harmless Agreement" and Tax Certificates prior to filing.

Motion passed 6 to 0 with Al Lentz abstaining.

**INFORMAL DISCUSSION WITH JIM DESHAZER REGARDING THE REPLATTING PROCESS OF RIVERWALK SUBDIVISION.**

Chairman Lentz returned to the chair.

Mr. DeShazer related to the Commission that the subdivision is currently zoned R-3 PUD with the lots being 39' x 100'. He stated that there are approximately 40 lots remaining with this undesirable lot size. He requested some guidance from the Commission as to what steps would be necessary to upgrade these

lots.

It was the recommendation of the Commission that the owner submit a request for rezoning as the original approval was for a PUD which included a site plan approval. Changing lot size is a change of that plan.

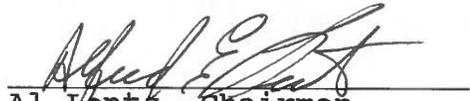
Chairman Lentz asked the Secretary to prepare a letter to the City Attorney requesting a legal opinion whether an amended plat would suffice or a replat would be necessary.

Mr. DeShazer thanked the Commission for their time and suggestions.

**ADJOURN**

The meeting adjourned at 8:45 P.M.

Minutes of the meeting approved as submitted and/or corrected this 07 day of July, A.D., 1992.

  
Al Lentz, Chairman

ATTEST:

  
Tommie Jean Vial, Assist. City Sec.

CITY OF PEARLAND

CITIZEN'S REQUEST TO SPEAK BEFORE THE PLANNING  
AND ZONING COMMISSION

Planning and Zoning Commission  
City of Pearland  
Pearland, Texas 77581

Ladies and Gentlemen:

In accordance with the provisions of applicable law(s) of the State of Texas and ordinance (s) of the City of Pearland, I (we) respectfully request audience with the Planning and Zoning Commission to submit for its consideration the following remonstrance(s) and/or petition(s):

*SPEAK ABOUT PROCEDURE CHANGE IN SIGNING UP TO  
SPEAK UNDER CITIZENS.*

485-7320  
Telephone Number

2824 Country Club Dr.  
Address

6-11-92  
Date

*By PHONE*  
Signature of Applicant (s)

*Barbara Ramsey*  
Printed Name of Applicant (s)



# City of Pearland

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

TO: Planning and Zoning Commission  
FROM: Don E. Guynes  
DATE: June 10, 1992  
RE: Preliminary Plat of Martin Addition

The following items must be addressed on the preliminary plat.

1. Remove City Engineer and City Attorney from the plat.
2. Submit Deed Restrictions if any.
3. Pay fees due for Preliminary Plat, \$315.00.
4. Must submit a certificate of letter from a title guaranty company or a title attorney indicating a current search.



# City of Pearland

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

TO: Planning and Zoning Commission

FROM: Don E. Guynes

DATE: June 10, 1992

RE: Final Plat of Martin Addition

The following items must be addressed on the final plat.

1. Remove Pat Courtin and add Pat Lopez.
2. Must sign a Hold Harmless Agreement with the City of Pearland for pipeline easement.
3. Submit a certificate or letter from a title guaranty company or title attorney indicating a current search.
4. A copy of the final executed Restrictive Covenants must be submitted.
5. Pay fees due for final plat, \$309.00.
6. Submit Original Tax Certificate before the recording of the plat.



# City of Pearland

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

June 22, 1992

Mr. Lester Rorick, City Attorney  
City of Pearland

Dear Lester,

At our regular meeting of the Planning and Zoning Commission held on June 16, 1992, the Commission had an informal discussion with Mr. Jim DeShazer.

Mr. DeShazer is the agent on a project in the Riverwalk Subdivision. Currently the remaining lots in this subdivision are 39' x 100'. As you are aware, this is not a desirable lot size to build a house. Mr. DeShazer requested some guidance from the Commission regarding changing these lot sizes.

It was the recommendation of the Commission that the owner submit a request for rezoning as the original approval was for a PUD which included a site plan approval. Changing lot size is a change of that plan.

In addition, the owner was informed a replat/amending plat would be required. The Commission believes an amending plat is in order. However, a large number of lots have been sold to individuals and the Commission is worried about the impact of this on the state statute. The Commission desires your guidance in this matter.

We appreciate your assistance.

Yours very truly,

A handwritten signature in black ink that reads 'Al Lentz' with a stylized flourish at the end.

Al Lentz  
Chairman, Planning & Zoning Commission

AL/lr

AGENDA - NOTICE OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TO BE HELD TUESDAY, JUNE 16, 1992, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of May 26, 1992
- III. CITIZENS
  - 1. Barbara Bamburg - 2824 Country Club Drive
- IV. NEW BUSINESS
  - 1. CONSIDERATION AND POSSIBLE ACTION - ELECTION OF OFFICERS.
  - 2. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF MARTIN ADDITION, BEING A 1.3277 ACRE TRACT OF A PORTION OF LOT 21 AND LOT 22 OF THE O.W. WILLITS SUBDIVISION, W.D.C. HALL LEAGUE, ABSTRACT 70, PEARLAND, BRAZORIA COUNTY TEXAS.
  - 3. INFORMAL DISCUSSION WITH JIM DESHAZER REGARDING THE REPLATTING PROCESS OF RIVERWALK SUBDIVISION.
  - 4. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF MARTIN ADDITION, BEING A 1.3449 ACRE TRACT OF A PORTION OF LOT 21 AND LOT 22 OF THE O.W. WILLITS SUBDIVISION, W.D. HALL LEAGUE, ABSTRACT 70, PEARLAND, BRAZORIA COUNTY TEXAS.
- V. ADJOURN

POSTED: 12<sup>TH</sup> DAY OF June, A.D., 1992 5:00 P.M.  
REMOVED: 19<sup>TH</sup> DAY OF June, 1992.

NOTICE OF A WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS TO BE HELD TUESDAY, JUNE 16, 1992, IMMEDIATELY FOLLOWING THE REGULAR MEETING, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. NEW BUSINESS
  - A. Discussion of the Subdivision Ordinance
- III. ADJOURN

POSTED: 12<sup>TH</sup> DAY OF June, A.D., 1992 5:00 P.M.  
REMOVED: 19<sup>TH</sup> DAY OF June, 1992.