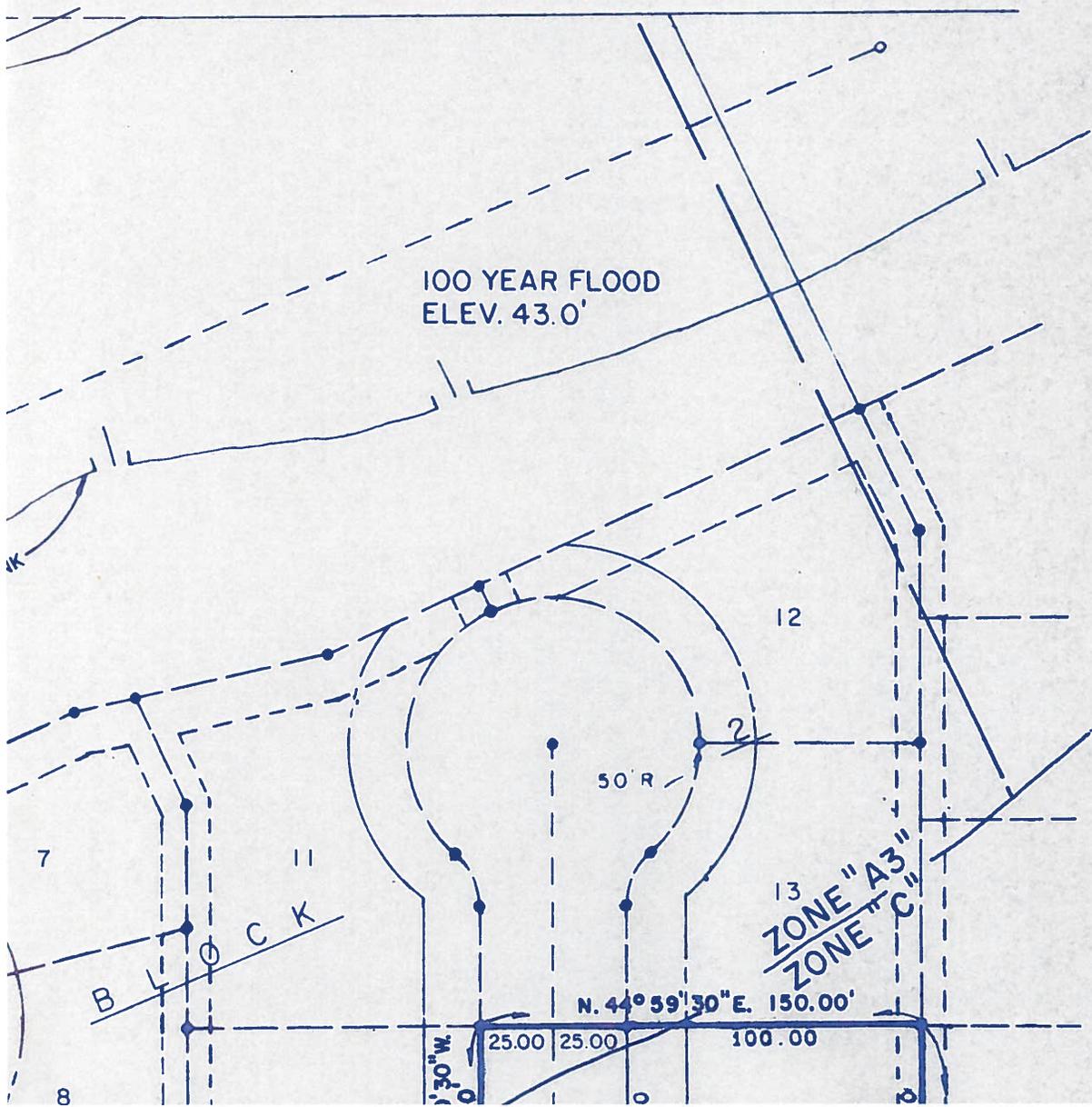




SCALE IN FEET
1"=60'

TRUE NORTH



100 YEAR FLOOD
ELEV. 43.0'

50 R

13
ZONE "A3"
ZONE "C"

N. 44° 59' 30" E. 150.00'

1'30" W. 25.00 25.00 100.00

AMENDING PLAT OF

OAKBROOK PHASE ONE

A PARTIAL REPLAT OF OAKBROOK SECTION ONE

ESTATE OF JOSEPH A. FERRI, DECEASED
INDEPENDENT EXECUTOR DAVE FERRI
1702 NORTH MAIN, PEARLAND, TEXAS
PHONE: (713) 485-3960

THE ESTATE OF GREGORIA FERRI, DEC'D.
JOHN FERRI, ADMINISTRATOR
1133 NORTH MAIN, PEARLAND, TEXAS

JOHN FERRI
1133 NORTH MAIN, PEARLAND, TEXAS

JOE & CATHERINE MARY DALMOLIN
3810 KNAPP ROAD, PEARLAND, TEXAS

ENGINEER:

COENCO, INC.
CONSULTING ENGINEERS
P.O. BOX 1388 (1614 N. GORDON)
ALVIN, TEXAS 77512-1388
(713) 331-4407

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

The meeting was called to order at 7:00 P.M. with the following members present:

Chairman	Al Lentz
Vice Chairman	Emil Beltz
Commissioner	Pat Lopez
Commissioner	Mary Starr
Commissioner	Jack Womack
Public Works Services	Richard Burdine
City Engineer	John Hargrove
Staff Representative	Don Guynes
Asst. to City Secretary	Tommie Jean Vial

Commissioners Garner and Beckman had an excused absence.

APPROVAL OF MINUTES

It was moved by Commissioner Starr, seconded by Commissioner Lopez, that the minutes of the June 16, 1992 and the June 23, 1992 meetings be approved as submitted.

Motion passed 5 to 0.

NEW BUSINESS

AMENDING PLAT OF OAKBROOK SUBDIVISION PHASE ONE, SECTION ONE, BEING PART OF LOTS 5,6,7,8 AND 9, NARREGANG SUBDIVISION, AND PART OF LOTS 8,9, AND 10, GEORGE W. JENKINS SUBDIVISION, PEARLAND, BRAZORIA COUNTY, TEXAS

Staff Representative Don Guynes advised that there were two minor changes made to the plat. Those changes included removing the 100 foot building line from the pipeline easement and changing the name of Oakcreek to Oakdale. Mr. Guynes reported that the Hold Harmless Agreement was filed with the original plat.

Chairman Lentz stated that this plat meets the criteria of the newly adopted amending plat ordinance.

After no further discussion, it was moved by Mary Starr, seconded by Emil Beltz, that the amended plat of Oakbrook Subdivision Phase One be approved as submitted.

Motion passed 5 to 0.

INFORMAL DISCUSSION WITH DOROTHY MEDEARIS REGARDING SUBDIVIDING A PORTION OF PROPERTY LOCATED AT 4824 W. BROADWAY.

This item was passed on because Mrs. Medearis was not present at the meeting.

PRELIMINARY PLAT OF FERRI SUBDIVISION, BEING 9.3892 ACRES OF LAND, OUT OF TRACTS 82 AND 83, OF THE SUBDIVISION OF SECTION 2, H.T.&B. R.R. CO. SURVEY, ABSTRACT 542, PEARLAND, BRAZORIA COUNTY, TEXAS.

Commissioner Starr excused herself from the chambers due to a possible conflict of interest.

Chairman Lentz read a letter to the Commission from Staff Representative Guynes suggesting corrections that should be made to the plat. Those corrections are as follows:

1. Remove City Attorney and City Engineer from the Plat.
2. Highway 35, under the Comprehensive Development Plat shows 120' right-of-way. A dedication of 10' of lot 1 is required.
3. Section 14.4 (B) of the Land Use and Urban Development Ordinance requires a minimum of 150' frontage.
4. Plat should show "Block 1".
5. Each revision shall bear a new date.
6. Plat must show sewers, water mains, or other underground structures and other public utilities within or adjacent to the tract with pipe size, grades and locations.
7. Submit a letter or certificate from a guaranty title company or a title attorney indicating a current search.
8. Submit twenty (20) copies and 2 mylars.
9. Preliminary plat fees in the amount of \$320.00 must be paid prior to the meeting.
10. A 35' building line is required on lot 1 on Highway 35 side.

Mr. Lentz also read a letter from COENCO, Inc. requesting a variance to Section 14.4 B of the Land Use and Urban Development Ordinance which requires a minimum lot size of 150'. The lot in question has an existing frontage of 138.9 which is owned by individuals not associated with the Ferri Subdivision. Because they do not own the adjacent lots, this lot cannot be made any wider. The owners requested however, that they desire being a part of this subdivision.

It was determined that the plat had been signed by all the appropriate parties.

It was moved by Pat Lopez, seconded by Jack Womack, that the preliminary plat of Ferri Subdivision be approved with the stipulation that all items addressed by Staff be met. Commissioner Lopez also included in his motion the approval of the variance request.

Motion passed 4 to 0 with Mary Starr abstaining.

FINAL PLAT OF FERRI SUBDIVISION, BEING 9.3892 ACRES OF LAND, OUT OF TRACTS 82 AND 83, OF THE SUBDIVISION OF SECTION 2, H.T.&B. R.R. CO. SURVEY, ABSTRACT 542, PEARLAND, BRAZORIA COUNTY, TEXAS.

Chairman Lentz read a letter from Staff Representative Don Guynes which addressed suggested corrections to the plat. The list of corrections are the same as addressed in the previous agenda item with the addition of several items which are as follows:

1. Need surveyors seal and live signature.
2. Submit deed restrictions if any.
3. Submit original Tax Certificates prior to the recording of the plat.
4. Must have live signatures of all owners.

After no further discussion, it was moved by Jack Womack, seconded by Emil Beltz, that the final plat of Ferri Subdivision be approved contingent upon all corrections addressed be made.

Motion passed 4 to 0 with Mary Starr abstaining.

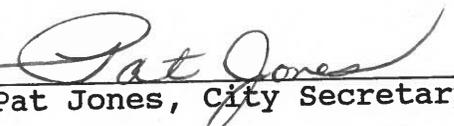
ADJOURN

The meeting adjourned at 7:40 P.M.

Minutes of the meeting approved as submitted and/or corrected this 27th day of July, A.D., 1992.


Al Lentz, Chairman

ATTEST:


Pat Jones, City Secretary



City of Pearland

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

TO: Planning and Zoning Commission
FROM: Don E. Guynes
DATE: June 25, 1992
RE: Final Plat of Ferri Subdivision

The following items must be addressed on the final plat.

1. Remove signature of Malcolm A. Collins.
2. Highway 35, under the Comprehensive Development Plan shows 120' Right of Way. A dedication of 10' of Lot 1 is required.
3. Section 14.4 (B) of the Land Uses & Urban Development Ordinance requires a minimum of 150' frontage.
4. Plat should show "Block 1".
5. Each revision shall bear a new date.
6. Submit a letter or certificate from a guaranty title company or a title attorney indicating a current search.
7. Submit twenty (20) copies and 2 mylars.
8. Final plat fees in the amount of \$312.00 must be paid prior to meeting.
9. A 35' building line is required on Lot 1 on Highway 35 side.
10. Need surveyors seal and live signature.
11. Submit Deed Restrictions if any.
12. Submit original Tax Certificates prior to the recording of the plat.
13. Must have live signatures of all owners.

AGENDA - NOTICE OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, JULY 7, 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: Meetings of June 14, 1992 and June 23, 1992.
- III. NEW BUSINESS
 - A. CONSIDERATION AND POSSIBLE ACTION - AMENDING PLAT OF OAKBROOK SUBDIVISION PHASE ONE, SECTION ONE, BEING PART OF LOTS 5,6,7,8 AND 9, NARREGANG SUBDIVISION, AND PART OF LOTS 8,9, AND 10, GEORGE W. JENKINS SUBDIVISION, PEARLAND, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF THE NERREGANG SUBDIVISION RECORDED IN VOL. 1, PG. 92 AND THE MAP OR PLAT OF THE GEORGE W. JENKINS SUBDIVISION RECORDED IN VOL. 79, PG. 616 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
 - B. INFORMAL DISCUSSION WITH DOROTHY MEDEARIS REGARDING SUBDIVIDING A PORTION OF PROPERTY LOCATED AT 4824 W. BROADWAY.
 - C. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF FERRI SUBDIVISION, BEING 9.3892 ACRES OF LAND, OUT OF TRACTS 82 AND 83, OF THE SUBDIVISION OF SECTION 2, H.T. &B. R.R. CO. SURVEY, ABSTRACT 542, PEARLAND, BRAZORIA COUNTY, TEXAS.
 - D. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF FERRI SUBDIVISION, BEING 9.3892 ACRES OF LAND, OUT OF TRACTS 82 AND 83, OF THE SUBDIVISION OF SECTION 2, H.T. &B. R.R. CO. SURVEY, ABSTRACT 542, PEARLAND, BRAZORIA COUNTY, TEXAS.
- IV. ADJOURN

POSTED: 1st DAY OF July, A.D., 1992 3:00 P.M.

REMOVED: E. J. (EJ) DAY OF July, 1992.