

DRAFT

PLANNING AND ZONING COMMISSION

PEARLAND, TEXAS

RULES OF PROCEDURE

1.00 ORGANIZATION AND OFFICERS

1.01 ORGANIZATION

The Planning and Zoning Commission shall consist of those members appointed by the City Council and shall be organized under the laws of the State of Texas, the City Charter, and Ordinance No. 509.

1.02 OFFICERS

A Chairman and Vice Chairman shall be elected annually. Replacements shall be elected at such time these offices may become vacant. If at any meeting of the Planning and Zoning Commission neither the Chairman nor Vice Chairman is present or are abstaining from discussion, then those Commission members present shall elect one of their number to be the Chairman for conducting the meeting as provided herein.

1.03 DUTIES

The Chairman, or in the absence of the Chairman, the Vice Chairman or other member elected as temporary chairman, shall preside at meetings and shall decide all points of order or procedure.

1.04 RULES OF ORDER

Robert's Rules of Order, latest revision, shall be the Commission's final authority on all questions of procedure and parliamentary law not covered by these Rules of Procedure or the City's Charter.

2.00 MEETINGS

2.01 MEETING DATE

The Regular meeting of Planning and Zoning Commission shall be held on the first Tuesday of each month at 7:00 P.M. If in any month the Regular Meeting cannot be held on that day, it shall be held on the third Tuesday of that month.

2.02 QUORUM

A quorum shall consist of a majority of the members qualified and serving on the Commission.

2.03 PRESIDING OFFICER

The Chairman, or in his absence the Vice Chairman, shall preside at all meetings of the Commission. In the absence of the Chairman and the Vice Chairman, any member elected by a majority of the Commission at such meeting may preside unless another member has been designated by the Chairman for such purpose.

2.04 AGENDA

An agenda shall be prepared by the person performing the duties of the City Secretary for each meeting of the Commission. The agenda shall include applications prepared and submitted according to ordinance and procedures provided herein.

2.05 CITIZEN'S RIGHT TO BE HEARD

Any citizen wishing to address the Commission may do so by registering on a sign-up sheet, maintained by the person performing the duties of the City Secretary for each meeting of the Commission, not less than fifteen (15) minutes in advance of the scheduled Commission meeting. All requests must be clearly defined as to subject matter. Citizens shall be heard for a period not to exceed five (5) minutes unless extended by a majority of the Commissioners present. No member of the public shall be heard unless recognized by the Chairman. Any member of the public who interrupt the Commission proceedings, fails to abide by these rules of procedure in addressing the Commission, or is otherwise disruptive to the extent the Commission is unable to conduct its meeting in an orderly fashion, shall be subject to removal from the meeting place upon the direction of the Commission. Records relating to items before the Commission shall be available for public inspection at the City Hall.

3.00 CONDUCTION OF MEETINGS

3.01 CALL TO ORDER

If it has been determined a quorum is present, at the hour of the meeting, the Chairman or acting Chairman shall assume the Chair and call the Commission to order.

3.02 ORDER OF BUSINESS

The Secretary shall record the members present and absent;

minutes of prior meetings shall be considered for approval; reports of the Chairman shall be received; citizens or others shall be heard; and other items placed on the agenda shall be heard; adjournment.

3.03 VOTE REQUIRED

An affirmative vote of a majority of the Commissioners present at any meeting shall be necessary to approve items of business.

4.00 MINUTES

The structure of the Minutes shall follow the order of the agenda or as it might be amended. The content of minutes shall recognize all information presented to the Commission whether by staff, other public agencies or commissions, community groups, or interested parties. The minutes shall provide formal record of the Commission's actions, including the name of the mover and seconder by motions, the specific construction of motions, and the voting record.

PASSED, APPROVED, and ADOPTED by the Planning and Zoning Commission of the City of Pearland on this _____ day of _____, A.D., 1992.

Al Lentz
Chairman

ATTEST:

Pat Jones
City Secretary

48

NOTES:

1. THERE ARE NO PIPELINE EASEMENTS ON SUBJECT PROPERTY EXCEPT AS SHOWN.
2. THIS TRACT LIES IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48039C0035 H, DATED JUNE 05, 1989. THIS STATEMENT IS BASED ON SCALING SAID TRACT ON THE ABOVE REFERENCED MAP.
3. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
4. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK.

AMENDED PLAT
OF
LOTS 8-16 , BLOCK 37
PEARLAND TOWNSITES
VOL. 29, PG. 41 BCDR
4 LOTS , 1 BLOCK
AUGUST , 1992

SURVEYOR

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

OWNER

WILLIAM E. MOODY
2232 N. AUSTIN
PEARLAND , TEXAS
77581

PRELIMINARY PLAT
COLONY PARK COMMERCIAL
SECTION 2
2 LOTS 1 BLOCK,
JULY 1992
REVISED. 07-24-92

A REPLAT OF 7.1193 ACRES BEING LOT CC OF THE COLONY PARK
COMMERCIAL SUBDIVISION RECORDED IN VOLUME 16, PAGE 295,
PLAT RECORDS, BRAZORIA COUNTY, TEXAS OUT OF LOT 11, OF THE
H. MORTENSON SUBDIVISION OF SECTION 5, H.T. & B.R.R. CO.
SURVEY, ABSTRACT 237, BRAZORIA COUNTY, TEXAS

OWNER:

ALVIN STATE BANK
221 SOUTH GORDON
ALVIN, TEXAS 77511
331-6411
VIRGIL MCDONALD, EXECUTIVE VICE PRESIDENT

ENGINEER & SURVEYOR:

LENTZ ENGINEERING
1328 SOUTH LOOP WEST
SUITE 201
HOUSTON, TEXAS 77054

FINAL PLAT
COLONY PARK COMMERCIAL
SECTION 2
2 LOTS 1 BLOCK
JULY 1992

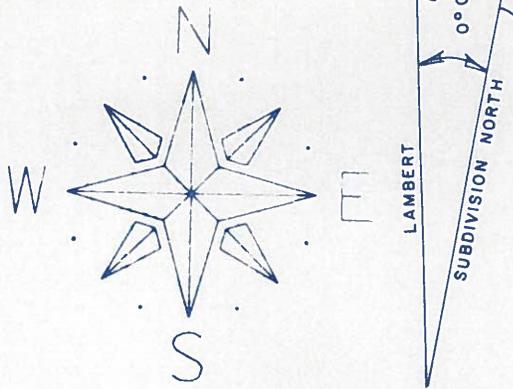
A REPLAT OF 7.1193 ACRES BEING LOT CC OF THE COLONY PARK COMMERCIAL SUBDIVISION RECORDED IN VOLUME 16, PAGE 295, PLAT RECORDS, BRAZORIA COUNTY, TEXAS OUT OF LOT 11, OF THE H. MORTENSON SUBDIVISION OF SECTION 5, H.T. & B.R.R. CO. SURVEY, ABSTRACT .237, BRAZORIA COUNTY, TEXAS.

OWNER:

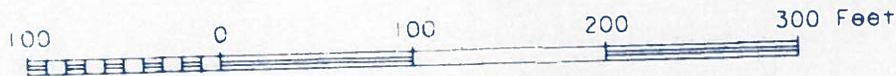
ALVIN STATE BANK
221 SOUTH GORDON
ALVIN, TEXAS 77511
331-6411
VIRGIL MCDONALD, EXECUTIVE VICE PRESIDENT

ENGINEER & SURVEYOR:

LENTZ ENGINEERING
1328 SOUTH LOOP WEST
SUITE 201
HOUSTON, TEXAS 77054



ALL BEARINGS REFER TO A 00° 09' 00"
ROTATION EAST OF TRUE MERIDIAN.
DECLINATION 8° EAST OF NORTH

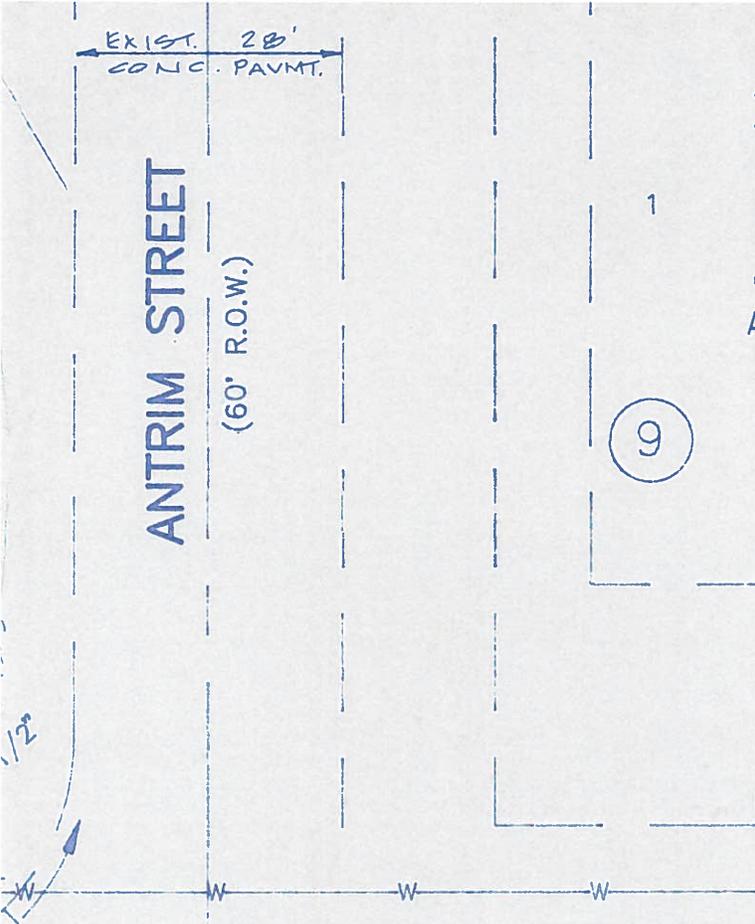


SCALE: 1" = 100'

FINAL PLAT
SOUTHWYCK
SECTION TWO PHASE TWO-A
PEARLAND, TEXAS

SOUTHWYCK SECTION TWO PHASE TWO-A, A PROPOSED SUBDIVISION OF 11.2672
AC. OUT OF THE H.T. AND B.R.R. CO. SURVEY NO. 17, A-242

	50 LOTS	4 BLOCKS
OWNER:	SOUTHWYCK LIMITED 7676 WOODWAY, SUITE 238 HOUSTON, TEXAS 77063	
ENGINEER:	BERNARD JOHNSON INCORPORATED 5050 WESTHEIMER HOUSTON, TEXAS 77056	
SURVEYOR:	BILLY R. FOSTER & ASSOCIATES SURVEYING, INC. 3425 FEDERAL PASADENA, TEXAS 77504	



DRIVEWAY ELEV. 48.78
 BASED ON 1973 DATUM

T.B.M.
 TOP NUT OVER 6" NOZZLE ON FIRE
 HYDRANT AT N.E. CORNER COUNTRY
 CLUB DR. @ WEXFORD ST.
 ELEV. 44.12

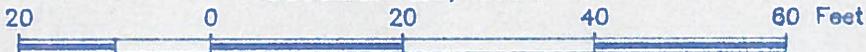
"X" IN CONC. AT CENTERLINE OF
 ANTRIM & COUNTRY CLUB
 ELEV. 42.98

**PRELIMINARY
 PLAT
 OF A PORTION
 OF BLOCK 8 OF
 GREEN TEE TERRACE
 TOWNHOUSES**

1.5504 ACRE OUT OF BLOCK 8,
 GREEN TEE TERRACE TOWNHOUSES, AS
 RECORDED IN VOL. 177, PG. 60, OF THE
 MAP RECORDS OF HARRIS COUNTY, TEXAS.
 LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23
 IN CITY OF PEARLAND, HARRIS COUNTY, TEXAS

9 LOTS 1 BLOCK

OCTOBER 28, 1991



SCALE: 1" = 20'

OST NORHTEASTERLY
 ORNER BLOCK 8, GREEN
 EE TERRACE TOWNHOUSES
 OL. 177, PG. 60, H.C.M.R.

204

OWNER:
 KATHRYN LILIE TRUST
 MICHELLE LILIE TRUST
 GLEN LILIE
 MARSHAL HAYES
 KURT RACCA
 P.O. BOX 1710
 HOUSTON, TEXAS 77588
 PHONE: (713) 485-2300

ENGINEER:
 MUNICIPAL ENGINEERING CO., INC.
 3301 FEDERAL ST.

SEND
 PERMANENT BENCHMARK
 UTILITY EASEMENT
 BOUNDING LINE
 IMAGE EASEMENT
 ST. CONTOURS
 ST. ELEVATIONS

ANTRIM STREET

(60' R.O.W.)

SIDE OF F.M. 518 & EAST SIDE OF K-MARK
DRIVEWAY ELEV. 48.78
BASED ON 1973 DATUM

T.B.M.
TOP NUT OVER 6" NOZZLE ON FIRE
HYDRANT AT N.E. CORNER COUNTRY
CLUB DR. @ WEXFORD ST.
ELEV. 44.12

"X" IN CONC. AT CENTERLINE OF
ANTRIM & COUNTRY CLUB
ELEV. 42.98

1

9

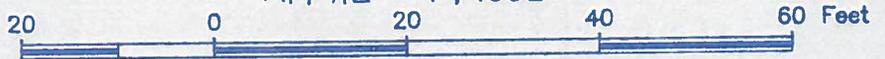
FINAL PLAT
OF A PORTION
OF BLOCK 8 OF
GREEN TEE TERRACE
TOWNHOUSES

1.5504 ACRE OUT OF BLOCK 8,
GREEN TEE TERRACE TOWNHOUSES, AS
RECORDED IN VOL. 177, PG. 60, OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS.
LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23
IN CITY OF PEARLAND, HARRIS COUNTY, TEXAS

MOST NORTHEASTERLY
CORNER BLOCK 8, GREEN
TEE TERRACE TOWNHOUSES
VOL. 177, PG. 60, H.C.M.R.

9 LOTS 1 BLOCK

APRIL 4, 1992



SCALE: 1" = 20'

204

OWNER:
KATHRYN LILIE TRUST
MICHELLE LILIE TRUST
GLEN LILIE
MARSHAL HAYES
KURT RACCA
P.O. BOX 1710
HOUSTON, TEXAS 77588
PHONE:(713) 485-2300

LEGEND

TILITY EASEMENT
UILDING LINE
RAINAGE EASEMENT
PERMANENT BENCHMARK

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
3301 FEDERAL ST.



August 13, 1992

Via Fax 485-8764

Mr. Don Guynes
Building Inspector, City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Re: Oakbrook Building Line Variances

Dear Mr. Guynes:

Per our conversation this morning, attached are copies of three (3) plot plans for the following addresses in Oakbrook:

Lot 1 Block 15	3728 Oak Dale Drive
Lot 30 Block 3	3801 Pin Oak Drive North
Lot 6 Block 11	1806 Oak Fort Circle

I would like to respectfully request that General Homes be put on the City of Pearland, Planning and Zoning Commission Agenda for the August 18th meeting to consider a Building Line Variance on the three (3) lots referenced above.

Please feel free to contact me should you need any additional information. I plan to attend the meeting to address any questions that may arise. Thank you for your assistance.

Sincerely,


Robert J. Bamford

RJB/mlr
226.48

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD TUESDAY, AUGUST 18, 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:

Acting Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Pat Lopez
Commissioner	Richard Tetens
Division Director- Planning, Public Works, & Parks	Richard Burdine
City Engineer	John Hargrove
Chief Building Official	Don Guynes
Asst. to City Secretary	Leslie Schroeder

Commissioners Garner, Womack and Starr had excused absences.

APPROVAL OF MINUTES

This item was tabled for the next agenda

CITIZENS

Mrs. Barbara Bamburg, 2824 Country Club Dr. Mrs. Bamburg inquired about her letter sent to the Commission on or about June 30, 1992, requesting approval of the revisions she proposed for the Planning and Zoning Commission's Rules of Procedure. Acting Chairman Beltz suggested a workshop be held to discuss this and other matters of the P & Z.

Mrs. Peggy Mayfield, 2119 N. Austin. Mr. Jerry Dozier, agent for Mrs. Mayfield, spoke on her behalf. He explained to the Commission she would like to construct a garage and a bedroom to the existing structure. This would require encroachment into the building line. According to our current ordinance, Mrs. Mayfield would have to submit an amended plat which would be an exorbitant amount of money. The Commission concurred that an amended plat was established to save citizens and developers money, not to cost them more. After discussion it was the recommendation of the Commission to review this further at the next workshop.

NEW BUSINESS

ELECTION OF A CHAIRMAN

This item was tabled for a later agenda.

AMENDED PLAT OF LOTS 8-16, BLOCK 37, PEARLAND, TOWNSITES, VOL. 29, PG. 41, PEARLAND, BRAZORIA COUNTY TEXAS.

City Engineer John Hargrove suggested the lots be renumbered in order to reduce the possibility of duplication in the future.

Chuck Davis, agent for Mr. Moody, owner, stated there would be no problem renumbering.

After no further discussion, it was moved by Helen Beckman, seconded by Richard Tetens, that the amended plat of Lots 8-16, Block 37, be approved contingent upon the lots be renumbered 8,9,10 and 11 in continuation of lot 7.

Motion passed 4 to 0.

PRELIMINARY PLAT OF COLONY PARK BEING LOT CC OF THE COLONY PARK COMMERCIAL SUBDIVISION, OUT OF LOT 11, OF THE H. MORTENSON SUBDIVISION OF SECTION 5, H.T.&B.R.R. CO. SURVEY, ABSTRACT 237, BRAZORIA COUNTY, TEXAS.

City Engineer Hargrove reported the construction drawings have been reviewed and approved.

The Commission discussed the 10' dedicated easement on Hatfield and 518. Mr. Eddie Kurtz engineer for Colony Park, stated he would have to review the 10' dedicated easement on F.M. 518. Mr. Kurtz felt that some subdivisions have been approved without the dedicated easement. Chief Building Official Don Guynes conveyed that to his knowledge, Westoaks Subdivision is the only development that was approved without dedicating easement and stated that this was an oversight on the City's part.

It was the consensus of the Commission that the 10' dedicated easement should be required on a 120' right-of-way.

Division Director Richard Burdine pointed out that the plat shows a 40' building setback line but the City ordinance only requires a 35' setback.

It was moved by Pat Lopez, seconded by Helen Beckman, that the preliminary plat of Colony Park Commercial Subdivision be approved contingent upon all requirements of the City be met and a 10' dedicated easement be mandatory.

Motion passed 4 to 0.

FINAL PLAT OF COLONY PARK BEING LOT CC OF THE COLONY PARK COMMERCIAL SUBDIVISION, OUT OF LOT 11, OF THE H. MORTENSON SUBDIVISION OF SECTION 5, H.T.&B.R.R. CO. SURVEY ABSTRACT 237, BRAZORIA COUNTY, TEXAS.

It was the consensus of the Commission that this plat be tabled to a future agenda pending corrections to the preliminary and final plat be made.

It was moved by Helen Beckman, seconded by Richard Tetens, to table the Final Plat of Colony Park Commercial Subdivision to a future agenda.

Motion passed 4 to 0.

FINAL PLAT OF SOUTHWYCK SECTION TWO PHASE TWO-A, A PROPOSED SUBDIVISION OF 11.2672 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY NO. 17, A-242.

Mr. Alan Bower, engineer on the project, stated that all of the requirements of the City have been met.

Mr. Hargrove conveyed to the Commission that due to the time frame involved, he was unable to review and approve the construction drawings.

After no further discussion, it was moved by Richard Tetens, seconded by Helen Beckman, that the final plat of Southwick Section Two, Phase Two-A be approved contingent upon approval of the construction drawings.

Motion passed 4 to 0.

PRELIMINARY PLAT OF A PORTION OF BLOCK 8 OF GREEN TEE TERRACE TOWNHOUSES, BEING 1.5504 ACRE OUT OF BLOCK 8, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, IN THE CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

Mr. John Garner, agent for Mr. Glenn Lilie, owner, apologized to the Commission for not being prepared for the meeting. He explained that he is waiting on several items from his client.

Planning Director Burdine recommended that, in this case, it would be more advantageous to approve both the preliminary and final plats at the same meeting.

It was moved by Helen Beckman, seconded by Richard Tetens, that the preliminary plat of a portion of Block 8 of Green Tee Terrace Townhouses be approved contingent upon all requirements defined in the letters dated December 2, 1991 and January 23, 1992 be met.

Motion passed 4 to 0.

RECESS - 8:10 P.M.

RECONVENED - 8:15 P.M.

FINAL PLAT OF A PORTION OF BLOCK 8 OF GREEN TEE TERRACE TOWNHOUSES, BEING 1.5504 ACRE OUT OF BLOCK 8, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23 IN THE CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

After no further discussion, it was moved by Helen Beckman, seconded by Richard Tetens, that the final plat of a portion of Block 8 of Green Tee Terrace Townhouses, be approved with the stipulations outlined in the preliminary plat.

Motion passed 4 to 0.

REQUEST OF ROBERT BAMFORD, AGENT FOR GENERAL HOMES, OWNER, FOR A VARIANCE TO ENCROACH INTO THE SIDE YARD BUILDING LINE ON LOTS LOCATED AT 3728 OAK DALE DRIVE, 3801 PIN OAK DRIVE NORTH AND 1806 OAK FORT CIRCLE IN THE OAKBROOK SUBDIVISION.

Mr. Bamford conveyed to the Commission that General Homes has contracts on all of these lots. He relayed that there are some inconsistencies in the side yard setbacks in the Oakbrook subdivision.

It was determined by the Commission that these lots are all corner lot with 10' setbacks therefore not allowing for any adjustment to the lot.

It was moved by Helen Beckman, seconded by Richard Tetens, that the variances to encroach into the side yard building line on lots located at 3728 Oak Dale Drive, 3801 Pin Oak Drive North and 1806 Oak Fort Circle be approved as submitted.

Motion passed 4 to 0.

PARTIAL AMENDED PLAT OF CLEAR CREEK ESTATES SECTION II, BEING PART OF LOTS 7 AND 8, BLOCK 2, H.T.&B. SURVEY, ABSTRACT 233, BRAZORIA COUNTY, TEXAS.

City Engineer John Hargrove reported that this plat meets all the zoning requirements. Mr. Hargrove added that he is ready to sign the plat as submitted.

After no further discussion, it was move by Richard Tetens, seconded by Pat Lopez, that the partial amended plat of Clear Creek Estates Section II be approved as submitted.

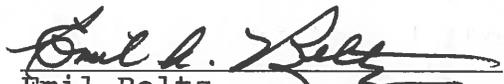
Motion passed 4 to 0.

DEPARTMENTAL REPORT

Planning Director Richard Burdine reported that funds will be available for a comprehensive plan update. He discussed major thoroughfares and funding for these projects.

ADJOURN

Minutes of the meeting approved as submitted and/or corrected this 13th day of September, A.D., 1992.


Emil Beltz
Acting 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, Chief Building Official *DEG*

DATE: July 29, 1992

RE: Preliminary Plat of Colony Park Commercial

The following are suggested changes for your approval on the above mentioned plat:

1. 10' Building Line shown on Hatfield must be increased to 25' per Section 14.4.3 of the Land Use & Urban Development.
2. The Comprehensive Development Plan shows Highway 518 as a 120' Right Of Way, however, 10' would have to be dedicated to adhere to this plan.
3. The numbers on each lot should be replaced with letters of the alphabet in sequence.
4. North Point must indicate True or Magnetic.
5. Submit a certificate or 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, Chief Building Official
DATE: July 31, 1992
RE: Final Plat of Colony Park Commercial

The following are suggested changes for your approval on the above mentioned plat:

1. Add "Pearland/Brazoria County, Texas", under "Final Plat Colony Park Commercial".
2. 10' Building Line shown on Hatfield must be increased to 25' per Section 14.4.3 of the Land Use & Urban Development.
3. The Comprehensive Development Plan shows Highway 518 as a 120' Right Of Way, however, 10' would have to be dedicated to adhere to this plan.
4. The numbers on each lot should be replaced with letters of the alphabet in sequence.
5. Submit a certificate or letter from a title guaranty company or a title attorney indicating a current search.
6. Submit Original Tax Certificates prior to the recording of the plat.
7. Submit a signed Hold Harmless Agreement to the city.
8. Add a pipeline statement to the surveyor's notes.
9. Remove "Richard Burdine, Division Dir. Planning, Public Works & Parks". Replace with "John Hargrove, City Engineer".
10. Remove Al Lentz from the Planning & Zoning block.



City of Pearland

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

TO: Planning and Zoning Commission

FROM: Don E. Guynes *DEG*

DATE: July 24, 1992

RE: Final Plat of Southwyck, Section 2, Phase IIA

The following are suggested changes for your approval on the above mentioned plat:

1. Remove "Pearland, Texas" under "Final Plat" and replace with "Brazoria County, Texas".
2. Lots 20 and 21 must show lot dimensions.
3. Show location of Permanent Bench Mark (2 required) on plat.
4. Plat must show owners of property East of the proposed subdivision.
5. Lots 1-3, Block 1, show a 16' Utility Easement and 10' Landscaping Reserve. It is indicated on the plat to be part of the lot.



City of Pearland

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

January 2, 1992

Municipal Engineering Co., Inc.
3301 Federal Street
Pasadena, Texas 77504

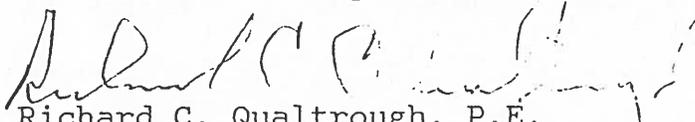
RE: Preliminary Plat of Green Tee Terrace, Block 8

Dear Sirs,

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

1. Have approval of the Harris County Drainage District.
2. Plat must show Block and Lot numbers.
3. Change the word "Tract" to "Lots".
4. Must submit a request for a variance from 20' to 10' Building Line.
5. Revision date must be shown.
6. Must submit a certificate or letter from a guaranty company or title attorney indicating a current search.
7. Provide a copy of the Restrictive Covenants.
8. Fees in the amount of \$345.00 must be paid before the meeting of the Planning and Zoning Commission.
9. Correct the name of Emil Beltz to "Emil A. Beltz". Add "Vice-Chairperson" beside Helen Beckman's name.
10. Show Permanent Bench Monument.
11. Plat must show private drive in the rear yard.
12. 20' access showing to be abandoned with the recording of the plat must be done through a public hearing before the City Council.

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


Richard C. Qualtrough, P.E.
City Engineer

RQ/mp



City of Pearland

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

June 23, 1992

Municipal Engineering Co., Inc.
3301 Federal Street
Pasadena, Texas 77504

RE: Final Plat of a Portion of Block 8, Green Tee Terrace

Dear Sirs,

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. Plat must show "Block 8". Add the work "Block".
2. Show ownership of the lot southwest of Lot 1, Block 8 and east of Antrim Street.
3. Under the Planning and Zoning block, change "Pat Courtin" to "Pat Lopez".
4. Change "Emil Beltz" to "Emil A. Beltz" under Planning and Zoning block.
5. Submit Deed Restrictions if any.
6. A letter or certificate must be submitted from a title guaranty company or a title attorney indicating a current search.
7. Fees in the amount of \$327.00 must be paid for the final plat.
8. In Lot 5, Block 8, the City Council must approve abandonment of the 20' access.
9. Submit Certified Tax Certificates before the recording of the plat.

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

A handwritten signature in cursive script that reads "Don E. Guynes".

Don E. Guynes
Plans Examiner

DEG/mp

CITY OF PEARLAND

CITIZEN'S REQUEST TO SPEAK BEFORE COUNCIL

Honorable Mayor and City Council
City of Pearland,
Pearland, Texas 77588

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 City Council to submit for its consideration the following remonstrance(s) and/or petition(s):

*DISCUSSION OF SECTION 26.60 OF THE LAND
USE & URBAN DEVELOPMENT ORDINANCE REFERRING
TO THE OLD TOWNSITE*

485-9522

Telephone No.

2119 N. Austin

Address

8/13/92

Date

Bill Phipps

Signature of Applicant(s)

Peggy Dawfield

Printed Name of Applicant(s)

AGENDA - NOTICE OF A PLANNING AND ZONING COMMISSION MEETING OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, AUGUST 18, 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 July 27, 1992
- III. CITIZENS:
 1. Barbara Bamburg, 2824 Country Club Drive
 2. Peggy Mayfield, 2119 N. Austin
- IV. NEW BUSINESS
 1. CONSIDERATION AND POSSIBLE ACTION - ELECTION OF A CHAIRMAN.
 2. CONSIDERATION AND POSSIBLE ACTION - AMENDED PLAT OF LOTS 8-16, BLOCK 37, PEARLAND TOWNSITES, VOL. 29, PG. 41 PEARLAND, BRAZORIA COUNTY TEXAS.
 3. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF COLONY PARK BEING LOT CC OF THE COLONY PARK COMMERCIAL SUBDIVISION, OUT OF LOT 11, OF THE H. MORTENSON SUBDIVISION OF SECTION 5, H.T.&B.R.R. CO. SURVEY, ABSTRACT 237, BRAZORIA COUNTY, TEXAS.
 4. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF COLONY PARK BEING LOT CC OF THE COLONY PARK COMMERCIAL SUBDIVISION, OUT OF LOT 11, OF THE H. MORTENSON SUBDIVISION OF SECTION 5, H.T.&B.R.R. CO. SURVEY, ABSTRACT 237, BRAZORIA COUNTY, TEXAS.
 5. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF SOUTHWYCK SECTION TWO PHASE TWO-A, A PROPOSED SUBDIVISION OF 11.2672 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY NO. 17, A-242.
 6. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF A PORTION OF BLOCK 8 OF GREEN TEE TERRACE TOWNHOUSES, BEING 1.5504 ACRE OUT OF BLOCK 8, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23 IN THE CITY OF PEARLAND, HARRIS COUNTY, TEXAS.
 7. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF A PORTION OF BLOCK 8 OF GREEN TEE TERRACE TOWNHOUSES, BEING 1.5504 ACRE OUT OF BLOCK 8, AS RECORDED IN VOL. 177, PG. 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23 IN THE CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

8. CONSIDERATION AND POSSIBLE ACTION - REQUEST OF ROBERT BAMFORD, AGENT FOR GENERAL HOMES, OWNER, FOR A VARIANCE TO ENCROACH INTO THE SIDE YARD BUILDING LINE ON LOTS LOCATED AT 3728 OAK DALE DRIVE, 3801 PIN OAK DRIVE NORTH AND 1806 OAK FORT CIRCLE IN THE OAKBROOK SUBDIVISION.
9. CONSIDERATION AND POSSIBLE ACTION - PARTIAL AMENDED PLAT OF CLEAR CREEK ESTATES SECTION II, BEING PART OF LOTS 7 AND 8, BLOCK 2, H.T.&B. SURVEY, ABSTRACT 233, BRAZORIA COUNTY, TEXAS.

V. DIRECTORS REPORT

VI. ADJOURN

POSTED: 14TH DAY OF August, A.D., 1992 4:00 P.M.
REMOVED: 21ST DAY OF August, 1992.