

MINUTES OF THE SPECIAL PLANNING AND ZONING COMMISSION MEETING, HELD ON MONDAY, SEPTEMBER 21, 1992, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 8:10 P.M. with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Pat Lopez
Commissioner	James Garner
Commissioner	Mary Starr
Commissioner	Helen Beckman
Commissioner	Jack Womack
Division Director - Planning Public Works & Parks	Richard Burdine
City Engineer	John Hargrove
Chief Building Official	Don Guynes
Asst. to City Secretary	Leslie Schroeder

APPROVAL OF MINUTES

It was moved by Helen Beckman, seconded by Mary Starr, that the minutes of the September 1, 1992 meeting be approved as submitted.

Motion passed 7 to 0.

NEW BUSINESS

APPLICATION NO. 28, REQUEST OF ALFRED E. LENTZ, AGENT FOR FEROZE P. AND SHERNAZ BHANDARA, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-3, PUB TO R-3, PUD, SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT, LOCATED IN THE RIVERWALK SUBDIVISION.

It was the consensus of the Commission that the new development would enhance the possibility of the property being maintained in a more routine fashion. The Commission also felt the increased lot size would increase the value of the homes currently occupied in the Riverwalk Subdivision.

It was moved by Helen Beckman, seconded by Emil Beltz, that recommendation be made to Council to approve Application No. 28.

Motion passed 7 to 0.

APPLICATION NO. 29, REQUEST OF KENT BALLARD OF BENTON/BLAND INVESTMENTS, AGENT FOR RESOLUTION TRUST CORPORATION, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-2, SINGLE FAMILY DWELLING DISTRICT, TO NS, NEIGHBORHOOD SERVICE DISTRICT, ON PROPERTY LOCATED IN THE OAKBROOK SUBDIVISION.

In discussion, it was the consensus of the Commission that neighborhood services is a zone that should be welcomed by the neighbors. It was apparent during the Joint Public Hearing that those who spoke were opposed to this type of development.

It was moved by James Garner, seconded by Jack Womack, that recommendation be made to Council to deny Application No. 29.

Motion passed 7 to 0.

PRELIMINARY PLAT OF WHISPERING WINDS, SECTION 2, A REPLAT OF 4.5456 ACRES BEING ALL OF TRACT "C" OF THE MARTHA ALEXANDER CROUCH SUBDIVISION SECTION ONE AS RECORDED IN VOLUME 16, PAGES 353 & 354, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

City Engineer John Hargrove relayed to the Commission that this plat was tabled from the September 1, 1992 meeting pending submission and review of the drainage plan. Mr. Hargrove reported the plan has been accepted.

It was moved by Mary Starr, seconded by James Garner, that the preliminary plat of Whispering Winds, Section 2, be approved as submitted.

Motion passed 7 to 0.

FINAL PLAT OF WHISPERING WINDS, SECTION 2, A REPLAT OF 4.5456 ACRES BEING ALL OF TRACT "C" OF THE MARTHA ALEXANDER CROUCH SUBDIVISION SECTION ONE AS RECORDED IN VOLUME 16, PAGES 353 & 354, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

The Commission determined the plat was in order.

After no further discussion, it was moved by James Garner, seconded by Mary Starr, that the final plat of Whispering Winds, Section 2, be approved as submitted.

Motion passed 7 to 0.

PRELIMINARY PLAT OF OAKBROOK SUBDIVISION, SECTION TWO, A

SUBDIVISION OF 17.2521 ACRES OUT OF LOTS 9 AND 10 OF THE S.W. NARREGANG SUBDIVISION, OUT OF THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70, AS RECORDED IN VOLUME 1, PAGE 92 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, BENTON/BLAND INTERESTS, OWNER.

The Commission discussed whether or not it was necessary to include Oakwood Street on the plat as a stub street. At this time, the adjacent property has not been dedicated for a road access to Dixie Farm Road. In the future, if it is dedicated, Oakwood Street would become an additional ingress and egress to Oakbrook Subdivision.

The Commission concurred that if Oakwood Street remains on the plat it would leave some options opened for future access to Dixie Farm Road.

It was moved by Helen Beckman, seconded by Mary Starr, that the preliminary plat of Oakbrook Subdivision, Section 2, be approved as submitted.

Motion passed 7 to 0.

CHANGE IN THE ORDER OF BUSINESS

REQUEST FOR A VARIANCE TO ENCROACH 10' INTO THE NORTH SIDEYARD (15' AGGREGATE) AND FOR A VARIANCE FOR PARKING ACCESS IN FRONT RIGHT-OF-WAY ON LOT 3, BLOCK 7 OF GREEN TEE TERRACE TOWNHOUSES BY LINDA LEMMON, AGENT FOR LANCE SNYDER, OWNER (COUNTRY CLUB DRIVE).

It was determined these variances would be consistent with the existing townhomes on the street.

After no further discussion, it was moved by Jack Womack, seconded by Pat Lopez, that the 10' encroachment into the sideyard and front parking access be approved as submitted.

James Garner requested the maker of the motion include for the record exactly what footage would remain on either side of the structure. Jack Womack stated that if the variance is granted, this would leave 5' on the north side of the house and 18-1/2' on the south side of the house as stated by the owner. The seconder agreed to this addition.

Motion passed 7 to 0.

REQUEST FOR A VARIANCE TO ENCROACH IN THE FRONT RIGHT-OF-WAY FOR PARALLEL PARKING ON LOT 1, BLOCK 7 AND LOT 2, BLOCK 3 OF SECTION 2 OF GREEN TEE, BY KURT RACCA, AGENT FOR DAMON BUILDERS & DEVELOPERS, INC. (2518 AND 2704 COUNTRY CLUB DRIVE).

It was the consensus of the Commission that this request would remain consistent with the existing lots.

It was moved by Mary Starr, seconded by Emil Beltz, that the variance be approved as submitted.

Motion 7 to 0.

REQUEST FOR A VARIANCE TO ENCROACH 5' INTO THE 20' FRONT BUILDING LINE AND 4-1/2' INTO THE REQUIRED 20' REAR YARD SETBACK ON LOT 6, BLOCK 2 OF ALEXANDER LANDING, SECTION 4, BY DAVID OFFENBURGER, (3103 LEE CIRCLE COURT).

City Engineer John Hargrove reported he met with Mr. Offenburger and determined the cul-de-sac lot had very little back lot remaining. In order to erect the house plan which he has sold, it would require a drastic encroachment into the rear yard.

Mr. Hargrove suggested the adjustment be made to the front building line which would allow for back lot clearance. He explained that the houses on cul-de-sac lots were set back further than the houses on through streets.

It was moved by Jack Womack, seconded by Pat Lopez, that the variance request be approved as submitted.

Motion passed 7 to 0.

REQUEST FOR A VARIANCE TO ALL SPLIT LOTS IN CLEAR CREEK ESTATES, SECTION TWO, AS EXISTING ON DATE TO BE DETERMINED BY COMMISSION.

City Staff explained to the Commission that many years ago, variances were granted in this subdivision by the City Council allowing 50' lots in an R-2 zone which now require 70' frontage. Mr. Burdine proposed to the Commission that perhaps a date be established and any split lots which were established before the date be accepted as a platted lot.

It was moved by Jack Womack, seconded by Pat Lopez, that the request for variance to all split lots in Clear Creek Estates existing as of September 21, 1992, be approved. After such date, any lot requiring a building permit must meet the requirements of the Land Use and Urban Development Ordinance prior to issuance of a permit.

Motion passed 7 to 0.

REVIEW OF THE PROPOSED HUGHES ROAD THOROUGHFARE AND RECOMMENDATION TO CITY COUNCIL.

Division Director of Planning Richard Burdine presented the proposed Hughes Road thoroughfare plan to the Commission. The Commission concurred this is a much needed road and endorsed this extension.

After review, it was moved by Mary Starr, seconded by James Garner, that the Hughes Road thoroughfare be endorsed by the Planning and Zoning Commission and recommendation be made to Council to reflect this decision.

Motion passed 7 to 0.

DISCUSSION OF WORKSHOP BETWEEN THE PLANNING AND ZONING COMMISSION AND THE ZONING BOARD OF ADJUSTMENT.

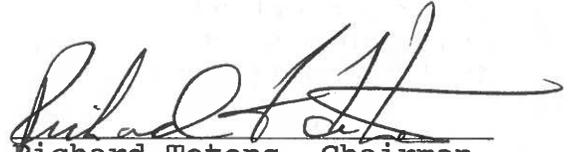
Chief Building Official Don Guynes suggested a workshop be held between the two groups to discuss problems they have regarding variances.

The Commission agreed this would be a worthwhile workshop and asked Staff to schedule.

ADJOURN

The meeting adjourned at 10:00 P.M.

Minutes of the meeting approved and/or corrected this 6th day of October, A.D., 1992.


Richard Tetens, Chairman

ATTEST:


Pat Jones, City Secretary

LAND USE CHANGE APPLICATION

ZONING CHANGE REQUESTED

- () Change in Regulations in Section _____
- () Change in ZONE CLASS _____

From: _____
 To: _____

BOARD OF ADJUSTMENT & APPEAL

- Variance Appeal
- () Appeal from Interpretation
- () Special Exception Use

For: For a variance to encroach 10' into the North sideyard (15' aggregate). And variance for parking access in front right-of-way. This will allow a net 40 X 84 area to build on.

PROPERTY IDENTIFICATION:

Street or Road Address: Country Club
 Lot 3, Block 7, Addition Green Tee Terrace Townhouses

SUBMITTAL INFORMATION:

- | | | | |
|----------------------------------|-----------|--|---|
| 1. Must be professionally drawn | <u>XX</u> | 5. Tract Dimension | <u>50.5 X 139</u> |
| 2. Minimum scale of 100' to inch | <u>XX</u> | 6. Location, size, relationship of all existing structures to boundary lines | <u>North boundary is townhouse, South boundary is a patio home.</u> |
| 3. North Arrow | <u>XX</u> | | |
| 4. Site map attached | <u>XX</u> | | |

LEGAL DESCRIPTION:

Describe from Deed Records, attach copy of Deed, and use metes and bounds description:

Platted Land: _____

Unplatted Land: (Must have metes & bounds description) _____

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION: Single family residence/Patio Home

RECORD OWNER: Lance Snyder

OWNER'S MAILING ADDRESS & PHONE NO.: 7586 Morley, Hou. Tx. 77061
713-485-6896 residence; 713-643-0637 work

AGENT'S NAME: Linda Lemmon NO. 713-484-0066

AGENT'S MAILING ADDRESS: 10851 Scarsdale, Suite 740, Houston, Tx 77089

PETITION: As OWNER/AGENT, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

SIGNATURE Lance Snyder SIGNATURE _____
 Owner Owner

FEE: \$ 100.00 DATE PAID: 9-17-92 RECEIVED BY: Wendy L.

DATE FILED: _____ APPLICATION NO. _____



*Above
the
Crowd!*[®]

FAX COVER SHEET

PAGE ONE OF 5

TO: Don Couyres

FROM: Linda Hemmon

FAX PHONE # 484-5768



RE/MAX Southbelt
10851 Scarsdale Blvd., Suite 740
Houston, Texas 77089
Phone: (713) 484-0066
An Independent Member Broker

Damon Builders & Developers, Inc.

P.O. Box 573021
Houston, TX 77257-3021

September 17, 1992

City of Pearland
P.O. Box 2068
Pearland, Texas 77588-2068

RE: 2518 Country Club Drive
Pearland, Texas
Lot 1, Block 7
Section 2 Green Tee

2704 Country Club Drive
Pearland, Texas
Lot 2, Block 3
Section 2 Green Tee

Dear Sir:

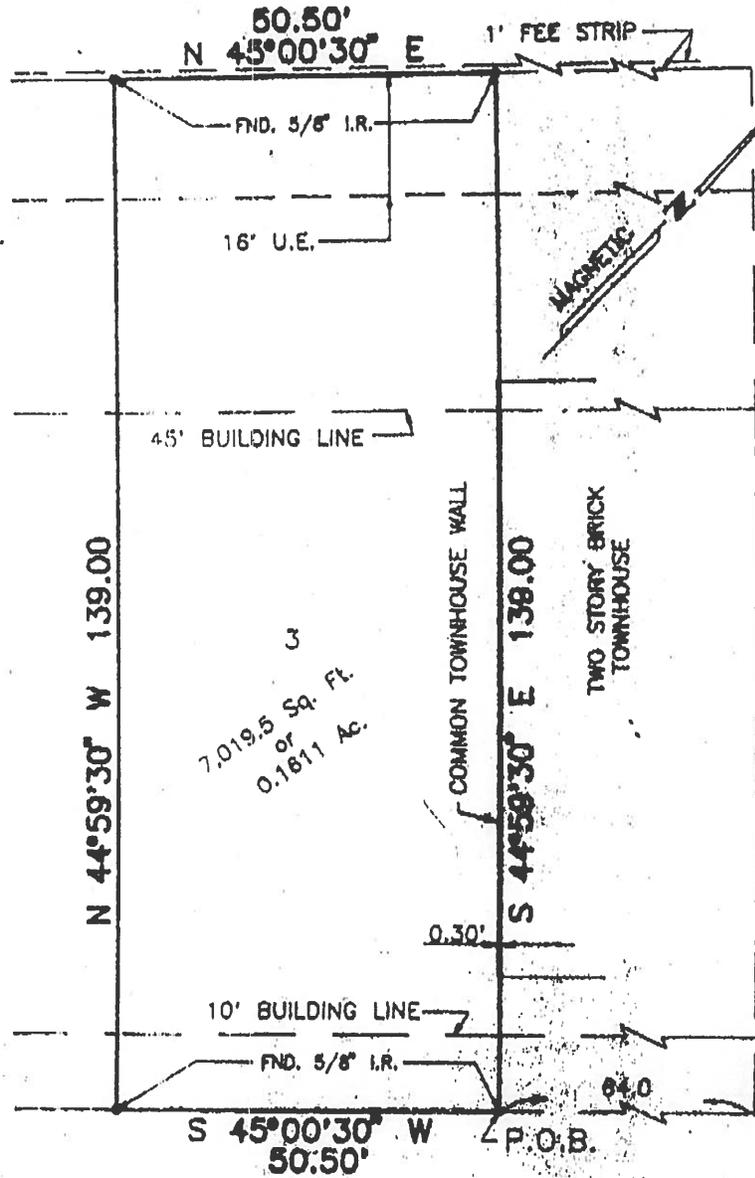
We are requesting permission to encroach the front Right of Way for parallel parking on the above captioned properties.

We will await your reply at the Monday night meeting.

Sincerely

Kurt Racca
Kurt Racca
President

80' H.L. & P. CO. FEE STRIP
H.C.C.F. No. D502503



WEXFORD STREET (60' R.O.W.)

POINT OF COMMENCEMENT
MOST SOUTHEASTERLY CORNER
BLOCK 7, GREEN TREE TERRACE
TOWNHOUSES AS RECORDED IN
VOLUME 177, PAGE 60 OF MAP
RECORDS OF HARRIS CO., TEXAS

NOTE:
SUBJECT TO ALL BUILDING
AND/OR ZONING ORDINANCES
OF THE CITY OF PEARLAND.

COUNTRY CLUB DRIVE (60' R.O.W.)



GOLF CREST COUNTRY CLUB

I, BILLY R. FOSTER, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS
A BOUNDARY SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, IN
ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS
THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO
ENCROACHMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS THE 31st DAY OF OCTOBER, 1991

Billy R. Foster
BILLY R. FOSTER
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1609

SURVEY OF 0.1611 ACRES OF
LAND OUT OF BLOCK 7, GREEN TREE
TERRACE TOWNHOUSES AS RECORDED IN
VOLUME 177, PAGE 60 OF MAP
RECORDS OF HARRIS CO., TEXAS

N 44°59'30" W 139.00

GREEN TEE COPPER
N 45°00'30" E 112.50

LANCE SNYDER

S 44°59'30" E 139.00

S 45°00'30" W 112.50

S 44°59'30" E 139.00

TWO STORY BRICK TOWNHOUSE

ALLISON NEIGHBOR

GREEN TEE TERRACE TOWNHOUSES BLOCK 7
LOCKHART BANK

13' FROM STRUCTURE TO PROPERTY LINE

5.5" TO BUILDING LINE

0.30'

PEARLAND CITY

1' FEE STRIP

FUD. 5/8" IR
DIT. 3/4"

SET 5/8" IR

ENO. 5/8" IR

45' B.L.

10' B.L.

FUD. 5/8" IR

62.0

SET 5/8" IR

50.5

64.0

P.O.B.

HARRIS COUN

50.5' PL

ALLEY

4' 15" BLDG LINE

CONC. DRIVE

139.00' PL

5.5" PLY LINE

FOUNDATION OUTLINE

137.00' PL

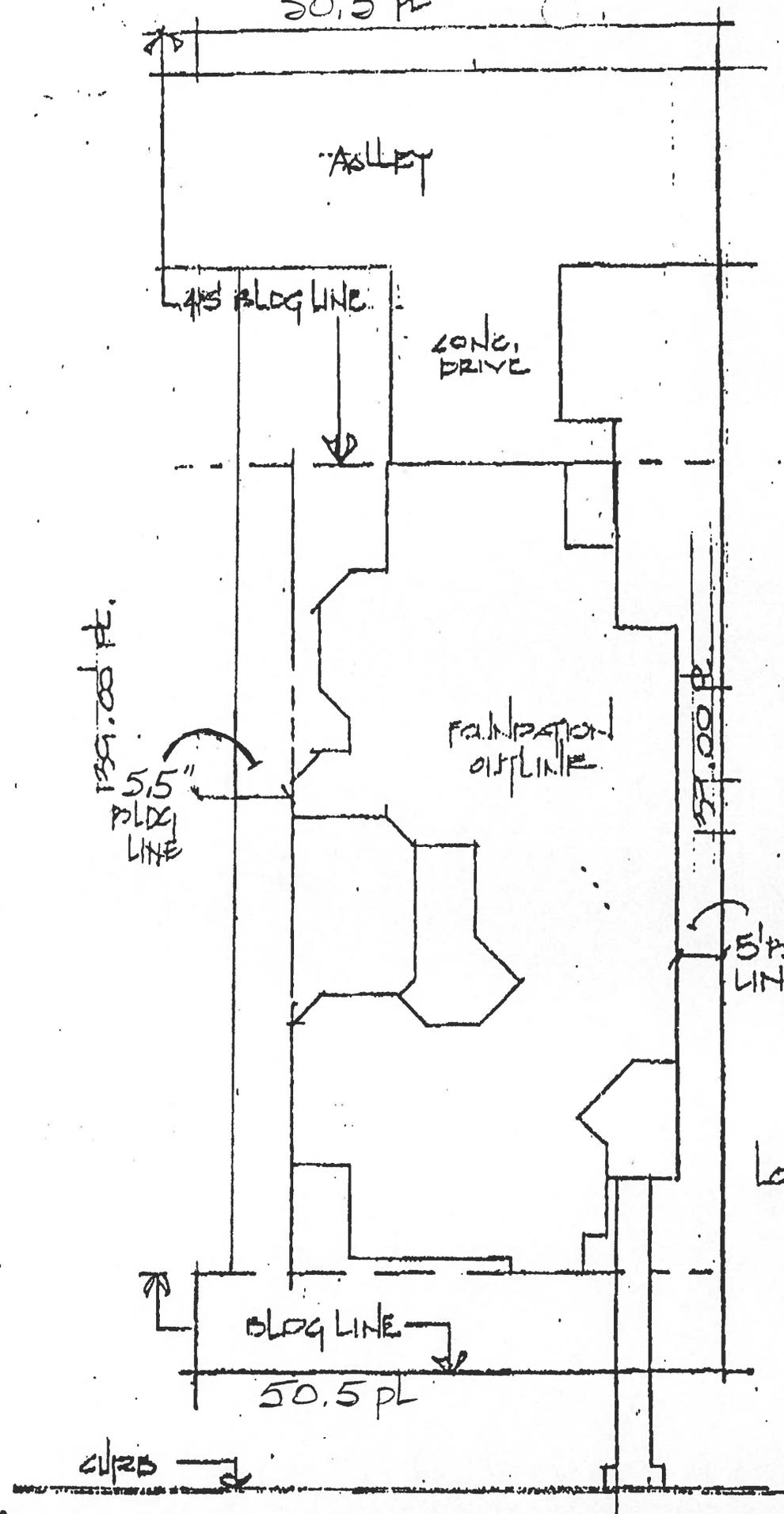
5' PLY LINE

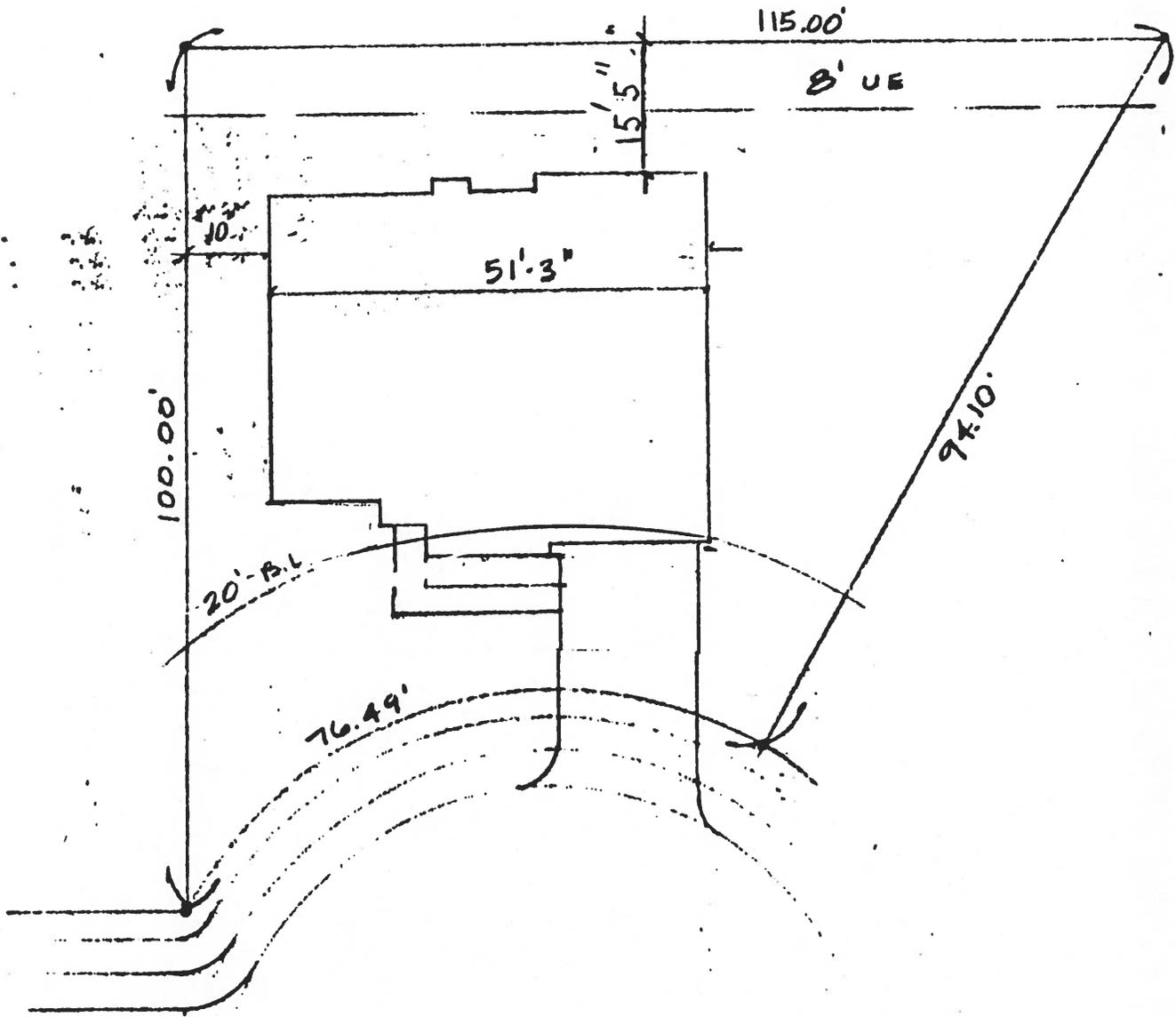
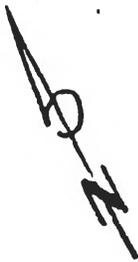
LOT

BLDG LINE

50.5' PL

CURB





3103
~~3208~~ LEE CIRCLE COURT

OFFENBURGER CONSTRUCTION, INC.

446 Elder Glen Drive • Webster, Texas 77598 • 485-6024

City of Pearland
Planning and Zoning

September 16, 1992

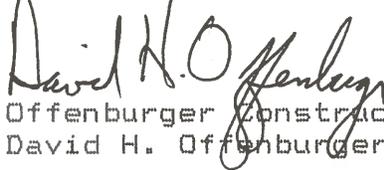
Re: 3103 Lee Circle Ct.
Lot 6 Block 2 Alexander Landing Section 4
Pearland Texas

To Whom It May Concerns:

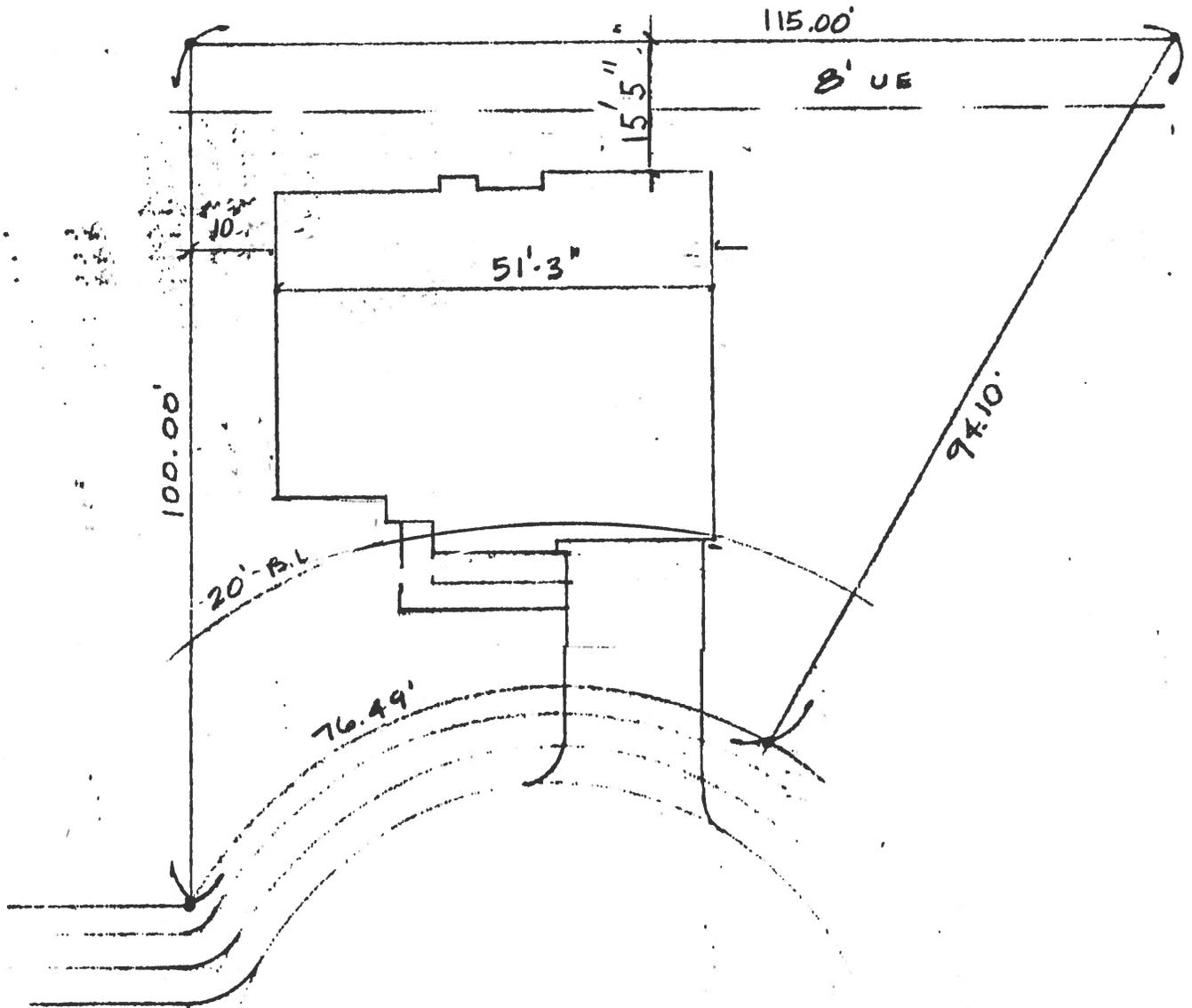
Please find enclosed a proposed plat of the above referenced property. As you can see this lot is on a cul-de-sac and is irregular in shape. We have tried for eight years to market this lot. All of the rest of our lots in this area have been built on.

The house shown on the proposed plat has been sold. It has 1650 square feet of living area, which is near the minimum for this subdivision. However, as shown, there is an encroachment of 4 1/2 feet into the rear 20 foot set back and 5 feet into the front building line. None of the houses we have ever built in the last eight years in this neighborhood would fit on this lot with encroaching. We would appreciate your consideration in granting an exception in this matter.

Sincerely,



Offenburger Construction Inc.
David H. Offenburger - President



3103
~~3208~~ LEE CIRCLE COURT



City of Pearland

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

TO: Planning & Zoning Commission

FROM: Don E. Guynes, C.B.O.

DATE: September 17, 1992

RE: Clear Creek Estates

It has come to my attention within the last month, that a number of lots in the above mentioned subdivision have been divided into many different dimensions since the original plat. (See attached list of 1978)

We feel the best solution to this problem would be to grant a variance to all lots that have changed dimensions by metes and bounds since original platting. Before obtaining a permit, the owner would be required to show proof of current dimensions and ownership.

Your comments and recommendations will be welcomed to help alleviate present and future problems. Thank you for your consideration to this matter.

Section I

BK 2 Lot 3 (25') + 4A-1 (25') # 1201-002-003-0

✓ Lot 4A (50') 1201-002-004-0

✓ Lot 6B (50') 1201-002-004-1

✓ Lot 5 (50') 1201-002-005-0

✓ Lot 7A (N. 70') 1201-002-007-0 (Home)

✓ Lot 7-8A (70') 1201-002-007-1

✓ Lot 8 (S. 70') 1201-002-008-0 (Home)

✓ Lot 9 (N. 70') 1201-002-009-0

✓ Lot 11 (N. 57') 1201-002-011-1 (Home)

BK 3 - Lot 1A (80') 1201-003-001-0

✓ Lot 1-2 (60') 1201-003-001-1 (Home)

✓ - Lot 2 (80') 1201-003-002-0

✓ - Lot 3 (82') 1201-003-003-0

✓ - Lot 3A (60') 1201-003-003-1

✓ - Lot 4A (82') 1201-003-004-0 (Home)

✓ - Lot 5A (60') 1201-003-005-0

✓ - Lot 5B-6 (90') 1201-003-005-1 (Home)

✓ - Lot 6A-7 (90') 1201-003-006-0

✓ - Lot 7A (60') 1201-003-007-0

✓ - Lot 7-8 (60') 1201-003-007-1

✓ - Lot 13 (S. 60') 1201-003-013-0 (Home)

✓ - Lot 14 + 15 (60') 1201-003-014-1

✓ - Lot 15B (60') 1201-003-015-0

✓ - Lot 15A-16A (60') 1201-003-015-1

✓ - Lot 17-18 (60') 1201-003-017-0

✓ - Lot 22 (S. 60') 1201-003-022-0 (Home)

✓ - Lot 25 (80') 1201-003-025-0

✓ - Lot 26 (84') 1201-003-026-0 (Home)

BK 4 - Lot 1 (82') 1201-004-001-1 (Home)

✓ - Lot 2 (82') 1201-004-002-0 (Home)

✓ - Lot 5 (N. 70') 1201-004-005-0 (Home)

✓ - Lot 5-6 (70') 1201-004-005-1 (Home)

✓ - Lot 6 (S. 70') 1201-004-006-0

BIK 4 - Lot 7 (N. 70')	1201-004-007-0	
- Lot 7-8 (70')	1201-004-007-1	(Home)
- Lot 9 (70')	1201-004-009-0	(Home)
- Lot 10A (70')	1201-004-010-0	
- Lot 11B (70')	1201-004-011-0	(Home)
- Lot 14A (70')	1201-004-014-0	(Home)
- Lot 14-15 (70')	1201-004-014-1	(Home)
- Lot 15A (70')	1201-004-015-0	(Home)
- Lot 17A (70')	1201-004-017-0	(Home)
- Lot 18 (N. 70')	1201-004-018-0	
- Lot 20 (94')	1201-004-020-0	
- Lot 21 (N. 80')	1201-004-021-0	(Home)
- Lot 23 (84')	1201-004-023-0	
- Lot 25 (80')	1201-004-025-0	
- Lot 26 (84')	1201-004-026-0	

BIK 5 Lot 10A (N. 50')	1201-005-010-0	
- Lot 11-12 (60')	1201-005-011-0	
- Lot 12A (50')	1201-005-012-0	
- Lot 12B (71.8')	1201-005-012-1	
- Lot 12C (50')	1201-005-012-2	

Section II

BIK 1 Lot 2 (N. 50')	1202-001-002-1	
BIK 1 Lot 3 (S. 50')	1202-001-003-0	
- Lot 4 (N. 50')	1202-001-003-1	
- Lot 4A (50')	1202-001-004-0	
- Lot 6A-7 (75')	1202-001-006-1	(Home)
- Lot 8 (N. 50')	1202-001-008-0	
- Lot 8A (S. 50')	1202-001-008-1	
- Lot 10 (S. 50')	1202-001-010-0	
- Lot 10A (N. 50')	1202-001-010-1	
- Lot 12 (S. 50')	1202-001-011-1	
- Lot 15 (S. 50')	1202-001-015-0	

BIK 1	Lot 15A	(N. 50')	1202-001-015-1
✓	Lot 17	(S. 50')	1202-001-017-0
✓	Lot 17A	(N. 50')	1202-001-017-1
✓	Lot 18	(E. 55')	1202-001-018-0
✓	Lot 18A	(W. 50')	1202-001-018-1
BIK 2	Lot 16	(S. 50')	1202-002-010-0

50'
 NO 1202-015
 PL 2 SEC 2
 LOT

THE WESTERLY LINE OF THE SAID OAKBROOK SUBDIVISION, SECTION 1, PHASE 1, AS FOUND 1/4 INCH IRON ROD ON THE SOUTHERLY LINE OF THE SAID OAK DALE DRIVE, AT INCH IRON ROD, IN ALL A DISTANCE OF 215.00 FEET TO A FOUND 3/8 INCH IRON ROD ON S.W. NARREGANG SUBDIVISION AND THE NORTHERLY LINE OF THE GEORGE W. JENKINS PLAT THEREOF RECORDED IN VOLUME 79, PAGE 616, DEED RECORDS, BRAZORIA COUNTY,

THE SOUTHERLY LINE OF THE SAID S.W. NARREGANG SUBDIVISION AND THE NORTHERLY LINES SUBDIVISION A DISTANCE OF IRON ROD ON THE SOUTHEASTERLY CORNER OF LOT 10 OF THE SAID S.W. NARREGANG

THE SOUTHERLY LINE OF THE SAID LOT 10 OF THE S.W. NARREGANG SUBDIVISION A SET 5/8 INCH IRON ROD ON THE NORTH-WESTERLY CORNER OF THE SAID LOT 10 OF THE

THE WESTERLY LINE OF THE SAID LOTS 9 AND 10 OF THE SAID S.W. NARREGANG A DISTANCE OF 664.23 FEET TO THE POINT OF 21 ACRES (751,502 SQUARE FEET) OF LAND MORE OR LESS.

Alfred E. Lentz 09-11-92
ALFRED E. LENTZ, R.P.L.S. #2413



11-92

PRELIMINARY PLAT OAKBROOK SUBDIVISION SECTION TWO

PEARLAND, BRAZORIA COUNTY, TEXAS
A SUBDIVISION OF
17.2521 ACRES
OUT OF LOTS 9 AND 10,
S.W. NARREGANG SUBDIVISION

RECORDED IN
VOL. 1, PG. 92
MAP RECORDS, BRAZORIA COUNTY, TEXAS

OUT OF THE
W.D.C. HALL LEAGUE
ABSTRACT NO. 70,
BRAZORIA COUNTY, TEXAS
5 BLOCKS 70 LOTS

REVISED: 8-31-92
REVISED: 9-8-92
REVISED: 9-15-92

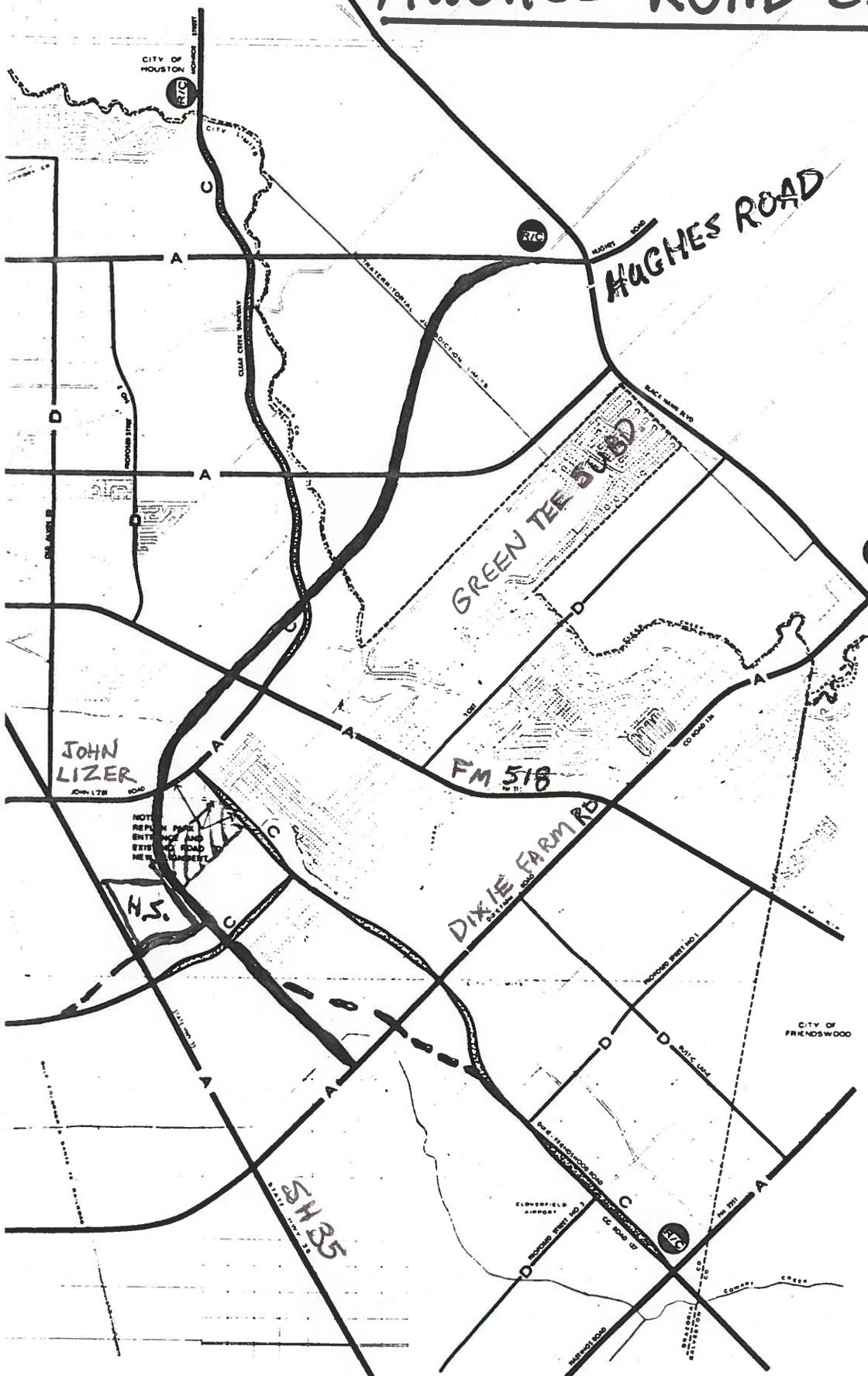
OWNER: BENTON / BLAND INTERESTS
1501 CAROLINA COURT
FRIENDSWOOD, TEXAS 77546
(713) 482-3404
HUGH B. BURRIS, PRESIDENT

**ENGINEER &
SURVEYOR:** LENTZ ENGINEERING
1328 SOUTH LOOP WEST
SUITE 201
HOUSTON, TEXAS 77054
(713) 796-1212

HUGHES ROAD EXTENSION

DEVELOPMENT
PLAN FOR
PEARLAND, TEXAS

MAJOR STREET PLAN



LEGEND

- | MAJOR STREET SYMBOL | SECTION |
|---------------------|--------------------------------|
| | |
| | |
| | |
| SECONDARY STREET | |
| | |
| | REGIONAL CONNECTOR STREET |
| | INTERCHANGE & GRADE SEPARATION |
| | GRADE SEPARATION |

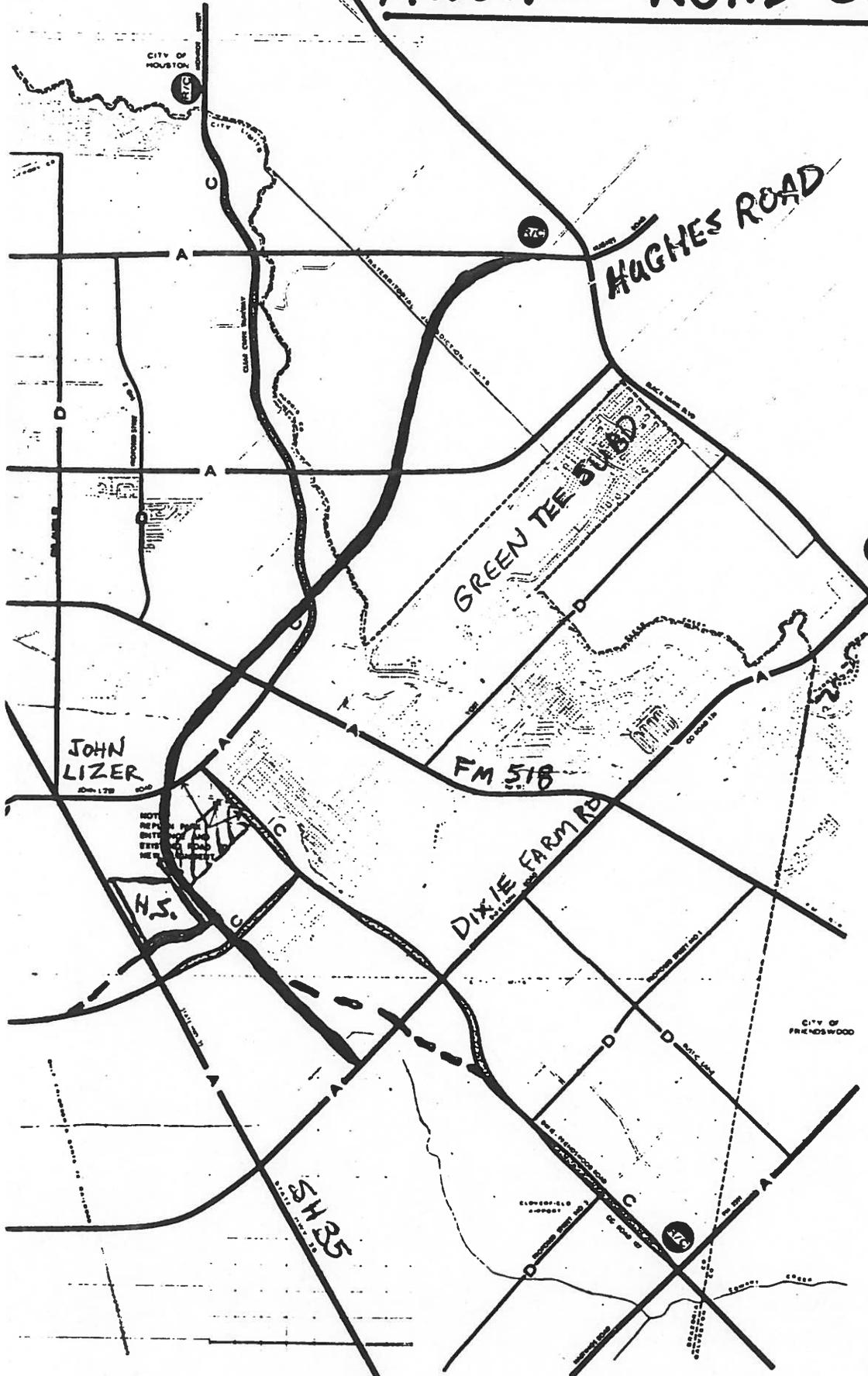
MARMON, MOK & GREEN INC.
PLANNING CONSULTANTS
HOUSTON & SAN ANTONIO TEXAS



HUGHES ROAD EXTENSION

DEVELOPMENT
PLAN FOR
PEARLAND, TEXAS

MAJOR STREET PLAN



LEGEND

- MAJOR STREET**
- | | |
|-----|--|
| — A | |
| — B | |
| — C | |
- SECONDARY STREET**
- | | |
|-----|--|
| — D | |
|-----|--|
- REGIONAL CONNECTOR STREET
 - INTERCHANGE & GRADE SEPARATION
 - GRADE SEPARATION

MARMON, MOK & GREEN INC.
PLANNING CONSULTANTS
HOUSTON & SAN ANTONIO TEXAS



FM

LINE

DEVELOPMENT PLAT
OF

RIVERWALK SECTIONS 1 & 2

LOTS 39-46, BLOCK 4, RIVERWALK SECTION 1, VOLUME 17, PAGE 63
BRAZORIA COUNTY PLAT RECORDS AND LOTS 3-12, BLOCK 2,
LOTS 28-31, BLOCK 3, AND LOTS 3-32, BLOCK 4, RIVERWALK
SECTION 2, VOLUME 16, PAGE 219, BRAZORIA COUNTY PLAT RECORDS,
PEARLAND, BRAZORIA COUNTY, TEXAS.

FILE B:\RWALK\PLATDEVL

LENTZ ENGINEERING

1328 SOUTH LOOP WEST, SUITE 201
HOUSTON, TEXAS 77054
PH. (713) 796-1212

SCALE: 1" = 60'

DATE: AUGUST, 1992

PROJECT NO.:
92070

FIELD BOOK NO.:

DRAWN BY: L.E.K.

CHECKED BY: A.E.L.

DRAWING NO.:
1 OF 1

NUMBER 1

AGENDA - JOINT PUBLIC HEARING BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON SEPTEMBER 21, 1992, AT 6:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF THE HEARING: APPLICATION NO. 28

REQUEST OF ALFRED E. LENTZ, AGENT FOR FEROZE P. AND SHERNAZ BHANDARA, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-3, PUD TO R-3, PUD, SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT, ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

LOTS 3-12, BLOCK 2, LOTS 28-31, BLOCK 3, AND LOTS 3-32 AND 39-46, BLOCK 4, RIVERWALK SUBDIVISION, SECTION 2, VOLUME 16, PAGE 219 AND 220 OF THE BRAZORIA COUNTY MAP RECORDS.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST.

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST.

V. QUESTION AND ANSWER PERIOD

VI. ADJOURN



City of Pearland

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

August 31, 1992

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 21st day of September, 1992, at 6:30 P. M., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Room, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Alfred E. Lentz, Agent for Feroze P. and Shernaz Bhandara, Owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification R-3, PUD to R-3, PUD, Single Family Dwelling District, Planned Unit Development, on the following described property, to-wit:

Lots 3-12, Block 2, Lots 28-31, Block 3, and Lots 3-32 and 39-46, Block 4, Riverwalk Subdivision, Section 2, Volume 16, Page 219 and 220 of the Brazoria County Map Records.

Application and map are attached herewith for your information.

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.


Pat Jones, City Secretary

Enclosures

APPLICATION NO. 28

LAND USE CHANGE APPLICATION

ZONING CHANGE REQUESTED

- () Change in Regulations in Section _____
- (x) Change in Zone Class _____

From: R 3 PUD
 To: R 3 PUD

BOARD OF ADJUSTMENT & APPEAL

- () Variance Appeal
- () Appeal from Interpretation
- () Special Exception Use

For: _____

PROPERTY IDENTIFICATION:

Street or Road Address: _____
 Lot _____, Block _____, Addition _____

SUBMITTAL INFORMATION:

- | | |
|--|--|
| 1. Must be professionally drawn _____ | 5. Tract Dimension _____ |
| 2. Minimum scale of 100' to inch _____ | 6. Location, size, relationship of all existing structures to boundary lines _____ |
| 3. North Arrow _____ | |
| 4. Site map attached _____ | |

LEGAL DESCRIPTION:

Describe from Deed Records, attach copy of Deed, and use metes and bounds description:

Platted Land: Lots 3-12, Block 2, Lots 28-31, Block 3, and Lots 3-32
39-46, Block 4, Riverwalk Subdivision Section 2, Volume 16,
Page 219 & 220, B.C.M.R.

Unplatted Land: (Must have metes & bounds description) _____

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION: Same use - Application is
to increase lot size.

RECORD OWNER: Feroze P. Bhandara and Shernaz F. Bhandara

OWNER'S MAILING ADDRESS & PHONE NO.: 7227 Fannin. Suite 202, Houston, Tx 77054

AGENT'S NAME: Alfred E. Lentz NO. 796-1212

AGENT'S MAILING ADDRESS: 1328 South Loop West #201, Houston, Texas 77054

PETITION: As OWNER/AGENT, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

SIGNATURE Feroze P. Bhandara
 Owner

SIGNATURE Alfred E. Lentz
 Owner Agent

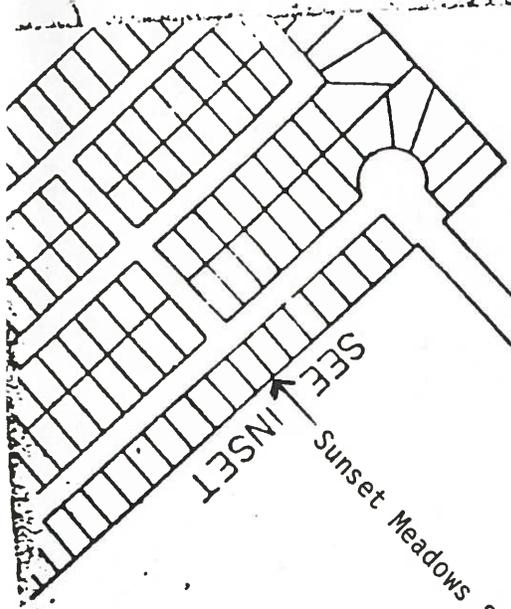
Receipt # 15547
 FEE: \$ 250.00

DATE PAID: 8-11-92

RECEIVED BY: Mona P.

DATE FILED: 8-20-92

APPLICATION NO. 28



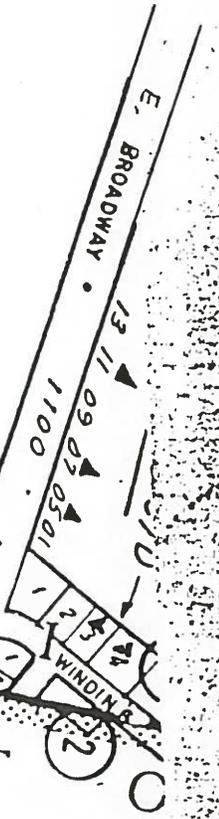
SEE INSET
Sunset Meadows S/D



Sunset Meadows Drive

G A L V E S T

RIVERWALK S/D



E. BROADWAY

13 11 09 07 05 01
1100

WINDING
1 2 3 4

FM

CH LINE

DEVELOPMENT PLAT
OF

RIVERWALK SECTIONS 1 & 2

LOTS 39-46, BLOCK 4, RIVERWALK SECTION 1, VOLUME 17, PAGE 63
BRAZORIA COUNTY PLAT RECORDS AND LOTS 3-12, BLOCK 2,
LOTS 28-31, BLOCK 3, AND LOTS 3-32, BLOCK 4, RIVERWALK
SECTION 2, VOLUME 16, PAGE 219, BRAZORIA COUNTY PLAT RECORDS,
PEARLAND, BRAZORIA COUNTY, TEXAS.

FILE B:\RWALK\PLATDEV

LENTZ ENGINEERING

1328 SOUTH LOOP WEST, SUITE 201
HOUSTON, TEXAS 77054
PH. (713) 796-1212

SCALE: 1" = 60'		DRAWN BY: L.E.K.
DATE: AUGUST, 1992		CHECKED BY: A.E.L.
PROJECT NO.: 92070	FIELD BOOK NO.:	DRAWING NO.: 1 OF 1

NUMBER 2

AGENDA - JOINT PUBLIC HEARING BY THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON SEPTEMBER 21, 1992, AT 6:30 P. M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF THE HEARING: APPLICATION NO. 29

REQUEST OF KENT BALLARD OF BENTON/BLAND INVESTMENTS, AGENT FOR RESOLUTION TRUST CORPORATION, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-2, SINGLE FAMILY DWELLING DISTRICT, TO NS, NEIGHBORHOOD SERVICE DISTRICT, ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

RESERVE A, AMENDING PLAT OF OAKBROOK, SECTION 1, PHASE 1, VOLUME 19, PAGE 41 OF THE BRAZORIA COUNTY MAP RECORDS.

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST.

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST.

V. QUESTION AND ANSWER PERIOD

VI. ADJOURN



City of Pearland

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

August 31, 1992

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL
AND
THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS**

Notice is hereby given that on the 21st day of September, 1992, at 6:30 P. M., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Joint Public Hearing in the Council Room, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Kent Ballard of Benton/Bland Investments, Agent for Resolution Trust Corporation, Owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification R-2, Single Family Dwelling District, to NS, Neighborhood Service District on the following described property, to-wit:

Reserve A, Amending Plat of Oakbrook, Section 1, Phase 1, Volume 19, Page 41 of the Brazoria County Map Records.

Application and map are attached herewith for your information.

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.


Pat Jones, City Secretary

Enclosures

APPLICATION NO. 29

LAND USE CHANGE APPLICATION

ZONING CHANGE REQUESTED

- () Change in Regulations in Section _____
- (x) Change in Zone Class _____

BOARD OF ADJUSTMENT & APPEAL

- { } Variance Appeal
- { } Appeal from Interpretation
- { } Special Exception Use

From: R 2
 To: RS

For: _____

PROPERTY IDENTIFICATION:

Street or Road Address: Dixie Farm Road
 Lot _____, Block _____, Addition _____

SUBMITTAL INFORMATION:

- | | |
|--|--|
| 1. Must be professionally drawn _____ | 5. Tract Dimension _____ |
| 2. Minimum scale of 100' to inch _____ | 6. Location, size, relationship of all existing structures to boundary lines _____ |
| 3. North Arrow _____ | |
| 4. Site map attached _____ | |

LEGAL DESCRIPTION:

Describe from Deed Records, attach copy of Deed, and use metes and bounds description:

Platted Land: Reserve A, Amending Plat of Oakbrook, Section 1, Phase 1, Volume 19, Page 41, B.C.M.R.

Unplatted Land: (Must have metes & bounds description) _____

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

Convenience Store

RECORD OWNER: Resolution Trust Corp.

OWNER'S MAILING ADDRESS & PHONE NO.: 7324 Southwest Freeway, Suite 1600
Bouston, Texas 77074 Ph. 888-2800

AGENT'S NAME: Mr. Kent Ballard
Benton/Bland Investments NO. 482-3404

AGENT'S MAILING ADDRESS: 1501 Carolina Court, Friendswood, Texas 77546

PETITION: As OWNER/AGENT, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland.

SIGNATURE _____
 Owner

SIGNATURE Kent Ballard
 Agent for Benton/Bland Investments

Receipt #15576
 FEE: \$ 250.00

DATE PAID: 8-24-92

RECEIVED BY: Wendy

DATE FILED: 8-25-92 APPLICATION NO. 29

AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON MONDAY, SEPTEMBER 21, 1992, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of September 1, 1992
- III. NEW BUSINESS:
 1. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 28, REQUEST OF ALFRED E. LENTZ, AGENT FOR FERROZE P. AND SHERNAZ BHANDARA, OWNERS, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-3, PUD TO R-3, PUD, SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT, LOCATED IN THE RIVERWALK SUBDIVISION.
 2. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 29, REQUEST OF KENT BALLARD OF BENTON/BLAND INVESTMENTS, AGENT FOR RESOLUTION TRUST CORPORATION, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION R-2, SINGLE FAMILY DWELLING DISTRICT, TO NS, NEIGHBORHOOD SERVICE DISTRICT, ON PROPERTY LOCATED IN THE OAKBROOK SUBDIVISION.
 3. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF WHISPERING WINDS, SECTION 2, A REPLAT OF 4.5456 ACRES BEING ALL OF TRACT "C" OF THE MARTHA ALEXANDER CROUCH SUBDIVISION SECTION ONE AS RECORDED IN VOLUME 16, PAGES 353 & 354, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.
 4. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF WHISPERING WINDS, SECTION 2, A REPLAT OF 4.5456 ACRES BEING ALL OF TRACT "C" OF THE MARTHA ALEXANDER CROUCH SUBDIVISION SECTION ONE AS RECORDED IN VOLUME 16, PAGES 353 & 354, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.
 5. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF OAKBROOK SUBDIVISION, SECTION TWO, A SUBDIVISION OF 17.2521 ACRES OUT OF LOTS 9 AND 10 OF THE S.W. NARREGANG SUBDIVISION, OUT OF THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70, AS RECORDED IN VOLUME 1, PAGE 92 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, BENTON/BLAND INTERESTS, OWNER.
 6. CONSIDERATION AND POSSIBLE ACTION - REVIEW OF THE PROPOSED HUGHES ROAD THOROUGHFARE AND RECOMMENDATION TO CITY COUNCIL.
 7. CONSIDERATION AND POSSIBLE ACTION - DISCUSSION OF WORKSHOP BETWEEN THE PLANNING AND ZONING COMMISSION AND THE ZONING BOARD OF ADJUSTMENT.

8. CONSIDERATION AND POSSIBLE ACTION - REQUEST FOR VARIANCE TO ALL SPLIT LOTS IN CLEAR CREEK ESTATES, SECTION TWO, AS EXISTING ON DATE TO BE DETERMINED BY COMMISSION.
9. CONSIDERATION AND POSSIBLE ACTION - REQUEST FOR A VARIANCE TO ENCROACH 5' INTO THE 20' FRONT BUILDING LINE AND 4 1/2' INTO THE REQUIRED 20' REAR YARD SETBACK ON LOT 6, BLOCK 2 OF ALEXANDER LANDING , SECTION 4, BY DAVID OFFENBURGER, (3103 LEE CIRCLE COURT).
10. CONSIDERATION AND POSSIBLE ACTION - REQUEST FOR A VARIANCE TO ENCROACH 10' INTO THE NORTH SIDEYARD (15' AGGREGATE) AND FOR A VARIANCE FOR PARKING ACCESS IN FRONT RIGHT-OF-WAY ON LOT 3, BLOCK 7 OF GREEN TEE TERRACE TOWNHOUSES BY LINDA LEMMON, AGENT FOR LANCE SNYDER, OWNER (COUNTRY CLUB DRIVE)
11. CONSIDERATION AND POSSIBLE ACTION - REQUEST FOR A VARIANCE TO ENCROACH IN THE FRONT RIGHT-OF-WAY FOR PARALLEL PARKING ON LOT 1, BLOCK 7 AND LOT 2, BLOCK 3 OF SECTION 2 OF GREEN TEE, BY KURT RACCA, AGENT FOR DAMON BUILDERS & DEVELOPERS, INC. (2518 AND 2704 COUNTRY CLUB DRIVE).

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

POSTED: 18 DAY OF September, A.D., 1992 5:00 P.M.
REMOVED: 25TH DAY OF September, 1992.