

APPROVED BY PEARLAND PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

VICE CHAIRPERSON _____ DATE _____

FINAL PLAT
FOOD LION - PEARLAND
PEARLAND, TEXAS

FINAL PLAT FOOD LION - PEARLAND OF PEARLAND, BRAZORIA COUNTY, TEXAS

BEING OUT OF THE W.D.C. HALL SURVEY, ABSTRACT 70,
TOTALLING 4.081 ACRES

PREPARED BY: FOOD LION, INC.
C/O JEM ACQUISITION & DEVELOPMENT, INC.
1303 WALNUT HILL LANE, SUITE 110
IRVING, TEXAS 75038
JAMES E. MARTIN, AGENT
(214)/580-0689

DESIGNED BY: WINKELMANN & ASSOCIATES, INC.
12800 HILLCREST ROAD, SUITE 200
DALLAS, TEXAS 75230
(214)/490-7090

FOR: WINKELMANN & ASSOCIATES, INC.
BILLY J. ELAM, R.P.L.S. (#4581)

Scale : 1"=100'	Date : 10/21/92
Designed By : TCY	
Drawn By : W&A	
Checked By : MDC	
File : 644IPLAT.DWG	
Project No. : 0644I.02	

SHEET

1
OF

OWNER:

"313 ACRES PEARLAND JOINT VENTURE",
FRANK LADIN, LENORA T. LADIN AND THE
ESTATE OF SIDNEY S. LADIN
2142 BOLSOVER
HOUSTON, TEXAS 77005
TELEPHONE: (713) 789-8866

COENCO, INC.
CONSULTING ENGINEERS
P.O. BOX 1327 (1614 N. GORDON)

MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE CITY OF PEARLAND, TEXAS HELD TUESDAY, NOVEMBER 3, 1992 AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 7:03 P.M. with the following present:

Chairman	Richard Tetens
Vice-Chairman	Emil Beltz
Commissioner	Pat Lopez
Commissioner	Helen Beckman (Entered chambers @ 7:04 PM)
Commissioner	Mary Starr
Commissioner	James Garner
Commissioner	Jack Womack
Division Director-Planning, Public Works & Parks	Richard Burdine
City Engineer	John Hargrove
Chief Building Official	Don Guynes
City Secretary	Pat Jones
Asst. To City Secretary	Sharon Parks

APPROVAL OF MINUTES

It was moved by Commissioner Emil Beltz, seconded by Commissioner Mary Starr, that the minutes of the October 19, 1992 meeting be approved as submitted.

Motion passed 5 to 0, with Commissioner Jack Womack abstaining.

CITIZENS

The Citizens part of the agenda was passed because Mrs. Bamburg was not present.

NEW BUSINESS

FINAL PLAT OF FOOD LION, BEING A 4.081 ACRE TRACT OUT OF 28.638 ACRES OF THE W.D.C. HALL SURVEY, ABSTRACT 70, PEARLAND, BRAZORIA, COUNTY, TEXAS

The Commission discussed the following changes, as suggested by Chief Building Official Don Guynes for approval on the above mentioned plat:

1. One Permanent Bench Mark is required per ten acres.
2. Plat must show 10' dedication on Tract "A" only.
3. Block 1 should be shown on Tract "A" only.
4. Submit a copy of executed Restrictive Covenants.
5. Plat will not be recorded until Access Easements have been filed and recorded. Volume and page must be added to the plat.

Among the items discussed were the Permanent Bench Marker, Restrictive Covenants, and the desire that all will be in order before the document is recorded.

It was moved by Commissioner Mary Starr, seconded by Commissioner Jack Womack, that the final plat of Food Lion be approved subject to the five requirements being finalized and received by the City prior to filing.

Motion passed 7 to 0.

PRELIMINARY PLAT OF PRESBYTERIAN CHURCH OF THE COVENANT, BEING 10.000 ACRES OUT OF THE A. PASTERNAK, ET AL, 28.638 ACRE TRACT, ABSTRACT 70, BRAZORIA COUNTY, TEXAS

The Commission discussed the following changes for approval on the above mentioned plat, as suggested by Chief Building Official Don Guynes:

1. Show total acreage and total number of lots and blocks under the title of the plat.
2. Change Reserve "D" to Reserve "A".
3. Place "Block 1" on the plat.
4. Show north point as "True" or "Magnetic". If magnetic, show deviation.
5. Submit a copy of the Restrictive Covenants.
6. Submit a letter from a Title Guaranty company or a Title Attorney indicating a current search.
7. Fees in the amount of \$550.00 are due prior to the meeting.
8. Remove "Approved by Pearland City Engineer" from the plat.
9. Change "Homeowners Association" under Notes #5 to

"owners".

The Commission discussed ingress and egress to the facility and expressed the desire that one of the driveways line up with the entrance to Regal Oaks Subdivision which will help the flow of traffic.

Mr. Malcolm Collins, representing the Presbyterian Church, stated he felt this suggestion would be favorably considered.

Also discussed were the method of providing sewer service to the property and the possibility of requiring sidewalks along the frontage.

It was brought that the fees have been paid for both the preliminary and final plats.

Mr. Collins took issue with No. 4 on the list of suggested changes regarding bearing indicators. Mr. Guynes indicated that this was a requirement of the City Engineer.

Item No. 2 was discussed regarding the reason why it should be "A" instead of "D".

There ensued a lengthy discussion regarding item #9 because of the issue of maintenance of detention ponds. It was felt that the term "Homeowners Association" did not properly describe the holders of this property and that "owners" would be a more accurate definition. Caution was advised in making this change so as not to usurp the authority of the Drainage District.

It was acknowledged that a problem exists throughout the City regarding the maintenance of these detention ponds. A workshop was recently held by the Drainage District in the City to discuss solutions to this dilemma. It was suggested that the plat contained the term "Homeowners Association and/or Owners" because there is not always a developer or a homeowners association.

It was noted that the ordinance which governs plat approval was primarily written for single family dwellings in subdivisions.

It was moved by Commissioner James Garner that the preliminary plat of the Presbyterian Church be approved contingent upon:

1. Items 1 - 8 of the suggested changes by the Building Official being met.
2. Regarding Item No. 9, an additional note shall be added to the plat (being No. 7) which indicates that all detention ponds shall be maintained by the owner. The Drainage District and the City of Pearland shall not responsible for any drainage pond maintenance.

Commissioner Helen Beckman requested the motion be amended to include the addition of sidewalks. Commissioner Garner amended the motion to ask that sidewalks be added along the frontage.

Commissioner Helen Beckman seconded the motion.

Motion passed 7 to 0.

FINAL PLAT OF PRESBYTERIAN CHURCH OF THE COVENANT, BEING 10.000 ACRES OUT OF THE A. PASTERNAK, ET AL, 28.638 ACRE TRACT, ABSTRACT 70, BRAZORIA COUNTY, TEXAS

Planning Director Richard Burdine stated that he was aware the Commission had recently changed its policy, preferring not to review the preliminary and final plats at the same meeting. He asked that exception be made in this case as preparations had begun sometime ago. Chairman Tetens stated the Commission had no objection.

It was moved by Commissioner Emil Beltz, seconded by Commissioner Pat Lopez, that the final plat of Presbyterian Church be approved subject to the items suggested by the Building Official being met with the deletion of No. 9 and the addition of No. 12 specifying sidewalks on FM 518 and No. 13 requiring the maintenance of detention ponds by the property owner.

Motion passed 7 to 0.

ADOPTION OF AMENDMENTS TO THE PLANNING AND ZONING COMMISSION RULES OF PROCEDURE

Commissioner Garner moved that the rules of procedure be formally adopted with the exception that the Chairman, Al Lentz, be changed to Richard Tetens with Commissioner Starr seconding the motion.

Motion passed 7 to 0.

DIRECTOR'S REPORT

Division Director Burdine introduced Sharon Parks who is filling in for Leslie Schroeder while she is on maternity leave.

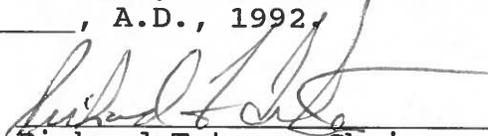
Mr. Burdine updated the Commissioners on the research being done to determine the costs of maintaining detention ponds. He also

updated the Commissioners on their recommendation on reducing the right of way requirement on Walnut Street which the Council has since approved. Also the Council authorized the City Manager to enter into an agreement with a planning and consulting firm for a park and open space plan. He reminded the Commissioners that there is a joint public hearing with City Council next Monday, November 9, 1992 at 6:30 P.M. There will also be another joint public hearing on November 23, 1992 with the possibility of a workshop on the subdivision ordinance.

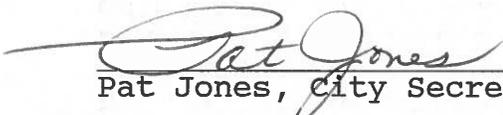
ADJOURN

The meeting adjourned at 8:12 P.M.

Minutes of the meeting approved as submitted and/or corrected this 9th day of November, A.D., 1992.


Richard Tetens, 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: November 2, 1992

RE: Final Plat of Food Lion, Pearland

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

1. One Permanent Bench Mark is required per ten acres.
2. Plat must show 10' dedication on Tract "A" only.
3. Block 1 should be shown on Tract "A" only.
4. Submit a copy of executed Restrictive Covenants.
5. Plat will not be recorded until Access Easements have been filed and recorded. Volume and page must be added to the plat.



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 *D.E.G.*

DATE: November 2, 1992

RE: Preliminary Plat of Presbyterian Church of the Covenant

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

1. Show total acreage and total number of lots and blocks under the title of the plat.
2. Change Reserve "D" to Reserve "A".
3. Place "Block 1" on the plat.
4. Show north point as "True" or "Magnetic". If magnetic, show deviation.
5. Submit a copy of the Restrictive Covenants.
6. Submit a letter from a Title Guaranty company or a Title Attorney indicating a current search.
7. Fees in the amount of \$550.00 are due prior to the meeting.
8. Remove "Approved by Pearland City Engineer" from the plat.
9. Change "Homeowners Association" under Notes #5 to "owners".



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 *D.E.G.*

DATE: November 2, 1992

RE: Final Plat of Presbyterian Church of the Covenant

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

1. Show total acreage and total number of lots and blocks under the title of the plat.
2. Change Reserve "D" to Reserve "A".
3. Place "Block 1" on the plat.
4. Show north point as "True" or "Magnetic". If magnetic, show deviation.
5. Submit a copy of the Restrictive Covenants.
6. Submit a letter from a Title Guaranty company or a Title Attorney indicating a current search.
7. Fees in the amount of \$500.00 are due prior to the meeting.
8. Must have signatures of all owners on the plat.
9. Change "Homeowners Association" under Notes #5 to "owners".
10. Add "Pearland, Brazoria County, Texas" under "Final Plat of Presbyterian Church of the Covenant".
11. Submit Original Tax Certificates.

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 at such time those offices may become vacant. If at any meeting of the Planning and Zoning Commission neither the Chairman nor Vice Chairman is present or 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 OR 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 Planning and Zoning Commission shall meet at 7:00 P.M. on the first Tuesday of the month which is subject to adjustment if a conflict arises.

2.02 QUORUM

A quorum shall consist of a majority of the members quali-

fied and serving on the Commission.

2.03 CALL TO ORDER

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. At the hour of the meeting, the Chairman or acting Chairman shall assume the chair and call the Commission to order.

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 shall have a reasonable opportunity to be heard at any and all regular and special meetings of the Commission. Persons wishing to speak shall sign up with the Secretary by 12:00 noon on the day of the meeting. The Commission requests that each speaker limit their presentation to three minutes. No member of the public shall be heard unless recognized by the Chairman. Any member of the public who interrupts 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 ORDER OF BUSINESS

The Chairman shall call the Commission to order and 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; the public in general shall be heard; and other items placed on the agenda shall be heard.

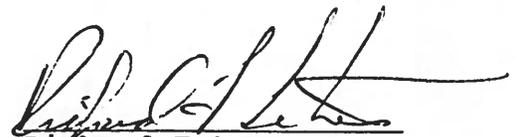
3.02 VOTE REQUIRED

A majority of the Commissioners which constitute a quorum at any meeting shall be necessary to approve or disapprove items of business.

4.00 MINUTES

The structure of the Minutes shall follow the order of the agenda as amended. An audio recording of all Commission meetings shall be made with said recordings retained in the office of the City Secretary. 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 3rd day of November, A.D., 1992.


Richard Tetens
Chairman

ATTEST:


Pat Jones
City Secretary

Quicki-Note®

Date 10-29- 19 92

To	PLANNING AND ZONING COMMISSION	Subject	
		RULES OF PROCEDURE	
RULES OF PROCEDURE HAVE BEEN REVISED BY THE COMMISSION			
BUT NEVER FORMALLY ADOPTED.			

 47-231 Poly Display Pack (50 Sets)
47-232 Desk Dispenser (125 Sets)
Made in U.S.A.

From _____

AGENDA - NOTICE OF A REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, NOVEMBER 3, 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 October 19, 1992
- III. CITIZENS: Mrs. Barbara Bamburg - 2824 Country Club Drive
- IV. NEW BUSINESS
 1. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF FOOD LION, BEING A 4.081 ACRE TRACT OUT OF 28.638 ACRES OF THE W.D.C. HALL SURVEY, ABSTRACT 70, PEARLAND, BRAZORIA, COUNTY, TEXAS
 2. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF PRESBYTERIAN CHURCH OF THE COVENANT, BEING 10.000 ACRES OUT OF THE A. PASTERNAK, ET AL, 28.638 ACRE TRACT, ABSTRACT 70, BRAZORIA COUNTY, TEXAS.
 3. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF PRESBYTERIAN CHURCH OF THE COVENANT, BEING 10.000 ACRES OUT OF THE A. PASTERNAK, ET AL, 28.638 ACRE TRACT, ABSTRACT 70, BRAZORIA COUNTY, TEXAS.
 4. CONSIDERATION AND POSSIBLE ACTION - ADOPTION OF AMENDMENTS TO THE PLANNING AND ZONING COMMISSION RULES OF PROCEDURE.
- V. DIRECTOR'S REPORT
- VI. ADJOURN

POSTED: 30th DAY OF OCTOBER, A.D., 1992 3:25 P.M.
REMOVED: 11th DAY OF NOVEMBER, 1992