

ENGINEER.
MUNICIPAL ENGINEERING CO., INC.
J.D. GARNER, P.E.
3301 FEDERAL STREET
PASADENA, TEXAS 77504
PHONE: (713) 941-8988

SURVEYOR:
BILLY R. FOSTER & ASSOCIATES, INC.
BILLY R. FOSTER, R.P.L.S.
3425 FEDERAL STREET
PASADENA, TEXAS 77504
PHONE: (713) 941-0070

OWNER/DEVELOPER:
LOUIS F. GOZA
1407 AMERICANA BUILDING
HOUSTON, TEXAS 77002
PHONE: (713) 652-5064

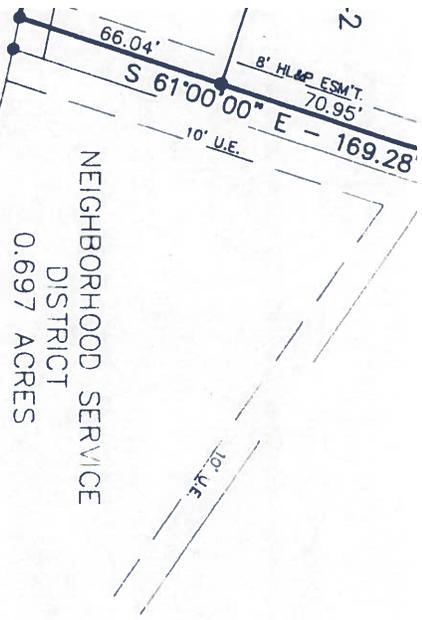
PRELIMINARY PLAT
OF
SUNSET MEADOWS SECTION 2
BRAZORIA COUNTY, TEXAS

BEING A 6.3917 ACRE TRACT OF LAND OUT OF LOT 58 OF WEST
FRIENDSWOOD SUBDIVISION, VOL. 1, PG. 96, B.C.P.R. AND LOCATED
IN THE PERRY & AUSTIN LEAGUE, A-111, BRAZORIA COUNTY, TEXAS.

CONTAINING
1 BLOCK 11 LOTS
AUGUST 7, 1992



SCALE: 1" = 50'



NEIGHBORHOOD SERVICE DISTRICT
0.697 ACRES

NEIGHBORHOOD SERVICE DISTRICT
0.364 ACRES

PARTIAL AMENDING 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.
 REV. 11-04-92

T TO INCREASE LOT SIZE.

OWNER:
 FEROCZE E. BHANDARA, AND
 SHERNAZ F. BANDARA
 7227 FANNIN, SUITE 202
 HOUSTON, TEXAS 77030
 (713) 799-1131

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

MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, NOVEMBER 9, 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 7:20 P.M. with the following present:

Chairman	Richard Tetens
Vice-Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Mary Starr
Commissioner	Pat Lopez
Commissioner	Jack Womack
City Engineer	John Hargrove
Chief Building Official	Don Guynes
Asst. to City Secretary	Sharon Parks

Commissioner Garner had an excused absence.

APPROVAL OF MINUTES

It was moved by Mary Starr, seconded by Helen Beckman, that the minutes of the November 3, 1992 meeting be approved as submitted.

Motion passed 6 to 0.

NEW BUSINESS

APPLICATION NO. 30, REQUEST OF DON CARBONE, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION GENERAL BUSINESS TO OFFICE AND PROFESSIONAL ON PROPERTY LOCATED AT 2305 AND 2307 PARK AVENUE

The Commission discussed ways to simplify the application process for zone changes, such as the one from Mr. Carbone; however, the consensus was that it would not be an easy process and would take some time. It was noted in the just held joint meeting of the City Council and the Planning and Zoning Commission that the Staff would be looking into this matter.

It was moved by Helen Beckman, seconded by Emil Beltz, that recommendation be made to Council to approve Application No. 30.

Motion passed 6 to 0.

APPLICATION NO. 31, REQUEST OF ALFRED E. LENTZ, AGENT FOR OXYCHEM PIPELINE OPERATIONS, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT, R-1 TO OFFICE AND PROFESSIONAL ON ABSTRACT 70, LOT 25, O.W. WILLITS SUBDIVISION

Jack Womack expressed his concerns as to the proximity of Oxychem's driveway to the traffic light on FM 518 and Woodcreek Subdivision whether or not there is enough frontage that is salable for future use.

Al Lentz addressed the concerns and stated that the driveway was not too close to the traffic light and there is salable frontage for future use.

It was moved by Mary Starr, seconded by Jack Womack, that recommendation be made to Council to approve Application No. 31.

Motion passed 6 to 0.

PARTIAL AMENDING 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.

Al Lentz updated the Commission on the status of the subdivision; that is, it is a subdivision which has been dormant for some years. New homes will be built after the plat has been amended.

Jack Womack made a motion that the above partial amending plat be approved. It was seconded by Mary Starr.

Motion passed 6 to 0.

PRELIMINARY PLAT OF SUNSET MEADOWS, SECTION 2, BEING A 6.3917 ACRE TRACT OF LAND OUT OF LOT 58 OF WEST FRIENDSWOOD SUBDIVISION, VOLUME 1, PAGE 96, BRAZORIA COUNTY PLAT RECORDS AND LOCATED IN THE PERRY AND AUSTIN LEAGUE, A-111, BRAZORIA COUNTY, TEXAS

The Commission determined the plat was in order.

It was moved by Jack Womack, seconded by Mary Starr, that the preliminary plat of Sunset Meadows be approved as submitted.

Motion passed 6 to 0.

DIRECTOR'S REPORT

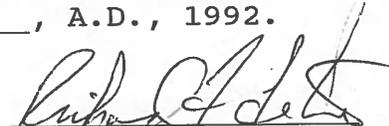
Planning Director Burdine was still in the City Council meeting, so

there was no Director's Report.

ADJOURN

The meeting adjourned at 7:45 P.M

Minutes of the meeting approved as submitted and/or corrected
this 23rd 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

November 6, 1992

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

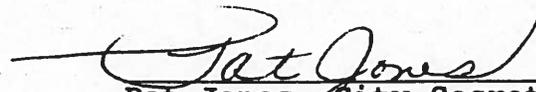
THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 23rd day of November, 1992, at 7:00 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 Robert J. Campbell, Owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification R-3, PUD, Single Family Dwelling District, Planned Unit Development to R-3, PUD, Single Family Dwelling District, Planned Unit Development, on the following described property, to-wit:

26.7399 acres out of the northwest one-fourth of Section II
H.T. & B.R.R. Co. Survey A-239, Brazoria County, Texas.
(Willowick, Section 2)

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. 32



City of Pearland

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

November 13, 1992

Honorable Mayor and Councilmembers
City Hall
Pearland, Texas 77581

Re: Application No. 31, Request of Alfred E. Lentz, Agent for Oxychem Pipeline Operations, Owner, for an Amendment to the Land Use and Urban Development Ordinance, from Classification Single Family Dwelling District, R-1 to Office and Professional on Abstract 70, Lot 25,1 O.W. Willits Subdivision

Gentlemen:

The Planning and Zoning Commission, in a special meeting held on November 9, 1992, immediately following the joint public hearing, considered the above mentioned zone change request.

The Commission considered the testimony heard in the public hearing prior to the meeting.

It was moved by Mary Starr, seconded by Jack Womack, that recommendation be made to Council that Application No. 31 be approved. Motion passed 6 to 0.

This is submitted for your consideration.

Sincerely yours,

A handwritten signature in cursive script that reads 'Richard Tetens (ISP)'. The signature is written in black ink.

Richard Tetens, Chairman
Planning & Zoning Commission

RT:sp

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 NOVEMBER 9, 1992, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Meeting of November 3, 1992

III. NEW BUSINESS:

1. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 30, REQUEST OF DON CARBONE, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE FROM CLASSIFICATION GENERAL BUSINESS TO OFFICE AND PROFESSIONAL ON PROPERTY LOCATED AT 2305 AND 2307 PARK AVENUE.
2. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 31, REQUEST OF ALFRED E. LENTZ, AGENT FOR OXYCHEM PIPELINE OPERATIONS, OWNER, FOR AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE, FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT, R-1 TO OFFICE AND PROFESSIONAL ON ABSTRACT 70, LOT 25, O. W. WILLITS SUBDIVISION.
3. CONSIDERATION AND POSSIBLE ACTION - PARTIAL AMENDING PLAT OF RIVERWALK, SECTIONS 1 & 2, LOTS 39-46, BLOCK 4, RIVERALK, 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.
4. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF SUNSET MEADOWS, SECTION 2, BEING A 6.3917 ACRE TRACT OF LAND OUT OF LOT 58 OF WEST FRIENDSWOOD SUBDIVISION, VOLUME 1, PAGE 96, BRAZORIA COUNTY PLAT RECORDS AND LOCATED IN THE PERRY AND AUSTIN LEAGUE, A-111, BRAZORIA COUNTY, TEXAS.

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

POSTED: 6th DAY OF NOVEMBER, A. D., 1992 5:00 P.M.
REMOVED: 16th DAY OF November.