

**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD TUESDAY, MARCH 23, 1993, IMMEDIATELY FOLLOWING THE PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Mary Starr
Commissioner	Pat Lopez
Commissioner	James Garner
Division Director - Planning, Public Works & Parks	Richard Burdine
City Engineer	John Hargrove
Chief Building Official	Don Guynes
Assistant to City Secretary	Sharon Parks

Commission Member Jack Womack was absent.

**APPROVAL OF MINUTES**

Commissioner Emil Beltz made the motion, with a second from Commissioner Mary Starr, to approve the minutes of March 23, 1993.

The Commission requested a list of corrections for the plats to be submitted in writing by the Chief Building Official Don Guynes in the future.

**OLD BUSINESS**

This item was moved to the last item on the agenda.

**NEW BUSINESS**

**PARTIAL REPLAT OF COUNTRYPLACE - REQUEST OF STAN WINTER OF VERNON G. HENRY AND ASSOCIATES, INC., AGENT FOR U.S. HOME CORPORATION, FOR A PARTIAL REPLAT OF COUNTRYPLACE SECTION 3, LOTS 20, 21, 22, 36, 37, and 38, BLOCK 1 RECORDED IN VOL. 18, PAGES 365-366 OF THE BRAZORIA COUNTY MAP RECORDS**

Since there was no objection from the Commission or the Staff, Commissioner James Garner made the motion, with a second by Commissioner Pat Lopez, to approve the partial replat of Countryplace Section 3, Lots 20, 21, 22, 36, 37, and 38, Block 1, recorded in Vol. 18, pages 365-366 of the Brazoria County Map Records.

City Engineer John Hargrove suggested adding, as pending, that Section 3 won't be replatted if Section 7 is not approved, platted, and signed.

Motion passed 6 to 0.

**REQUEST FOR A VARIANCE - REQUEST BY STAN WINTER OF VERNON G. HENRY AND ASSOCIATES, INC., AGENT FOR U. S. HOME CORPORATION, FOR A VARIANCE FOR COUNTRYPLACE, SECTION 7 TO ALLOW RESIDENTIAL LOTS LESS THAN 60 FEET WIDE AT THE FRONT BUILDING LINE AND HAVE AN AREA LESS THAN 6,000 SQUARE FEET**

A lengthy discussion followed regarding the development as a special case (Municipal Utility District), because, by ordinance, it does not come under any of the City's zoning requirements, only under its platting requirements. Also Staff recommends there needs to be a variance request of a 15' aggregate in the final plat in the event the development is annexed before it is finished or if there is a disaster where the homes have been destroyed 51% or more and would have to be rebuilt according to ordinance requirements.

Commissioner Mary Starr made the motion, with a second from Emil Beltz, to approve the variance for Countryplace, Section 7 to allow residential lots less than 60 feet wide at the front building line and have an area less than 6,000 square feet.

Motion passed <sup>4 (sp)</sup> 5 to 1 with Chairman Richard Tetens abstaining & Commissioner Garner opposing.

#### **PRELIMINARY PLAT OF COUNTRYPLACE SECTION 7**

A brief discussion followed regarding the utility and landscape easements and size of houses.

City Engineer John Hargrove stated that the plat needed the benchmark elevation and year of adjustment.

Commissioner Helen Beckman made the motion, seconded by Commissioner Pat Lopez, that the Preliminary Plat of Countryplace Section 7 be approved.

Motion passed 4 to <sup>2 (sp)</sup> 0 with Chairman Tetens and Commissioner Garner opposing.

**JOB DESCRIPTION**

The Commission decided to turn in its list of Job Descriptions to be compiled and they will consider them at a later date.

**CHANGES TO RULES AND PROCEDURES**

The Commission decided it wanted to see the changes to the Rules and Procedures in complete form before a final decision is made.

**DIRECTOR'S REPORT**

Division Director Richard Burdine said there was no report and that he would like to begin the workshop.

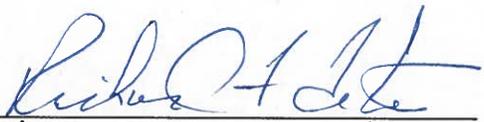
**OLD BUSINESS**

The Vacation Certificate for Site H-43 for Food Lion was signed by the Commission.

**ADJOURNMENT**

The meeting adjourned at 8:15 P.M.

Minutes approved as submitted and/or corrected this 5<sup>th</sup> day of April A.D., 1993.

  
Richard Tetens, Chairman

**ATTEST:**

  
Pat Jones, City Secretary

Partial Report  
**ZONING WORKSHEET**

APPLICANT Sten Winter, Countryplace

APPLICATION NO. 193-12 (OR) SPECIFIC USE NO. \_\_\_\_\_

DATE FILED \_\_\_\_\_

FEE \_\_\_\_\_

~~JOINT~~ PUBLIC HEARING DATE 3-23-93

PROPERTY DESCRIPTION ✓

VICINITY MAP ✓

LIST OF PROPERTY OWNERS FROM TAX ROLL 2-26-93

NOTICE OF PUBLIC HEARING PREPARED 3-1-93

DATE MAILED TO PROPERTY OWNERS 3-3-93

DELIVERY TO NEWSPAPER 3-1-93

PUBLICATION DATE 3-3-93

POSTED ON BULLETIN BOARD 3-2-93

ADVANCE NOTICE TO ~~COUNCIL~~, STAFF, P & Z 3-19-93

AGENDA FOR PUBLIC HEARING 3-19-93

COPIES TO ~~COUNCIL AND~~ STAFF 3-19-93

COPIES TO P & Z COMMISSION 3-19-93

RECOMMENDATION FROM P & Z \_\_\_\_\_

RECOMMENDATION ~~FROM COUNCIL~~ \_\_\_\_\_

ORDINANCE PREPARED (NO. \_\_\_\_\_)

COPY OF ADOPTED ORDINANCE TO:

RICHARD BURDINE \_\_\_\_\_

DON GUYNES \_\_\_\_\_

CARREL MCVEY \_\_\_\_\_

**WOMBLE CARLYLE SANDRIDGE & RICE**

3300 ONE FIRST UNION CENTER  
301 SOUTH COLLEGE STREET

CHARLOTTE, NORTH CAROLINA 28202-6025

TELEPHONE (704) 331-4900  
TELECOPY (704) 331-4955

*Don -  
Hold for signature  
at next Pt 2 meeting.*

RALEIGH OFFICE  
800 WACHOVIA BUILDING  
POST OFFICE BOX 831  
RALEIGH, NORTH CAROLINA 27602  
TELEPHONE (919) 755-2100  
TELECOPY (919) 755-2150

WINSTON-SALEM OFFICE  
1600 ONE TRIAD PARK  
AND  
2400 WACHOVIA BUILDING  
POST OFFICE DRAWER 84  
WINSTON-SALEM, NORTH CAROLINA 27102  
TELEPHONE (919) 721-3600  
OTP TELECOPY (919) 721-3660  
WACHOVIA TELECOPY (919) 721-3599

JOE B. COGDELL, JR.  
(704) 331-4922

March 10, 1993

VIA UPS NEXT DAY AIR

Michael D. Clark, P.E.  
Winkelmann & Associates, Inc.  
12800 Hillcrest Road, Suite 200  
Dallas, Texas 75230

Re: Food Lion Site H-43

Dear Mike:

Enclosed are three executed copies of the Vacation Certificate for Site H-43. Please forward these to the appropriate party at the City of Pearland for execution and filing. Please return an executed, file-stamped copy of the Vacation Certificate to me. Thank you very much for your help on this matter.

Very truly yours,

WOMBLE CARLYLE SANDRIDGE & RICE

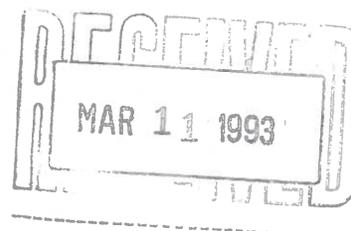


Joe B. Cogdell, Jr.

JBC:vhg  
Enclosures

cc: Edward L. Ball, Esq.  
Mr. Ron L. Turner, Jr.  
Mr. James E. Martin  
Robert Bernstein, Esq.  
David E. Johnston, Esq.

C#64196.



February 19, 1993

Planning and Zoning Commission  
City of Pearland  
P.O. Box 2068  
Pearland, Texas 77588-2068

Re: Variance Request for Countryplace, Section 7  
and Partial Replat of Section 3

Gentlemen:

On behalf of U.S. Home Corporation, the developer of Countryplace, we request a variance to allow residential lots less than 60' wide at the front building line and have an area less than 6,000 square feet.

Countryplace is a successful and unique residential development that is restricted to people 55 years of age and older. Countryplace features many recreational and community activities specifically geared for people in this category. People 55 years of age and over also demand special housing options responsive to their needs and desires.

Currently, there are two basic housing products built in Countryplace.

1. There are standard detached single family homes built on lots that are at least 60' wide and have a minimum area of 6,000 square feet.
2. There are also townhouse units that are built on lots that are 32½ feet wide and the homes share a common wall.

Many people are attracted to the townhomes because they are not interested in or capable of maintaining a larger home and yard. The people that live in the townhomes are able to spend time enjoying the common areas and other special features of the community.

We have received numerous requests from people who want to minimize the outside area they would personally have to maintain, but do not want to live in homes that share

Planning and Zoning Commission  
February 19, 1993  
Page 2 of 2

common walls. In response to these requests, we have designed this section with these people in mind.

We propose to build single family detached homes on lots that are typically 45' wide at the building line. These homes and lots will be easier to maintain, and like the townhome lots, they will enable the owners to spend more time doing other things. We believe the lot size is appropriate for the use, location and type of development proposed for Countryplace, Section 7.

Sincerely,



Stan Winter, AICP  
Senior Planner

SW/bp

The name of the record owner of each of the following lots in Countryplace Section 3 is as follows:

SECTION	BLOCK	LOT	RECORD TITLE OWNER	LOT ADDRESS	MAILING ADDRESS
3	3	9	US Home Corporation	707 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	10	US Home Corporation	711 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	11	Frank & Pat Spaulding	715 WEST PEACH HOLLOW CIRCLE	715 WEST PEACH HOLLOW CIRCLE
3	3	12	US Home Corporation	719 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	13	US Home Corporation	723 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	14	US Home Corporation	803 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	21	US Home Corporation	903 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	22	US Home Corporation	907 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	23	US Home Corporation	911 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	24	US Home Corporation	915 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	3	25	Emilio & Aralia Sarabia	923 WEST PEACH HOLLOW CIRCLE	923 WEST PEACH HOLLOW CIRCLE

The name of the record owner of each of the following lots in Countryplace Section 3 is as follows:

SECTION	BLOCK	LOT	RECORD TITLE OWNER	LOT ADDRESS	MAILING ADDRESS
3	1	17	US Home Corporation	610 WEST LARKSPUR	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	18	US Home Corporation	614 WEST LARKSPUR	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	19	US Home Corporation	702 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	20	US Home Corporation	706 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	21	US Home Corporation	710 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	22	US Home Corporation	714 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	23	US Home Corporation	718 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	24	US Home Corporation	722 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	25	US Home Corporation	802 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	26	US Home Corporation	810 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	32	US Home Corporation	902 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	33	US Home Corporation	906 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	34	US Home Corporation	910 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	35	US Home Corporation	914 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	36	US Home Corporation	918 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	37	US Home Corporation	922 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	38	US Home Corporation	926 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	2	12	Carmin & Margery Hrabal	2707 NORTH PEACH HOLLOW CIRCLE	2707 NORTH PEACH HOLLOW CIRCLE
3	3	7	William & Betty Fitzcharles	2706 NORTH PEACH HOLLOW CIRCLE	2706 NORTH PEACH HOLLOW CIRCLE
3	3	8	US Home Corporation	703 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027

The individual titles to the following lots that are within the boundaries of the Countryplace Section 3 partial replat are as follows:

SECTION	BLOCK	LOT	RECORD TITLE OWNER	LOT ADDRESS	MAILING ADDRESS
3	1	36	US Home Corporation	918 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	37	US Home Corporation	922 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	38	US Home Corporation	926 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	20	US Home Corporation	706 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	21	US Home Corporation	710 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027
3	1	22	US Home Corporation	714 WEST PEACH HOLLOW CIRCLE	1800 W.LOOP S., S-1900 HOUSTON, TEXAS 77027



# City of Pearland

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

March 3, 1993

## ADJACENT PROPERTY OWNERS NOTICE

Dear Property Owner:

The City of Pearland Planning and Zoning Commission has received a petition to allow a partial replat of Countryplace Section 3. The partial replat involves Lots 20, 21, 22, 36, 37 and 38, Block 1, recorded in Vol. 18 pages 365-366 of the Brazoria County Map Records. The purpose of the replat is to make possible the development of the area between County Road 94 and the back of Section 3 as a part of Countryplace. The area was originally reserved for commercial development but is now planned for single family detached residential lots. In order to access the proposed subdivision with a public street from the existing subdivision, two lots out of Section 3 will be eliminated (lots 21 and 37) and replaced with streets. The lots on both sides of 21 and 37 will be made wider in order to provide a 10' side building line. Direct access to County Road 94 from the subdivision will be denied. The developer plans to erect a new fence along the east side of County Road 94 across the rear of the new lots. The planned residential subdivision does not require nor request any variances from Pearland Subdivision Ordinance (see attached exhibits).

Under Chapter 212 of the Local Government Code, the Planning and Zoning Commission is required to send out written notice of a public hearing to owners of property within the original plat as described above that are within 200 feet of the proposed replat.

Under this state law, the owner may file a written protest to the proposed replat. If the owners of 20 percent of the area immediately adjoining the replat and extending 200 feet from the proposed replat protest the replat, approval of the replat must receive an affirmative vote of 3/4 of the Planning and Zoning Commission. In computing the percentage of ownership land area, street and alleys are included.

Your written protest may be returned in advance or at the public hearing where you will have the right to speak. The public hearing is scheduled for March 23, 1993 at 7 P.M. in the City Council Chambers, City Hall, 3519 Liberty Drive, Pearland.

If you have any questions, you may call Mr. Don Guynes at the City of Pearland, 485-2411, ext. 263, or contact the developer, Mr. Rick Gadd, US Home Corporation, at 877-2376.

## ADJACENT PROPERTY OWNERS NOTICE

Dear Property Owner:

The City of Pearland Planning and Zoning Commission has received a petition to allow a partial replat of Countryplace Section 3. The partial replat involves lots 20, 21, 22, 36, 37 and 38 block 1 recorded in Vol. 18 page 365-366 of the Brazoria County Map Records. The purpose of the replat is to make possible the development of the area between County Road 94 and the back of Section 3 as a part of Countryplace. The area was originally reserved for commercial development but is now planned for single family detached residential lots. In order to access the proposed subdivision with a public street from the existing subdivision, two lots out of Section 3 will be eliminated (lots 21 and 37) and replaced with streets. The lots on both sides of 21 and 37 will be made wider in order to provide a 10' side building line. Direct access to County Road 94 from the subdivision will be denied. The developer plans to erect a new fence along the east side of County Road 94 across the rear of the new lots. The planned residential subdivision does not require nor request any variances from the Pearland Subdivision ordinance (see attached exhibits).

Under Chapter 212 of the Local Government Code, the Planning and Zoning Commission is required to send out written notice of a public hearing to owners of property within the original plat as described above that are within 200 feet of the proposed replat.

Under this state law, the owner may file a written protest to the proposed replat. If the owners of 20 percent of the area immediately adjoining the replat and extending 200 feet from the proposed replat protest the replat, approval of the replat must receive an affirmative vote of 3/4 of the Planning and Zoning Commission. In computing the percentage of ownership land area, street and alleys are included.

Your written protest may be turned in in advance, or at the public hearing where you will have the right to speak. The public hearing is scheduled for February \_\_\_\_\_ at \_\_\_\_\_ P.M. in the City Council chambers in City Hall, 3519 Liberty Drive, City of Pearland.

If you have any questions, you may call Mr. Don Guyens at the City of Pearland, 485-2411, ext. 263, or contact the developer, Mr. Rick Gadd, US Home Corporation, at 877-2376.





March 8, 1993

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

Re: Sec. 3, Block 3, Lot 11.

Gentlemen:

We will be in Florida until the end of March and, therefore, unable to attend the public meeting on March 23, 1993.

In answer to your "Adjacent Property Owners Notice" under Chapter 212 of the Local Government Code, please consider this our written protest to the proposed plat described therein.

We feel the increase in population would be of no benefit to us and would cause more traffic in our neighborhood and more congestion to the common facilities.

Florida Address:  
19333 Summerlin  
St. Myers, Florida  
33908

Sincerely,

Pat Spaulding  
Frank C. Spaulding

Phone: 813-466-3290

715 W. Peach Hollow - Circle

Frank Spaulding  
333 Summerlin Rd.  
St. Myers, Florida 33908



MAR 15 1993

CITY OF PEARLAND

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

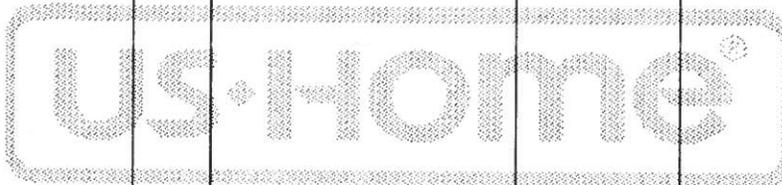
Attn: Planning and Zoning  
Commission

Sec 3, Block 3, Lot 11.

USH TEXAS DIVISION D. I. P.

No. 007070

OPER. ENTITY	ACCOUNT	INVENTORY JOB#-UNIT	COST CODE	DESCRIPTION	INVOICE DATE	INVOICE REFERENCE	AMOUNT
1273	142002	0001 0000	219	SUBMITTAL FEES	02/01/93	30210	615.00



000-00-0000 3668 CITY OF PEARLAND

PAGE 1 OF 01

TOTAL PAID

\$615.00

CONTRACTOR-PAYEE

OFFICIAL RECEIPT / CITY OF PEARLAND, TEXAS

BOX 2068 • 3519 LIBERTY DRIVE • 485-2411

78359

Fund 7534

Date 2-22-93

Received of US Home

Address

Account No.  Check  Cash

In Payment Of: ITEMS # 007070 AMOUNT

Preliminary Plot Fees of Countyplace, Section 7	615.00
	615.00

By M. P. [Signature]

1-13222



RESERVE A  
RESERVED FOR LANDSCAPE  
PURPOSES ONLY  
0.0599 ACRES

RESERVE B  
0.1102 ACRES  
EMERGENCY ACCESS EASEMENT

10' TEMPORARY EMERGENCY  
ACCESS EASEMENT (See Note No. 18)  
S 77°47'48" E - 256.20'  
N 77°47'48" W - 255.00'

10' TEMPORARY SEWER LINE EASEMENT  
C.C.'s FILE NO. 14566  
F.C. No. 85130-288 O.P.R.P.B.C.T.  
R = 745.00'  
A = 109°46'10"  
L.C. = 110°20'09" E - 10.01'

U.S. HOME CORPORATION

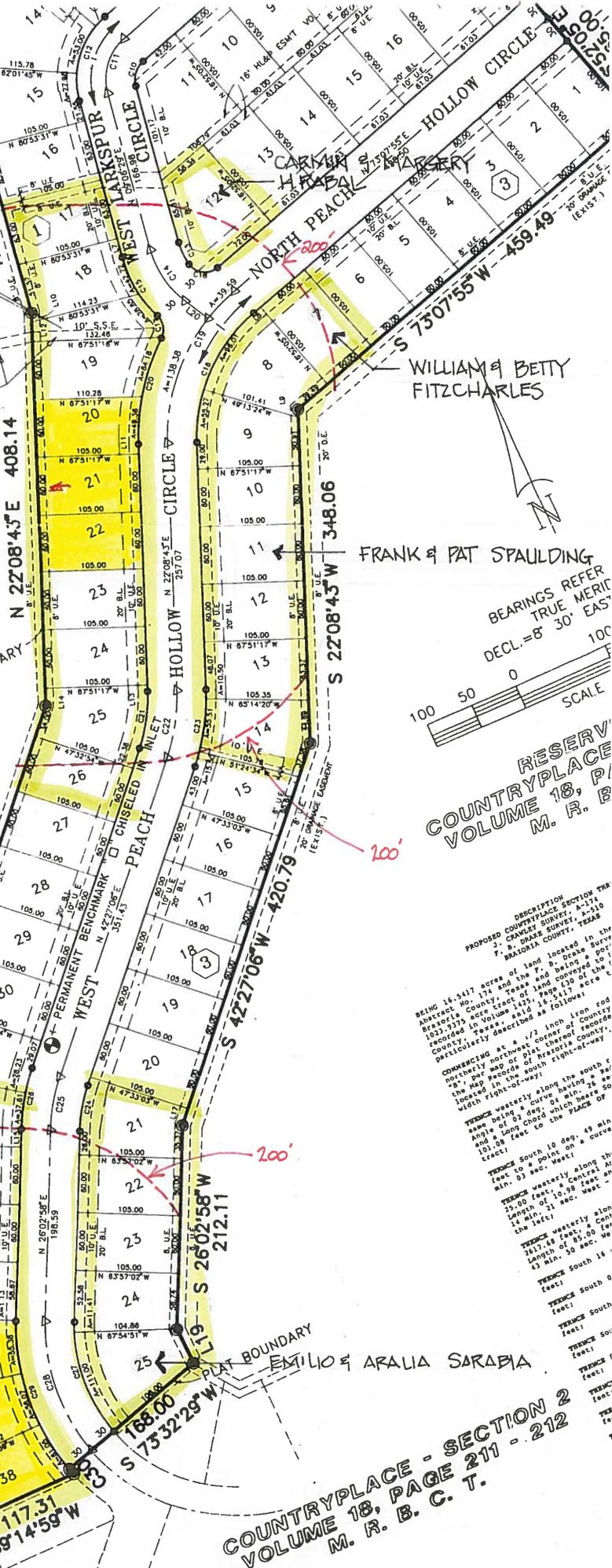
PLAT BOUNDARY

N 22°08'43"E 408.14

N 42°27'06"E 411.35

N 26°02'58"E 329.92

N 09°06'29"E 338.30



WILLIAM & BETTY  
FITZCHARLES

FRANK & PAT SPAULDING

BEARINGS REFER  
TRUE MERIC  
DECL. = 8° 30' EAST

SCALE  
100 50 0 100

RESERV  
COUNTRYPLACE  
VOLUME 18, P/  
M. R. B

DESCRIPTION  
PROPOSED COUNTRYPLACE SECTION TWO  
CRANLEY SURVEY, A-171  
7.4 ACRES SURVEY, TEXAS  
BRADSHIRE COUNTY, TEXAS  
BEING 16.5417 acres of land located in the  
Abstract No. 174 and the F. B. Drake Survey  
1633.9379 acre tracts and being a portion  
of the 1633.9379 acre tract of land conveyed to  
recorded in Volume 142, Page 139 of the  
County, Texas, said 16.5417 acres to be  
particularly described as follows:  
COMMENCING at a 1/2 inch iron rod  
notarially northwest corner of County  
the map Parole of Bradshire County,  
located in the south right-of-way,  
TERMINING westerly along the south  
same being a curve having a  
angle of 83 deg. 04 min. 28 sec  
and a long chord which bears S 0  
101.08 feet to the PLACE OF  
TERMINING South 10 deg. 49 min  
feet to a point on a curve  
feet; 01 sec. West;  
TERMINING westerly along the  
25.00 feet; Central at  
length of 10.98 feet at  
14 min. 21 sec. West -  
the left;  
TERMINING westerly along  
2617.48 feet; Cont  
length of 85.00 feet  
43 min. 50 sec. W  
TERMINING South 16  
feet;  
TERMINING South 8  
feet;  
TERMINING South  
feet;  
TERMINING South  
feet;  
TERMINING f  
feet;  
TERMINING  
feet;

COUNTRYPLACE - SECTION 2  
VOLUME 18, PAGE 211 - 212  
M. R. B. C. T.

city that the plat of this  
by Commissioner's Court.  
E. P. Palmer

Professional Land Surveyor of the State of  
from an actual survey on the ground; and that all  
uments will be set, that permanent control points  
nal correctly represents that survey made by me. All  
iameter and 3 feet long. All lot corners will be marked  
with five (5) miles of the City Limits of  
Surveyor No. 4218



# City of Pearland

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

FAX (713) 485-8764

## FAX CORRESPONDENCE

DATE:

March 1, 1993

FROM:

Pat Jones, City Secretary

TO:

The Journal

NO. OF PAGES:

3

INCLUDING THIS COVER PAGE

SUBJECT:

Legal for Partial Replat  
of Countrylace Section 3



# City of Pearland

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

March 1, 1993

THE JOURNAL  
Pearland, Texas

Ref: Partial Replat of Countryplace Section 3

Please publish the above legal on the following date:

Publication Date: March 3, 1993

Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Pat Jones'.

Pat Jones  
City Secretary

PJ/sp



# City of Pearland

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

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

Notice is hereby given that on the 23rd day of March, 1993, at 7:00 P.M., the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Public Hearing in the Council Room, City Hall, 3519 Liberty Drive, Pearland, Texas, for a partial replat of Countryplace Section 3 on the following described property, to-wit:

Lots 20, 21, 22, 36, 37 and 38, Block 1 recorded in Vol. 18, Pages 365-366 of the Brazoria County Map Records.

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

Sincerely yours,

  
Pat Jones, City Secretary

March 1, 1993

13380

AFFIDAVIT OF PUBLICATION

Before me, the undersigned authority, on this day personally appeared GLORIA BOIKE, Business Manager for THE JOURNAL, a newspaper having general circulation in Brazoria County, Texas, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

March 3, 1993  
\_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_

Gloria Boike  
BUSINESS MANAGER

Subscribed and sworn to this 19th day of March  
1993.

Kathy A. Crawley  
NOTARY PUBLIC  
STATE OF TEXAS

(SEAL)



**541 SALES**

**DIVORCE FORCES SALE**, 3-2, \$799 Dn. and take up payments of \$279 a month. Call 1-800-880-3731.

**GOOD CREDIT**, Bad Credit, No Credit. We own the bank, will finance anybody, Call Mr. Green today. 1-800-880-3731.

**28 x 80 REDMAN**, Energy Home, 2100 Sq. ft., 1/2, 2 X 6 walls, A/C, del. set, fp, \$35,900. Won't last! Call 1-800-880-3731.

**ATTN: SHOPPERS**, 1/2 Home from \$199 a month. While they last. Call 1-800-880-3731.

**1984 AMERICAN HERITAGE 14 X 80**, 3-2. Excell. cond. Willing to nego. price. 409-925-5635 or 713-331-2891

**FOR SALE: DOUBLEWIDE TRAILER** on 1 acre. \$26,000. Call 369-3605.

**DOUBLEWIDE BARGAIN!** Price reduced on beautiful 3-bedroom floor plan, new Fleetwood, plywood floors, storm windows, special financing, with only \$1550 down payment! Call FLEETWOOD OUTLET 1-800-922-7107 OR 941-7107.

**FLEETWOOD CLEARANCE SALE!** 1992's MUST GO! Beautiful 2-bedroom, 3-bedroom and Doublewides--with down payments as low as \$950 for a brand new home. For free information 1-800-922-7107 or 941-7107.

**OWNER FINANCED 2B-2B**, 2-car garage, on .5 acre in AISD. Call after 6pm, 489-9559.

**28X80 REDMAN**, Energy Home, 2100 sq. ft., 4-2, 2X6 walls, A/C, Del., Set, FP, \$35,900. Won't last. Call 1-800-880-3731.

**GOOD CREDIT, BAD CREDIT**, no credit. We own the bank, will finance anybody. Call Mr. Green today. 1-800-880-3731

**ATTN: SHOPPERS** 3-2 Home from \$199 a month. While they last. Call 1-800-880-3731.

**BEAUTIFUL 3-2** with many extras. Already set up. Great location, great schools. \$999 dn., \$208 month. Call 1-800-880-3731.

**NEW DOUBLEWIDE \$288.17 PER MONTH**

Gorgeous 3BR-2BTH home with shingled roof, hardboard siding, appliances, etc. Factory special with one full year warranty. Limited time offer \$25,900 10% down 240 mos. 10.259. Call 1-800-880-1376.

**1993 16X80 \$233.04 PER MONTH**

Large 3BR-2BTH with garden tub, spacious vaulted ceiling, big kitchen & utility. Free delivery, set up & A/C. Only \$23,900 10% down 180 mos. 10.25. Call 1-800-880-1376.

**NEW HOMES 5% DOWN**

Special financing package available on spacious 2,3,4BR homes. Low monthly payments include delivery, set up, A/C. Limited time only. Payments start at \$209.11 a month, 240 months. 10.25. Call FREE 1-800-880-1376.

**BUSINESS SERVICES**

**CONCRETE**

**BIG STAR CONCRETE** Specializing in; Driveways, Patio, Sidewalks, Large or small. Free estimates. 472-8155

**JIM'S CONCRETE SERVICE**, Driveways, sidewalks, patio's, room additions, epoxy rock. Free Estimates; 476-5299

**HOME IMPROVEMENT**

**THE TILE MAN: JANUARY DISCOUNTS**, showerpans, kitchens, large floors. We do ceramic repairs & new res. work; 554-5937

**LAWN CARE/LANDSCAPING**

**LAWN'S PLUS** - Complete lawn maintenance service. Free estimates. Call today! 482-2085.

**PAINTING/PAPERING**

**MCDONALDS PAINTING & CARPENTRY**, Interior/Exterior, refinish cabinets. Free estimates, ref's; 476-9210

**LEGAL/PUBLIC NOTICE**

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

Notice is hereby given that on the 23rd day of March, 1993, at 7:00 P.M., the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Public Hearing in the Council Room, City Hall, 3519 Liberty Drive, Pearland, Texas, for a partial replat of Countryplace Section 3 on the following described property, to-wit:

Lots 20, 21, 22, 36, 37 and 38, Block 1 recorded in Vol. 18, Pages 365-366 of the Brazoria County Map Records.

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

Sincerely yours,  
Pat Jones, City Secretary

**NOTICE OF PUBLIC SALE**

The following vehicle will be sold as is, where is, at a public sale to the highest bidder to satisfy statutory lien:

1980 Honda Motorcycle  
VIN RCO12205420  
License # 681 G3R

Sale will be held at:

Location: 2105 N. Main, Pearland, TX  
Date: March 8, 1993

**LEGAL NOTICE**

**PEARLAND, BRAZORIA COUNTY, TEXAS, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM**

On September 28, 1990, the Federal Emergency Management Agency (FEMA) identified Special Flood Hazard Areas (SFHAs) in the City of Pearland, Brazoria County, Texas, through issuance of a Flood Insurance Rate Map (FIRM).

The Administrator, Federal Insurance Administration (FIA), has determined that modification of the elevations of the flood having a 1-percent chance of occurrence in any given year (base flood) for certain locations in the City of Pearland is appropriate. The modified base (100-year) flood elevations (BFEs) revise the FEMA FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234), and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P. L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate the bridge improvements constructed on State Route 518, and has resulted in a revised delineation of the regulatory floodway, a reduction in SFHA, and lower BFEs along Marys Creek and Mary Creek Bypass Channel. The table below indicates the modified BFEs for several locations along the affected lengths of Marys Creek and Marys Creek Bypass Channel.

Location	Existing BFE *(Feet)	Modified BFE *(Feet)
Marys Creek		
At county boundary	*32	*26
Just upstream of Private Road	*34	*33
Just upstream of Longwood Road	*36	*36
Marys Creek Bypass Channel:		
At county boundary	*32	*26
Just upstream of State Route 518	*36	*31
Approximately 4,500 feet upstream of State Route 518	*38	*38

\*National Geodetic Vertical Datum, rounded to nearest whole foot.

Under the above-mentioned Acts of 1968 and 1973, the Administrator, FIA, must develop criteria for floodplain management. For the community to participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Administrator, FIA, reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Administrator's determination to modify the BFEs may

P&Z RULES OF PROCEDURE CHANGES

Key:  
Shaded area:  
ADDITIONS  
Strike through:  
DELETIONS

1.02 OFFICERS

NS A Chairman and Vice Chairman shall be elected at such time ~~when~~ those offices may become vacant. ~~If~~ At any meeting of the Planning and Zoning Commission, ~~if~~ neither the Chairman nor Vice Chairman is present or ~~is~~ 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.

2.03 ~~CALL TO ORDER~~ 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. ~~At the hour of the meeting, the Chairman or acting Chairman shall assume the chair and call the Commission to order.~~

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. However, the Commission ~~will~~ not take additional testimony on a public hearing in a regular meeting. Persons wishing to speak shall sign up with the City Secretary by 12:00 noon on ~~Friday~~ preceding 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.

3.01 CALL TO ORDER OF BUSINESS

~~After determining a quorum is present,~~ 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 citizens~~ in general shall be heard; and other items placed on the agenda shall heard.

X ~~3.02 ADJOURNMENT~~

*Please at end*

be

4.00 MINUTES

The structure of the Minutes shall follow the order of the agenda, or as it may be amended as amended.

AGENDA - SPECIAL MEETING OF THE PLANING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, MARCH 23, 1993, IMMEDIATELY FOLLOWING THE PUBLIC HEARING, IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES: Meeting of March 2, 1993
- III. OLD BUSINESS
  1. SIGN VACATION CERTIFICATE FOR SITE H-43 FOR FOOD LION
- IV. NEW BUSINESS
  1. CONSIDERATION AND POSSIBLE ACTION - Partial Replat of Countryplace Section 3, Lots 20, 21, 22, 36, 37, and 38, Block 1 recorded in Vol 18, Pages 365-366 of the Brazoria County Map Records
  2. CONSIDERATION AND POSSIBLE ACTION - Request by Stan Winter of Vernon G. Henry and Associates, Inc., agent for U. S. Home Corporation, for a variance for Countryplace, Section 7 to allow residential lots less than 60 feet wide at the front building line and have an area less than 6,000 square feet
  3. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Countryplace Section 7
  4. CONSIDERATION AND POSSIBLE ACTION - Job Description
  3. CONSIDERATION AND POSSIBLE ACTION - Changes to Rules and Procedures
- V. DIRECTOR'S REPORT
- VI. ADJOURNMENT

POSTED: 19<sup>th</sup> DAY OF March, A.D., 1993 5:00 P.M.

REMOVED: 24<sup>th</sup> DAY OF March, A.D., 1993.

WORKSHOP - PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND,  
TEXAS, TO BE HELD TUESDAY, MARCH 23, 1993, IMMEDIATELY FOLLOWING  
THE REGULAR MEETING IN THE COUNCIL CHAMBERS, CITY HALL, 3519  
LIBERTY DRIVE, PEARLAND, TEXAS

PURPOSE OF WORKSHOP: Discussion of Tree Protection Ordinance

ADJOURNMENT

*Bring your info  
on landscaping,  
trees, etc. - sent for  
a previous work  
shop that was  
canceled.*

POSTED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1993 \_\_\_\_\_ P.M.

REMOVED: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1993.

WORKSHOP - PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND,  
TEXAS, TO BE HELD TUESDAY, MARCH 23, 1993, IMMEDIATELY FOLLOWING  
THE REGULAR MEETING IN THE COUNCIL CHAMBERS, CITY HALL, 3519  
LIBERTY DRIVE, PEARLAND, TEXAS

PURPOSE OF WORKSHOP: Discussion of Tree Protection Ordinance

ADJOURNMENT

POSTED: 19<sup>th</sup> DAY OF March, A.D., 1993 5:00 P.M.

REMOVED: 24<sup>th</sup> DAY OF March, A.D., 1993.

**MINUTES OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD TUESDAY, MARCH 23, 1993, AT 7:00 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order with the following present:

Chairman	Richard Tetens
Vice Chairman	Emil Beltz
Commissioner	Helen Beckman
Commissioner	Mary Starr
Commissioner	Pat Lopez
Commissioner	James Garner
Division Director - Planning, Public Works & Parks	Richard Burdine
City Engineer	John Hargrove
Chief Building Official	Don Guynes
Assistant to City Secretary	Sharon Parks

Commission Member Jack Womack was absent.

**PURPOSE OF HEARING: Partial Replat of Countryplace**

**REQUEST OF STAN WINTER OF VERNON G. HENRY AND ASSOCIATES, INC., AGENT FOR U.S. HOME CORPORATION, FOR A PARTIAL REPLAT OF COUNTRYPLACE SECTION 3, LOTS 20, 21, 22, 36, 37, and 38, BLOCK 1 RECORDED IN VOL. 18, PAGES 365-366 OF THE BRAZORIA COUNTY MAP RECORDS**

**SPEAKING FOR THE PROPOSED REQUEST:**

1. Stan Winter, 5900 Memorial Drive, Houston, Texas. Mr. Winter discussed the type of subdivision, special needs of the residents, what was proposed initially for the area to be replatted, access to lots, widths of lots, and types of homes to be built.

**SPEAKING AGAINST THE PROPOSED REQUEST: None**

**QUESTION AND ANSWER PERIOD:**

The Commission discussed the question concerning lack of representation from the homeowner's association. Staff stated letters were sent to the residents within 200 feet of the proposed change and only one negative letter of response was received.

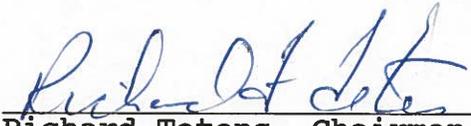
The Commission wanted to know what type of screening would be provided by the builder? Rick Gadd of U.S. Homes stated that an eight foot tall cedar fence with nine foot columns would be built.

The Commission questioned the placement of the houses on the lots, the size of the lots, and zoning ordinance requirements. Stan Winter and Rick Gadd of U. S. Homes stated the houses will be centered on the 6000 square foot lots and zoning ordinance requirements don't apply to this subdivision due to the unique age restrictions and the physical and recreational needs of the residents.

**ADJOURNMENT**

The Hearing adjourned at 7:27 P.M.

Minutes approved as submitted and/or corrected this 20<sup>th</sup> day of April, A.D., 1993.

  
Richard Tetens, Chairman

**ATTEST:**

  
Pat Jones, City Secretary





# City of Pearland

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

March 3, 1993

## ADJACENT PROPERTY OWNERS NOTICE

Dear Property Owner:

The City of Pearland Planning and Zoning Commission has received a petition to allow a partial replat of Countryplace Section 3. The partial replat involves Lots 20, 21, 22, 36, 37 and 38, Block 1, recorded in Vol. 18 pages 365-366 of the Brazoria County Map Records. The purpose of the replat is to make possible the development of the area between County Road 94 and the back of Section 3 as a part of Countryplace. The area was originally reserved for commercial development but is now planned for single family detached residential lots. In order to access the proposed subdivision with a public street from the existing subdivision, two lots out of Section 3 will be eliminated (lots 21 and 37) and replaced with streets. The lots on both sides of 21 and 37 will be made wider in order to provide a 10' side building line. Direct access to County Road 94 from the subdivision will be denied. The developer plans to erect a new fence along the east side of County Road 94 across the rear of the new lots. The planned residential subdivision does not require nor request any variances from Pearland Subdivision Ordinance (see attached exhibits).

Under Chapter 212 of the Local Government Code, the Planning and Zoning Commission is required to send out written notice of a public hearing to owners of property within the original plat as described above that are within 200 feet of the proposed replat.

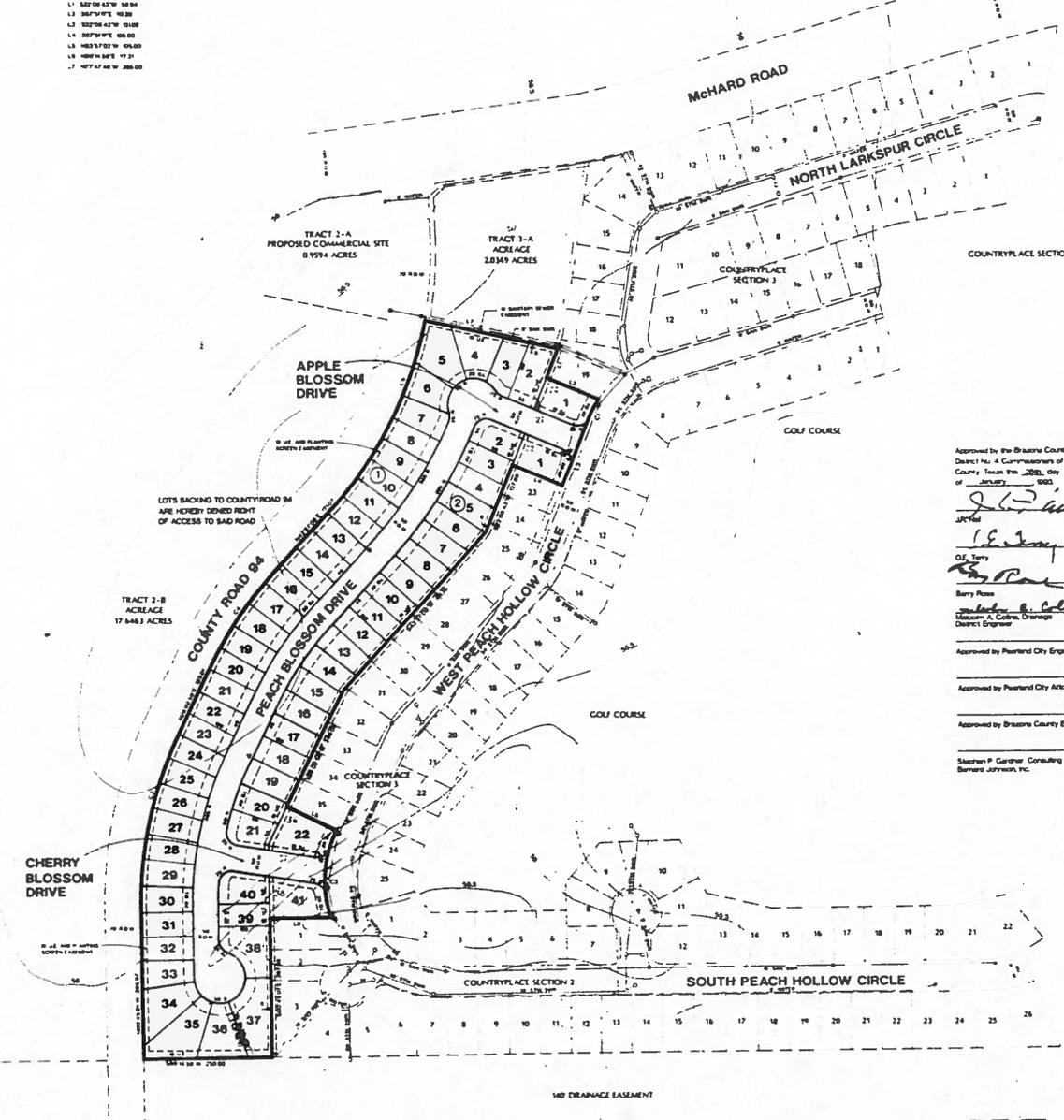
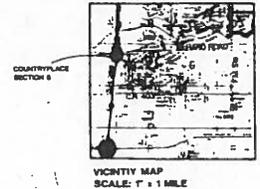
Under this state law, the owner may file a written protest to the proposed replat. If the owners of 20 percent of the area immediately adjoining the replat and extending 200 feet from the proposed replat protest the replat, approval of the replat must receive an affirmative vote of 3/4 of the Planning and Zoning Commission. In computing the percentage of ownership land area, street and alleys are included.

Your written protest may be returned in advance or at the public hearing where you will have the right to speak. The public hearing is scheduled for March 23, 1993 at 7 P.M. in the City Council Chambers, City Hall, 3519 Liberty Drive, Pearland.

If you have any questions, you may call Mr. Don Guynes at the City of Pearland, 485-2411, ext. 263, or contact the developer, Mr. Rick Gadd, US Home Corporation, at 877-2376.

CURVE DATA  
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 C40 R 230.00

NOTES: 1. U.E. INDICATES UTILITY EASEMENT  
 2. B.L. INDICATES BUILDING LINE  
 3. SURVEY TO BE PROVIDED ON FINAL PLAT  
 4. A INDICATES PROPOSED STREET LIGHT LOCATION  
 5. "1" INDICATES LOT NUMBER AND PROPERTY LINES OF LOTS PREVIOUSLY IN SECTION 3  
 6. THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT IS NOT WITHIN THE 100 YEAR FLOOD PLAIN FLOODWAY OR FLOOD ZONE ACCORDING TO BRAZORIA COUNTY FLOOD MAPS. 100 YEAR FLOOD ELEVATION 53.7 BASED ON FEMA MAP #485438-00004, JUNE 5, 1992



Approved by the Brazoria County Drainage District No. 4 Commissioners of Brazoria County Texas Feb 28th, 1990  
 of January 1990  
 J. Terry  
 Barry Ross  
 M. A. Collins  
 District Engineer

Approved by Pearland City Engineer

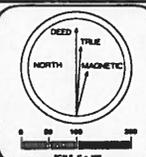
Approved by Pearland City Attorney

Approved by Brazoria County Engineer

Stephen P. Gardner Consulting Engineer  
 Bernard Johnson, P.C.

DISCLAIMER AND LIMITED WARRANTY  
 The Professional Engineer that has been prepared by a consultant on the supervision of the Professional Engineer of the City of Pearland and with the approval of the Brazoria County Commissioners is subject to the laws and regulations that are applicable for the stated purpose of purposes in the engineering and construction of said project. The Professional Engineer and the consultant shall not be held liable for any errors, omissions, or delays in the performance of their duties. The Professional Engineer and the consultant shall not be held liable for any errors, omissions, or delays in the performance of their duties. The Professional Engineer and the consultant shall not be held liable for any errors, omissions, or delays in the performance of their duties. The Professional Engineer and the consultant shall not be held liable for any errors, omissions, or delays in the performance of their duties.

JOB CODE  
 DRAFT BRAZ 3  
 FILE COUNTRY3.DWG  
 DRAWN BY C.D.B. JAM  
 DATE 1/15/90



**COUNTRYPLACE SECTION 7**  
 A PRELIMINARY PLAT OF 9.8 ACRES INCLUDING A PARTIAL REPLAT OF COUNTRYPLACE SECTION 3, LOTS 20, 21, 22, 36, 37, 38 BLOCK 1 OUT OF THE J. CRAWLEY SURVEY, A-174, BRAZORIA COUNTY, TEXAS  
 2 BLOCKS, 63 LOTS AND NO RESERVES  
 OWNER U.S. HOME CORPORATION RICHARD V. GADD, JR. SENIOR VP  
 1800 WEST LOOP SOUTH SUITE 800 HOUSTON TEXAS 77027 (713) 877 2378

ENGINEER BERNARD JOHNSON, INC.  
 5050 WESTHEIMER, SUITE 200 HOUSTON TEXAS 77056 (713) 622 1400

Approved by the Brazoria County Drainage District No. 4 Commissioners of Brazoria County Texas Feb 28th, 1990  
 of January 1990  
 J. Terry  
 Barry Ross  
 M. A. Collins  
 District Engineer



# City of Pearland

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

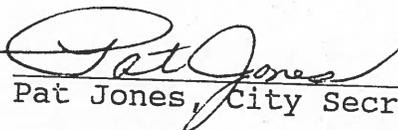
**NOTICE OF A PUBLIC HEARING OF THE PLANNING AND ZONING  
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Notice is hereby given that on the 23rd day of March, 1993, at 7:00 P.M., the Planning and Zoning Commission of the City of Pearland, Brazoria and Harris Counties, Texas, will conduct a Public Hearing in the Council Room, City Hall, 3519 Liberty Drive, Pearland, Texas, for a partial replat of Countryplace Section 3 on the following described property, to-wit:

Lots 20, 21, 22, 36, 37 and 38, Block 1 recorded in Vol. 18, Pages 365-366 of the Brazoria County Map Records.

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

Sincerely yours,

  
Pat Jones, City Secretary

March 1, 1993

AGENDA - PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD TUESDAY, MARCH 23, 1993, AT 7:00 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. PURPOSE OF HEARING: Partial Replat of Country Place Section 3, Lots 20,21,22,36,37 and 38, Block 1 recorded in Vol. 18, Pages 365-366 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. ADJOURNMENT

POSTED: 19<sup>th</sup> DAY OF March, A.D., 1993 5:00 P.M.

REMOVED: 24<sup>th</sup> DAY OF March, A.D., 1993.