

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING WITH THE CITY COUNCIL, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, FEBRUARY 14, 1994, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

The meeting was called to order with the following present:

Commissioner	Jack Womack, presided over the meeting
Commissioner	Pat Lopez
Commissioner	Robert Larsen
Commissioner	Barbara Lenamon
Division Director - Planning, Public Works and Parks	Richard Burdine (left at 7:43 p.m. to attend council meeting)
City Engineer	John Hargrove
Secretary to the Commission	Wendy Standorf

Commission Chairman Richard Tetens, Vice Chairman Emil Beltz and Commissioner Helen Beckman were absent. With the Chairman and Vice Chairman absent, Commissioner Jack Womack was asked to preside over the meeting.

**APPROVAL OF MINUTES**

A motion to approve the minutes of the 2-7-94 meeting, was made by Commissioner Pat Lopez, seconded by Barbara Lenamon.

**Motion Passed 3 to 0.** (Jack Womack abstained)

**NEW BUSINESS**

**Recommendation to City Council on Application No. 41.** Richard Burdine asked the Commission if it would be possible to act on this agenda item first, since there were several items on the City Council agenda he would be reporting on. The Commission agreed.

Mr. Burdine recommended that the Commission consider Kelly Pitts' request for a zone change for a subdivision of 4.6056 acre tract of the W.D.C. Hall Survey, A-23, Harris County, Texas (Green Tee Terrace Section 6). The first zone change did not strictly comply with Section 17.3; item number 1 of the Land Use and Urban Development Ordinance requirements. This Section specifies

a 5 acre minimum to qualify for a PUD zone and this particular parcel of land has 4.6056 acres. He also reminded the Commission that the subdivision plat for Green Tee Terrace, Section 6 had been abandoned.

Pat Lopez asked Mr. Burdine if there would be a conflict of interest if he voted on this item since he is an inactive member of Golfcrest Country Club. Mr. Burdine stated not unless Mr. Lopez has a financial interest. Mr. Lopez stated he did not.

Commissioner Robert Larsen made the motion, seconded by Commissioner Barbara Lenamon to recommend to the City Council approval of Application No. 41, An Amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District, Planned Unit Development (R-3, PUD) to Single Family Dwelling District (R-1) as requested.

**Motion Passed 4 to 0.**

**Recommendation to City Council on Application No. 40.** The purpose of this request is to allow more existing house plans to be constructed on more lots.

Commissioner Pat Lopez made the motion, seconded by Commissioner Robert Larsen to recommend to the City Council approval of Application No. 40, An Amendment to the Land Use and Urban Development Ordinance from Classification Single Family Dwelling District, Planned Unit Development (R-2, PUD) to Single Family Dwelling District, Planned Unit Development (R-2, PUD) with the purpose being to reduce the 15' side yard line requirement to 12'.

**Motion Passed 4 to 0.**

**Final Plat Riggle Subdivision.** Ms. Bonnie Riggle was present. City Engineer John Hargrove recommended approval of the Final Plat Riggle Subdivision as submitted.

Commissioner Pat Lopez made the motion, seconded by Commissioner Robert Larsen to approve the final plat of Riggle Subdivision as submitted.

**Motion Passed 4 to 0.**

**Next Meeting Date:** A Regular Meeting is scheduled immediately following the Joint Public Hearing Monday, February 28, 1994 at 7:00 p.m.

**Director's Report:**

None.

**Adjourned: 8:02 p.m.**

Minutes approved as submitted and/or corrected this 7<sup>th</sup> day of March  
A.D., 1994.

Jack Womack  
Jack Womack, Acting Chairman

ATTEST:

Wendy Standorf  
Wendy Standorf, Secretary to the Commission



# City of Pearland

3519 Liberty Drive • Pearland, Texas 77581-5416  
(713) 485-2411 • Fax (713) 485-8764

February 15, 1994

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 40, AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF SAID CITY FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT (R-2, PUD) TO SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT (R-2, PUD) ON WILLOWICK II (MCLEAN ROAD).

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on February 14, 1994, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Commissioner Pat Lopez made the motion, seconded by Commissioner Robert Larsen to recommend to the City Council approval of Application No. 40, An Amendment to the Land Use and Urban Development Ordinance from Classification Single Family Dwelling District, Planned Unit Development (R-2, PUD) to Single Family Dwelling District, Planned Unit Development (R-2, PUD) with the purpose being to reduce the 15' side yard line requirement to 12'.

Motion passed 4 to 0.

This is submitted for your consideration.

Sincerely yours,

*Jack Womack*  
(WS)  
Jack Womack, Acting Chairman  
Planning & Zoning Commission

JW/wks



# City of Pearland

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**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 14th day of February, 1994, 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 Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Tom Price, Agent for Pulte Home Corporation, Owner, for an Amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District, Planned Unit Development (R-2, PUD) to Single Family Dwelling District, Planned Unit Development (R-2, PUD), on the following described property, to-wit:

Willowick II (McLean Road)

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. 40

WP/zoning.not

**ZONING CHANGE APPLICATION**

**CHANGE REQUESTED:**

Change in Zoning Classification

Specific Use

From: R-2 PUD

For: \_\_\_\_\_

To : R-2 PUD

Change in Regulations in Section \_\_\_\_\_

**PROPERTY IDENTIFICATION:**

Street or Road Address: McKLEAN Rd.

Lot \_\_\_\_\_, Block \_\_\_\_\_, Addition WILLOWICK II Tax I.D.# \_\_\_\_\_

**LEGAL DESCRIPTION:**

Unplatted Land: (Must have survey & metes and bounds description) \_\_\_\_\_

**PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:**

REDUCE 15' SIDE YARD BUILDING LINE REQUIREMENT TO 12' IN THE LOT AGGREGATE.

RECORD OWNER: PULTE HOME CORPORATION

**OWNER'S MAILING ADDRESS & PHONE NO.:**

17171 Park Row STE #190 Houston TX 77084 578 2433

AGENT'S NAME: Tom Price NO. 498-2809

AGENT'S MAILING ADDRESS: 9409 Bissonnet South Houston, TX. 77083

**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.

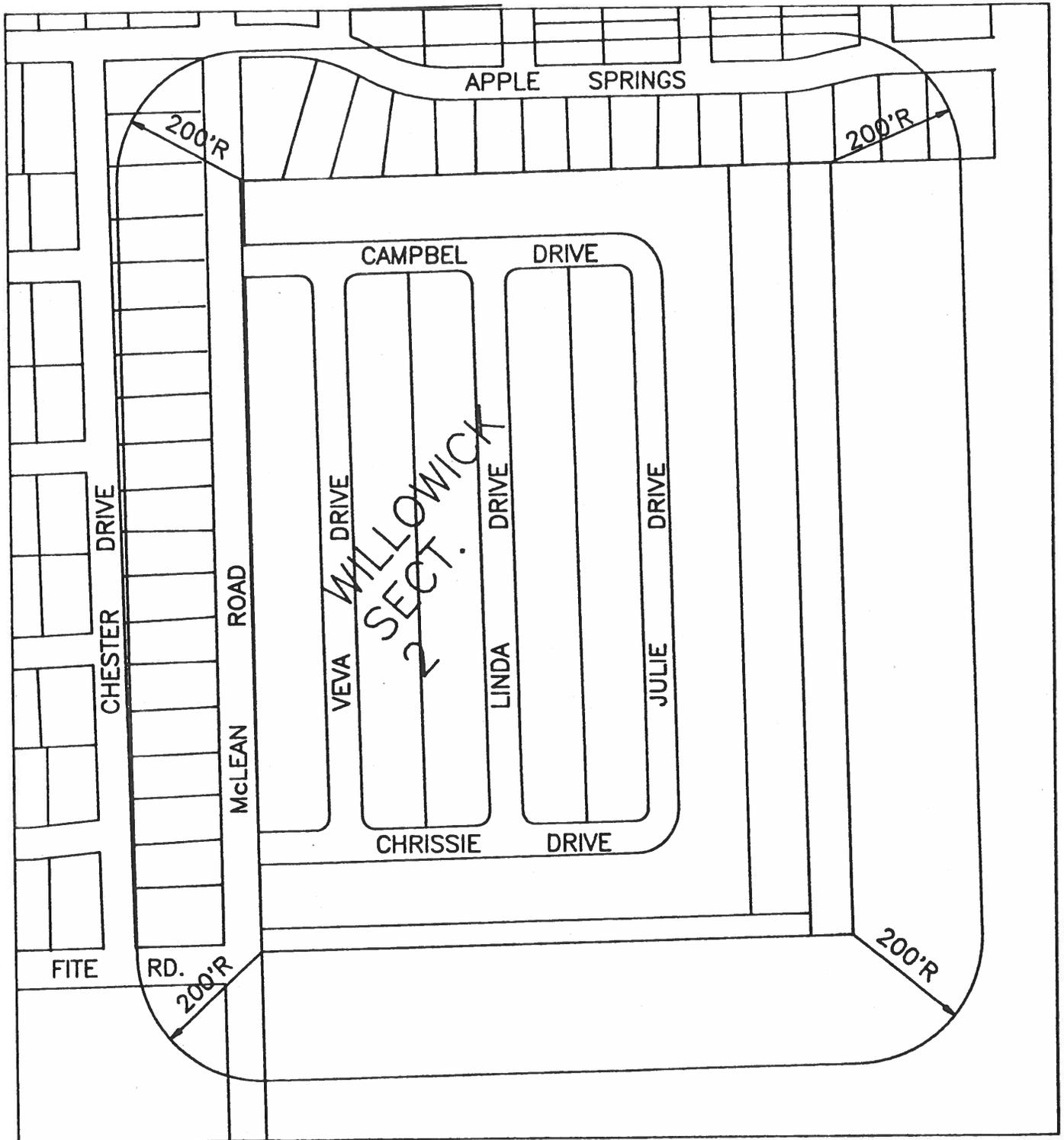
SIGNATURE: \_\_\_\_\_ SIGNATURE: [Signature]

OWNER

AGENT

FEE: \$ 250.00 receipt # 84296 DATE PAID: 1-18-94 RECEIVED BY: [Signature]

DATE FILED: 1-19-94 APPLICATION NO. 40





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(713) 485-2411 • Fax (713) 485-8764

February 15, 1994

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON APPLICATION NO. 41, AN AMENDMENT TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF SAID CITY FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT, PLANNED UNIT DEVELOPMENT (R-3, PUD) TO SINGLE FAMILY DWELLING DISTRICT, (R-1) ON GREEN TEE TERRACE SECTION 6.

Honorable Mayor and Council Members:

The Planning and Zoning Commission, at a regular meeting held on February 14, 1994, after the joint public hearing, considered the above mentioned recommendation to the City Council.

Commissioner Robert Larsen made the motion, seconded by Commissioner Barbara Lenamon to recommend to the City Council approval of Application No. 41, An Amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District, Planned Unit Development (R-3, PUD) to Single Family Dwelling District (R-1) as requested.

Motion passed 4 to 0.

This is submitted for your consideration.

Sincerely yours,

*Jack Womack*  
(WS)

Jack Womack, Acting Chairman  
Planning & Zoning Commission

JW/wks



# City of Pearland

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## 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 14th day of February, 1994, 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 Kelly Pitts, agent for Golfcrest Country Club, 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-1, Single Family Dwelling District on the following described property, to-wit:

A Subdivision of 4.6056 Acre Tract of the W.D.C. Hall Survey, A-23, Harris County, Texas. (Green Tee Terrace, Section 6).

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. 41

ZONING CHANGE APPLICATION

RECEIVED  
DEC 20 1993

CHANGE REQUESTED:

Change in Zoning Classification

Specific Use

From: R-3 PUD

For: CITY of PEARLAND  
CITY SECRETARY'S OFFICE

To: R-1

Change in Regulations in Section \_\_\_\_\_

PROPERTY IDENTIFICATION:

Street or Road Address: METES AND BOUNDS

Lot \_\_\_\_\_, Block \_\_\_\_\_, Addition \_\_\_\_\_ Tax I.D.# \_\_\_\_\_

LEGAL DESCRIPTION:

Unplatted Land: (Must have survey & metes and bounds description) \_\_\_\_\_

See Survey + Metes + Bounds Description - ON FILE  
GREEN TEE TERRACE SEC. #6

PROPOSED USE OF LAND WITHIN REQUESTED DESIGNATION:

SINGLE FAMILY RESIDENCES

RECORD OWNER: GOLFREST COUNTRY CLUB

OWNER'S MAILING ADDRESS & PHONE NO.: 2509 COUNTRY CLUB DRIVE  
PEARLAND, TX 77581 TELEPHONE: 485-4323

AGENT'S NAME: Kelly Pitts - Director NO. 484-6959

AGENT'S MAILING ADDRESS: 2321 Green Tee Pearland Tx  
77581

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: \_\_\_\_\_ SIGNATURE: Kelly Pitts  
OWNER AGENT

FEE: \$ 250.00 DATE PAID: 12-20-93 RECEIVED BY: Mone P.

DATE FILED: 12-20-93 APPLICATION NO. 41

# LENTZ ENGINEERING

## CONSULTING CIVIL ENGINEERS AND PLANNERS

FIELD NOTES  
FOR A  
4.6056 ACRE TRACT  
W.D.C. HALL SURVEY, A-23  
PEARLAND, HARRIS COUNTY, TEXAS

A parcel of land containing 4.6056 acres (200,620 square feet) more or less out of that certain 200.00 acre tract conveyed by Thomas P. Alexander to Golfcrest Country Club by deed recorded in Volume 7259, Page 5, Deed Records, Harris County, Texas, said 4.6056 acre tract being in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod on the northeasterly corner of Lot 1, Block 4, Green Tee Terrace, Section 1, said iron rod being on the southerly line of County Club Drive, 60 feet wide;

THENCE, N 45° 00' 30" E, along the southerly line of the said Country Club Drive a distance of 1433.00 feet to a found 5/8 inch iron rod;

THENCE, S 44° 50' 30" E, a distance of 140.00 feet to a set 5/8 inch iron rod;

THENCE, S 45° 00' 30" W, a distance of 1433.00 feet to a set 5/8 inch iron rod;

THENCE, N 44° 59' 30" W, at 20.00 feet pass a found 5/8 inch iron rod on the southeasterly corner of the said Lot 4, in all a distance of 140.00 feet to the POINT OF BEGINNING and containing 4.6056 acres (200,620 square feet) of land more or less.

*Alfred E. Lentz* 07-09-91  
Alfred E. Lentz. R.P.L.S. #2413





**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 14, 1994, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** Minutes of February 7, 1994

**III. NEW BUSINESS**

**A. CONSIDERATION AN POSSIBLE ACTION - APPLICATION NO. 40**  
An Amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District, Planned Unit Development (R-2, PUD) to Single Family Dwelling District, Planned Unit Development (R-2, PUD) on the following described property, to-wit:

Willowick II (McLean Road),

**B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 41**  
An Amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District, Planned Unit Development (R-3, PUD) to Single Family Dwelling District (R-1) on the following described property, to-wit;

A Subdivision of 4.6056 acre tract of the W. D. C. Hall Survey, A-23, Harris County, Texas (Green Tee Terrace, Section 6).

**C. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT RIGGLE SUBDIVISION, 1.80 Acres, 2 Lots and 1 Block;** A subdivision of a portion of Lot 13 of West Friendswood Subdivision a subdivision of 1260 acres of land out of the Perry and Austin League, Abstract 111, Brazoria County and Abstract 20, Galveston County, Texas according to the Map or Plat thereof recorded in Volume 1, Page 96, Deed Records Brazoria County, Texas, and being a part of a 3.61 acre tract as recorded in Volume 1233, Page 558, Deed Records, Brazoria County, Texas.

**IV. DIRECTOR'S REPORT**

**V. ADJOURNMENT**

Posted: 11<sup>th</sup> Day of February, A.D., 1994 12:03 P.M.

Removed: 15<sup>th</sup> Day of February, A.D., 1994 \_\_\_\_\_