

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD TUESDAY, JULY 6, 1998, AT 6:00 PM, IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 6:03 p.m. with the following present:

Chairman	Mary Starr
Commissioner	Emil Beltz
Commissioner	Jack D. Mathis
Commissioner	Pat Lopez
City Engineer	John Hargrove
Director of Planning & Community Development	Dennis Smith
Planning & Zoning Secretary	Mona Ann Phipps

**II. APPROVAL OF MINUTES**

Commissioner Pat Lopez made a motion, seconded by Commissioner Jack Mathis, to approve the minutes of June 1, 1998 and June 15, 1998.

**Motion passed 4 to 0.**

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Victory Plaza, A subdivision of 1.7416 acres in the T.J. Green Survey, Abstract No. 198, Pearland, Brazoria County, Texas, for a variance from requirement of 150' front property line.**

City Engineer John Hargrove stated that Staff recommends approval as submitted without comment on variance.

A discussion ensued regarding the number of driveways with consideration of the 5.55' reduction of lot width.

Commissioner Pat Lopez made a motion, seconded by Commissioner Emil Beltz, to approve the preliminary plat of Victory Plaza with the variance request.

**Motion Passed 4 to 0.**

**B. CONSIDERATION AND POSSIBLE ACTION - Final Plat of West Oaks, Section Three, Phase B, Being 10.8897 acres of land in two tracts located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas**

City Engineer John Hargrove explained that the plat must have Brazoria Drainage District signatures or the developer must present a complete drainage plan for review. He stated that if the plat is approved, it should be approved with the condition that they obtain Brazoria Drainage District signatures.

Commissioner Pat Lopez made a motion, seconded by Commission Jack Mathis, to approve the Final Plat of West Oaks, Section Three, Phase B contingent upon the review of a drainage plan or Brazoria Drainage District #4 approval.

**Motion passed 4 to 0.**

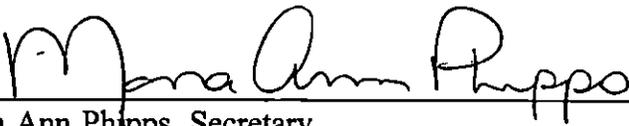
**IV. NEXT MEETING DATE: Monday, July 20, 1998**

**IV. ADJOURNED: 6:20 P.M.**

Minutes approved as submitted this 20 day of July  
A.D., 1998.

  
\_\_\_\_\_  
Mary Starr, Chairman

ATTEST:

  
\_\_\_\_\_  
Mona Ann Phipps, Secretary

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 6, 1998, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

- II. APPROVAL OF MINUTES:**
- 1. Minutes of June 1, 1998
  - 2. Minutes of June 15, 1998

**III. NEW BUSINESS**

- A. CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Victory Plaza, A Subdivision of 1.7416 acres in the T.J. Green Survey, Abstract No. 198, Pearland, Brazoria County, Texas.

Variance Request:

- 1. Variance from requirement for 150 foot front property line.

- B. CONSIDERATION AND POSSIBLE ACTION** - Final Plat of West Oaks Section Three, Phase B, Being 10.8897 acres of land in two tracts located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.

- IV. NEXT MEETING DATE:** July 20, 1998

**V. ADJOURNMENT**

Posted: \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1998

Removed: \_\_\_\_\_ Day of \_\_\_\_\_, A.D., 1998

d found at the southeast corner of West Oaks, Section Three - Phase 'A', as recorded in Volume 19,  
and being the northeast corner and PLACE OF BEGINNING of the herein described tract;  
ad No. 103, a distance of 662.00 feet to a 1/2-inch iron rod set for the southeast corner of the herein  
terly south line of the said Section Three - Phase 'A', a distance of 317.00 feet to a 1/2-inch iron rod  
right-of-way line of Harkey Road, a distance of 682.00 feet to a point in the most northerly south line  
the herein described tract;  
of said West Oaks, Section Three-Phase 'A', a distance of 120.00 feet to a 1/2-inch iron rod found in the  
60 feet, to an exterior corner of the herein described tract;  
ne of Sumac Drive, a distance of 20.00 feet to a 1/2-inch iron rod found for an interior corner of the  
f said West Oaks, Section Three - Phase 'A', a distance of 197.00 feet to the PLACE OF BEGINNING of the  
re feet) of land

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A FINAL PLAT  
OF  
**WEST OAKS**  
**SECTION THREE**  
PHASE 'B'

Being 10.8897 Acres of land in two tracts located in  
the H.T. & B. R.R. Company Survey, A-241  
Pearland, Brazoria County, Texas  
34 Lots      2 Reserves      2 Blocks

DATE:  
JUNE, 1998

OWNER:  
R. WEST DEVELOPMENT COMPANY  
RENEE' WEST - PRESIDENT  
2510 WESTMINSTER  
PEARLAND, TEXAS  
281-997-1500

ENGINEER AND SURVEYOR:  
**REKHA ENGINEERING INC.**



5301 Hollister, Suite 485  
Houston, Texas 77040  
713-895-8080  
713-895-8081  
Fax: 713-895-7686  
Job No. 9711-603

FILE INFO: 603-fpjt.dwg 1=100 06/26/98 11:32 smg

PiZ Mtg 7-6-98

Many Stan  
Emil Belty  
Jack Mathis  
Pat Lopen

Call to order 6:03 PM

Minutes<sup>6-1-98</sup><sub>6-15-98</sub> - Pat motioned  
Jack seconded  
Passed 4 to 0

A. Prel Plat Victory Plaza -

Nargrove Staff recommends  
approval as submitted w/o  
comment on variance

Pat - questioned 2 drives or one  
w/ reduction of  $5.55'$  property  
width - # of driveways concerns  
him -

3 drives all together - large  
NZIP ROW between properties

Motioned - Pat w/ variance request

Seconded - Emil

Passed 4 to 0.

B. Final Plat of West Oaks 3B -

Marquette - The plat has to have Bran Drainage District signature or Developer has to present complete drainage plan for review. Signatory block removed from plat. If its approved, do it w/ condition of BD sign plat.

Pat motioned to approve contingent on review of drainage detention plan by City Eng or BDD#4

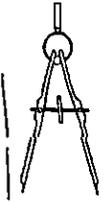
Jack seconded  
Passed 4 to 0

Adj. 6:20 PM

(Workshop)  
7-15-98

Pat will  
not be here 7-13 or 7-15

removed



**LENTZ**

**ENGINEERING, L.C.**

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**CONSULTING ENGINEERING AND PLANNERS**

1328 South Loop West, #201 Houston, Texas 77054

June 25, 1998

Phone 713-796-1212 Fax 713-796-1219

Planning and Zoning Commission  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

RECEIVED JUN 26 1998.

Re: Victory Plaza  
LE #98029

Ladies and Gentlemen:

We are hereby requesting a variance from the requirement of a 150 foot front property line for the two lots proposed within the above mentioned subdivision. The entire width of the property is 288.90 feet which can not be divided unless one lot is substandard.

The proposed lots each have 144.45 feet of frontage which is 5.55 feet short of the required 150 feet. Our client does have a user for one of the lots and has had inquiries on the remaining lot. All the users can accommodate the smaller frontage.

In addition the lots for exceed the minimum square footage of the Ordinance as the depth is over 277 feet. This depth is greater than the minimum.

We appreciate your consideration. If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,  
Lentz Engineering, L.C.

Alfred E. Lentz, P.E., R.P.L.S.  
President

cc: Mr. David Hartzook  
Mr. Ed Best  
Mr. Bill Byrd

AEL:jn

MAP INDICATES THAT THIS TRACT IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON PANEL C00451 OF SAID MAP. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**PRELIMINARY PLAT**  
OF  
**VICTORY PLAZA**

A SUBDIVISION OF 1.7416 ACRES  
IN THE  
T.J. GREEN SURVEY  
ABSTRACT NO. 198  
PEARLAND, BRAZORIA COUNTY, TEXAS

**1 BLOCK      0 RESERVES      2 LOTS**

**MAY 22, 1998**

**SURVEYOR:**  
CLIFTON SEWARD, R.P.L.S.  
CIVIL-SURV LAND SURVEYING, L.C.  
1328 SOUTH LOOP WEST, SUITE 210  
HOUSTON, TEXAS 77054  
(713) 796-1655; FAX (713) 796-1219

**ENGINEER:**  
ALFRED E. LENTZ, P.E., R.P.L.S.  
LENTZ ENGINEERING, L.C.  
1328 SOUTH LOOP WEST, SUITE 200  
HOUSTON, TEXAS 77054  
(713) 796-1212; FAX (713) 796-1219

ARTIST UNIVERSITY  
ST  
EN  
EXAS 77074  
7661

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OF

**WEST OAKS  
SECTION THREE**

**PHASE 'B'**

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Pearland, Brazoria County, Texas

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