

2

PRELIMINARY PLAT OF
HASTINGS WEST

A SUBDIVISION OF 26 LOTS AND 3602 FEET
BEING 121.063 ACRES OF LAND, 59.4242 ACRES
H. & T. C. R.R. CO. SURVEY, SECTION 35, ABS
AND 61.6388 ACRES OUT OF G. C. SMITH SUR
552, BRAZORIA COUNTY, TEXAS.

OWNER : ENNIS M. COOLEY - 1900 HWY. 6 SOUTH,

ENGINEER & SURVEYOR : COENCO, INC. (M

DATE : DEC. 9, 1988

STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned Notary, on this day personally appeared **ENNIS M. COOLEY**
to be the person whose name **IS** subscribed to the foregoing instrument, and acknowledge
for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____ 1989.

My commission expires: _____



30 January 1989

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

Attn: Mr. Ernie Buenrostro

Re: Preliminary Plat of Hastings West

Dear Mr. Buenrostro:

This letter is a request for a variance of the scale required on the Preliminary & Final Plat for Hastings West. The reason for the request is that the site is too large @ 1"= 100' to fit on the standard sheet. The lots are all large thus making it easy to still read the dimensions @ 1"= 200' which is the scale we are requesting.

We thank you for your time on this matter.

Sincerely,



Malcolm A. Collins, Jr.
COENCO, Inc.



City of Pearland

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

Tom Reid, Mayor
Al Lentz, Councilman
Terry Gray, Councilman
James E. Bost, Councilman
Dennis Frauenberger, Councilman
Richard Tetens, Councilman
Ronald J. Wicker, City Manager

TO: Bill Thomasset, Director of Public Works
FROM: Ernesto Buenrostro, Code Enforcement Officer
SUBJECT: Planning & Zoning Commission meeting of February 7, 1989
DATE: February 16, 1989

At the regular meeting of February 7, 1989, the Commission considered the final plat of Countryplace, Section II. It was moved by Al Lentz, seconded by Mary Starr, that the Final Plat of Countryplace, Section II, be approved and that a variance to a 20' building line be granted. Motion passed 5 to 0. (Helen Beckman absent from the chambers at this time.)

The Commission considered the preliminary plat of Hastings West. It was moved by Helen Beckman, seconded by Mary Starr, that the Preliminary Plat of Hastings West be approved with the condition that the road and property to the east be identified as Reserve A and made into an additional lot.

It further discussion, it was suggested the motion be amended to identify the detention pond as Reserve B. The maker and seconder of the motion agreed to amend the motion accordingly. Motion passed 6 to 0.

This is submitted for your information.

xc: Dick Qualtrough
Engineering Division



City of Pearland

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TO: LEROY SAVOIE, PLANNING & ZONING COMMISSION CHAIRMAN
FROM: ROBERT E. TALTON, CITY ATTORNEY
DATE: FEBRUARY 1, 1989
SUBJECT: AMENDMENTS TO "LAND USE & URBAN DEVELOPMENT ORDINANCE"

You have requested an opinion on the interpretation of Sections 28.1 thru 28.4 of the "Land Use & Urban Development Ordinance." I will take these sections one at a time.

- A. Section 28.1 gives City Council the authority to make amendments, supplements or change in the boundaries of the districts or the regulations.
- B. Section 28.2 says that before City Council can act on a proposed amendment, supplement or other change, the Planning & Zoning Commission shall receive the proposed revision for its recommendation and report.
- C. Section 28.3 provides that the Planning & Zoning Commission shall make a preliminary report and hold public hearings before submitting its final report.

Prior to any public hearing, notice of such hearing shall be sent to the owners of real property lying within two hundred (200) feet of the property on which the change and classification is proposed.

The notice shall be not less than ten days before the date set for the public hearing. Such notice to real property owners is to be to those who rendered their taxes on the last approved City tax roll. The last sentence in Section 28.3 has to do with property annexed by the City after the final date of rendition.

- D. Section 28.4 sets out the last step pertaining to the public hearings. There are two ways to do public hearings. First, the Planning & Zoning Commission may have their public hearing singularly and then submit their final report to Council in order for Council to hold a separate public hearing before action.

Secondly, City Council and the Planning & Zoning Commission can have a joint public hearing as long as the notice of publication is ran one time in a paper of general

LEROY SAVOIE, CHAIRMAN
PLANNING & ZONING COMMISSION
February 1, 1989
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circulation in the City, stating the time and place of such hearing, which time (hearing) shall be not less than 15 days nor more than 30 days from the date of publication.

Once this public hearing has been accomplished by either of the two above methods, the Planning & Zoning Commission is to submit a final report before Council is allowed to take action.

The above sets out the procedures to take. All or part of the requirements can be at a single meeting according to the desires of the Planning & Zoning Commission and the City Council.

Sincerely,



Robert E. Talton, City Attorney

RET/tjv

cc: Ronald J. Wicker, City Manager
Ernie Buenrostro, Deputy Building Official

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON FEBRUARY 7, 1989, AT 7:30 P. M. IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Special Meeting of January 16, 1989

III. NEW BUSINESS:

- A. CONSIDERATION AND POSSIBLE ACTION - APPROVAL OF FINAL PLAT OF COUNTRYPLACE, SECTION TWO, 30.0931 ACRES OUT OF THE F. B. DRAKE SURVEY A-510 AND THE JAMES CRAWLEY SURVEY A-174, STEVEN P. GARDNER, AGENT FOR U. S. HOME CORPORATION, OWNER.
- B. CONSIDERATION AND POSSIBLE ACTION - APPROVAL OF PRELIMINARY PLAT OF HASTINGS WEST, BEING 121.063 ACRES OF LAND, 59.4242 ACRES OUT OF H. & T. C. R.R. CO SURVEY, SECTION 35, ABSTRACT 296 AND 61.6388 ACRES OUT OF G. C. SMITH SURVEY, ABSTRACT 552, BRAZORIA COUNTY, TEXAS, MALCOLM A. COLLINS, AGENT FOR ENNIS M. COOLEY, OWNER.

IV. ADJOURN

POSTED: 3 DAY OF February, A. D., 1989, 5:00 P.M.
REMOVED: 8 DAY OF February, A. D., 1989.