

SURVEYOR:  
FOSTER — RAINWATER &  
ASSOCIATES, SURVEYING  
3425 FEDERAL RD.  
PASADENA, TEXAS 77504  
PHONE: (713) 941-0070

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

DEVELOPER/OWNER  
PROPERTY INVESTORS, LTD.  
DAN RUCKER, AGENT  
1100 NASA RD. ONE SUITE 500C  
HOUSTON, TEXAS 77058  
PHONE: (713) 333-5875

ND  
DRAINAGE EASEMENT  
STREET LIGHT EASEMENT  
UTILITY EASEMENT  
STREET LIGHT  
PROPERTY CONTOUR

PRELIMINARY PLAT  
of  
BRIARGLEN

PEARLAND, BRAZORIA CO., TEXAS

*BEING A 22.0235 ACRE TRACT OUT OF LOTS A,B,C & D  
OF THE HOIDALE AND COFFMAN SUBDIVISION AS RECORDED IN  
VOL. 3, PG. 6, B.C.M.R. AND LOCATED IN THE  
PERRY & AUSTIN LEAGUE, A-111, BRAZORIA COUNTY, TEXAS*

CONTAINING

61 LOTS

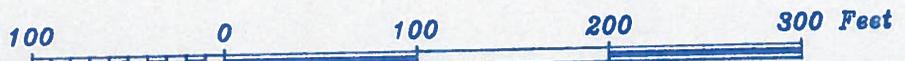
5 BLOCKS

5 RESERVES

30 LOTS  
31 LOTS

(SECTION ONE)  
(SECTION TWO)

OCTOBER 25, 1993



**MINUTES OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, NOVEMBER 22, 1993, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

The meeting was called to order at 7:23 P.M. with the following present:

Chairman	Richard Tetens
Commissioner	Helen Beckman
Commissioner	Pat Lopez
Commissioner	Jack Womack
Commissioner	Robert Larsen
City Engineer	John Hargrove
Div. Dir. - Planning, Public Works, & Parks	Richard Burdine
Asst. to City Secretary	Sharon Parks

Absent from the meeting: Vice Chairman Emil Beltz.

**APPROVAL OF MINUTES**

It was moved by Commissioner Pat Lopez, seconded by Commissioner Helen Beckman, that the minutes of the November 1, 1993 meeting be approved as submitted.

Motion passed 5 to 0.

**NEW BUSINESS**

**SPECIFIC USE NO. 29** - Request of Robert Ellis, owner, for a Specific Use Permit in a Commercial District (C) to allow light welding and fabrication on the following described property, to-wit:

3839 Halik, Tract 43, Section 2, Pearland, Texas

Commissioner Jack Womack made the recommendation, seconded by Commissioner Robert Larsen, to City Council to approve Specific Use No. 29.

Motion passed 5 to 0.

APPLICATION NO. 39, Request of Gary Stahlheber, owner, for an amendment to the Land Use and Urban Development Ordinance from Classification Commercial (C) and Single Family Dwelling District (R-2) to Mobile Home Park District (MH) on the following described property, to with:

7.1153 Acres - Being out of Lots 3, 4, 5, 11 & 14, Figland Orchard Subdivision, No. 1, Volume 3, Page 77, Brazoria County Deed Records (6402 1/2 W. Broadway, Pearland, Texas).

Commissioner Helen Beckman made the recommendation, seconded by Commissioner Pat Lopez, to City Council to approve Application No. 39.

Motion passed 5 to 0.

PRELIMINARY PLAT OF BRIARGLEN - Being a 22.0235 acre tract out of Lots A, B, C & D of the Hoidale and Coffman Subdivision as recorded in Vol. 3, Pg. 6, B.C.M.R. and located in the Perry & Austin League, A-111, Brazoria County, Texas.

Mr. John Garner of Municipal Engineering Co., Inc. and Mr. Dan Rucker, agent for Property Investors, Ltd., owner, discussed alternate ingress and egress, future developments, drainage, variance for a 1 foot fencing easement, and 20' front yard building line on cul-de-sacs rather than the required 25'.

Commissioner Pat Lopez made the motion, seconded by Commissioner Helen Beckman, to approve the Preliminary Plat of Briarglen allowing a 1' fencing easement rather than the required 10' fencing easement and allowing a 20' front yard building line on all cul-de-sac lots rather than the required 25'.

Commissioner Jack Womack stated that he was concerned about only one entrance and exit for the subdivision. Mr. Dan Rucker stated that only nine lots are affected by one entrance and exit and that the additional 52 lots will have access to another road for ingress and egress.

Motion passed 5 to 0.

Request by Stan Winter of Vernon G. Henry and Associates, Inc., agent for U.S. Home Corporation, developer of Countryplace, for a variance from the following subdivision ordinance requirements for COUNTRYPLACE SECTION 9:

1. Section 27-4(D)(1)(a)(C). Minimum front setback of 25' on lots 105' or greater in depth on block 1, lots 1,2,3, and block 2, lots 1 through 5.
2. Section 27-4(A)(3)(i). Streets shall be laid out so as to intersect as nearly as possible at right angles,

variation of 10 degrees on minor streets and 5 degrees on major or secondary streets subject to approval of the city.

Mr. Stan Winter and Mr. Rick Gadd explained the requested variances.

Commissioner Helen Beckman made the motion, seconded by Commissioner Pat Lopez, to approve variance requests 1 and 2 for Countryplace Section 9.

Motion passed 5 to 0.

**PRELIMINARY PLAT OF COUNTRYPLACE, SECTION 9** - Being 7.44 acres in the H.T. & B.R.R. Co. Survey, A-310, and the F.B. Drake Survey, A-510, Brazoria County, Texas.

City Engineer John Hargrove discussed the changes on the plat regarding the 16' utility easements.

Commissioner Robert Larsen made the motion, seconded by Commissioner Jack Womack, to approve the Preliminary Plat of Countryplace, Section 9.

Motion passed 5 to 0.

Consider request from subdivider to waive right-of-way dedication along Dixie Farm Road and Westfield Street and approval of Preliminary Plat of The Hayes Manor Subdivision.

This agenda item was tabled because a plat was not available to be presented to the Commission.

#### **DIRECTOR'S REPORT**

Division Director Richard Burdine passed out the Impact Fee study update. He stated there will be a briefing with Walsh Engineering at the next P&Z meeting on December 6.

Mr. Burdine brought the Commission up-to-date on Council action regarding allocated funds made available for matching federal funds for 5 bridges, City matching funds on Hughes Road, and allocated funds for the proposed preliminary engineering on Dixie Farm Road on Beamer to Highway 288 which will not start until January 1995.

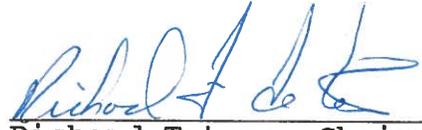
Additionally, there will be a light at Cole's Flea Market on Highway 35, a signal at Hatfield Road and Highway 518, and a possible signal at Garden and Highway 518.

Commissioner Pat Lopez brought up issue of needing a stop sign at Dixie Farm Road and Westfield.

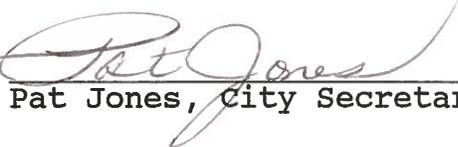
**ADJOURNMENT**

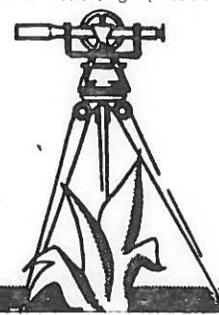
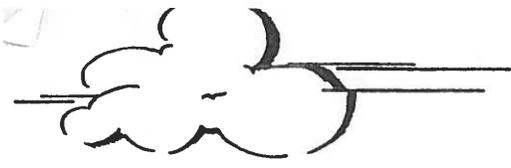
Meeting adjourned at 8:45 p.m.

Minutes approved as submitted and/or corrected this 6<sup>th</sup> day of DECEMBER, A.D., 1993.

  
Richard Tetens, Chairman

**ATTEST:**

  
Pat Jones, City Secretary



ADAMS SURVEYING CO.  
STEVE D. ADAMS  
Registered Professional Land Surveyor  
PHONE: (713) 331-3523

215 W. Sealy St.  
MAIL: P.O. BOX 114  
ALVIN, TEXAS 77512-0114

October 15, 1993

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

Dear Chairman,

On September 1, 1993, we submitted a set of Preliminary Subdivision drawings of The Hayes Manor for the City Engineer's review. Two of Mr. Hargrove's requests are not acceptable by our client and are as follows:

- 1. Additional 20 foot right-of-way dedication along Dixie Farm Road
- 2. Additional 10 foot right-of-way dedication along Westfield Street

We respectfully request that the Planning and Zoning Commission grant a variance and approve the plans without additional right-of-way. We appreciate your cooperation. If I can be of any assistance, please feel free to contact me.

*TABLED  
NOV. 22, 1993  
for lack of  
submitted  
plans.  
J. Smith*

Sincerely,

Steve D. Adams  
Registered Professional  
Land Surveyor No. 3666

SDA/pa  
xc: Mr. John Hargrove, P.E.  
Mrs. Jo Ann Hayes

*JHA  
11/1/93*

*Bardine*

RECEIVED NOV 19 1993

**Municipal Engineering Company, Inc.**

CONSULTING ENGINEERS

3301 Federal Road Pasadena, Texas 77504

Telephone 713/941-8988

Fax: 713/941-0495

November 19, 1993

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

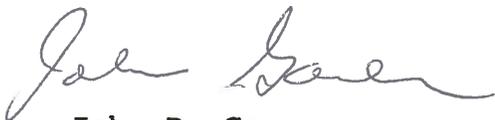
Attn: Don

Gentlemen & Ladies:

We respectfully request that a variance be granted to allow from a 25 foot to a 20 foot front yard building line on all Cul-de-sac lots on the proposed Briarglen Subdivision plat.

Thank you for your consideration.

Sincerely,



John D. Garner

JDG/gar

RECEIVED NOV 19 1993

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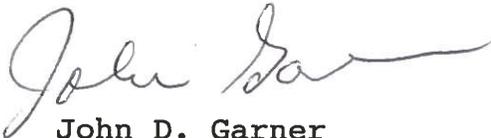
Attn: Don

Gentlemen & Ladies:

We respectfully request that a variance be granted to allow from a 10 foot fencing easement as required by Ordinance to a 1' fencing easement on the proposed Briarglen Subdivision plat.

Thank you for your consideration.

Sincerely,



John D. Garner

JDG/gar

**AGENDA - SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MONDAY, NOVEMBER 22, 1993, IN THE SECOND FLOOR CONFERENCE ROOM, 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: Meeting of November 1, 1993
- III. NEW BUSINESS
  - A. CONSIDERATION AND POSSIBLE ACTION - Specific Use No. 29, Request of Robert Ellis, owner, for a Specific Use Permit in a Commercial District (C) to allow light welding and fabrication on the following described property, to-wit:  
  
3839 Halik, Tract 43, Section 2, Pearland, Texas.
  - B. CONSIDERATION AND POSSIBLE ACTION - Application No. 39, Request of Gary Stahlheber, owner, for an amendment to the Land Use and Urban Development Ordinance from Classification Commercial (C) and Single Family Dwelling District (R-2) to Mobile Home Park District (MH) on the following described property, to-wit:  
  
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  - C. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Briarglen - Being a 22.0235 acre tract out of lots A, B, C & D of the Hoidale and Coffman Subdivision as recorded in Vol. 3, Pg. 6, B.C.M.R. and located in the Perry & Austin League, A-111, Brazoria County, Texas.
  - D. CONSIDERATION AND POSSIBLE ACTION - Request by Stan Winter of Vernon G. Henry and Associates, Inc., agent for U.S. Home Corporation, developer of Countryplace, for a variance from the following subdivision ordinance requirements for Countryplace Section 9:
    - 1. Section 27-4(D)(1)(a)(C). Minimum front setback of 25' on lots 105' or greater in depth on block 1, lots 1,2,3, and block 2, lots 1 through 5.

2. Section 27-4(A)(3)(i). Streets shall be laid out so as to intersect as nearly as possible at right angles, variation of 10 degrees on minor streets and 5 degrees on major or secondary streets subject to approval of the city.

E. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Countryplace, Section Nine- Being 7.44 acres in the H.T. & B.R.R. Co. Survey, A-310, and the F.B. Drake Survey, A-510, Brazoria County, Texas.

F. CONSIDERATION AND POSSIBLE ACTION - Consider request from subdivider to waive right-of-way dedication along Dixie Farm Road and Westfield Street and approval of Preliminary Plat of The Hayes Manor Subdivision.

IV. DIRECTOR'S REPORT

V. ADJOURNMENT

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

REMOVED: 23<sup>rd</sup> DAY OF November, A.D., 1993.

AGENDA - JOINT WORKSHOP MEETING OF THE CITY COUNCIL AND THE  
PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO  
BE HELD ON NOVEMBER 22, 1993, AT 6:00 P. M. IN THE COUNCIL  
CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
  
- II. PURPOSE OF THE WORKSHOP:
  - 1. PRESENTATION AND DISCUSSION OF PARK MASTER PLAN BY  
J. T. DUNKIN AND ASSOCIATES.
  
- III. ADJOURNMENT

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

REMOVED: \_\_\_\_\_ DAY OF \_\_\_\_\_.

WORKSHOP.AGD